

# THE SHOPS AT LA MARQUE



THE SHOPS AT LA MARQUE

I-45 & FM - 1764 | LA MARQUE, TEXAS 77568



MAIN STREET  
COMMERCIAL PARTNERS



# > LA MARQUE DEMOGRAPHICS

## TOTAL POPULATION

YEAR	2 MILES	3 MILES	5 MILES
2023	30,601	83,439	142,917

## FUTURE TOTAL POPULATION

YEAR	2 MILES	3 MILES	5 MILES
2028	38,961	93,552	155,136

## AVERAGE HOUSEHOLD INCOME

YEAR	2 MILES	3 MILES	5 MILES
2023	\$108,429	\$98,968	\$101,164





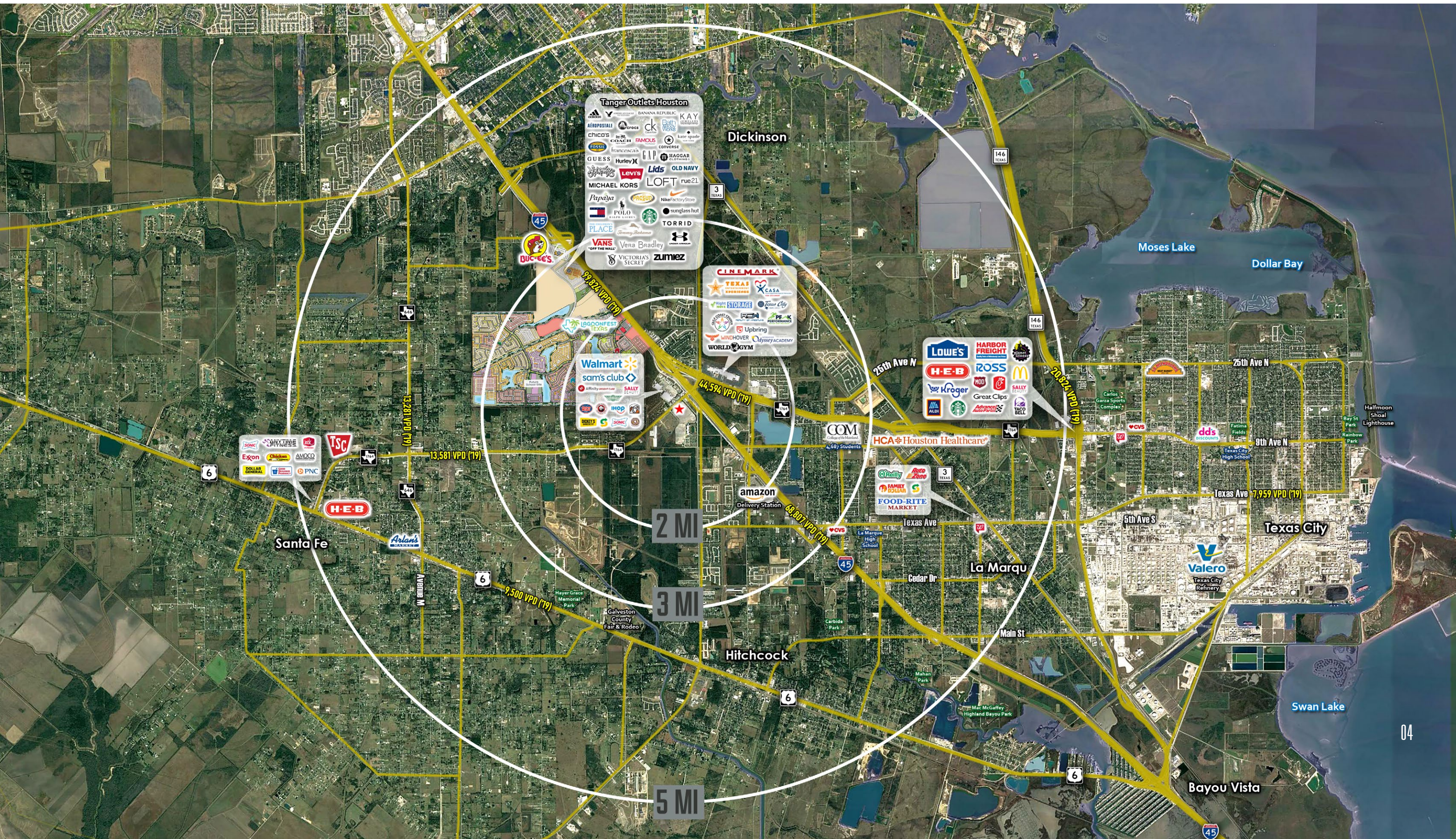
# > LOCATION

- > The Shops at La Marque is a ±24 acre development with over 1,000 ft of frontage on FM 1764 and visibility to I-45
- > Hard corner Pad Site opportunity at signalized intersection
- > Freestanding Retail and Bank Buildings with drive-thru opportunities
- > Adjacent to Walmart, Sam's Club, Mainland City Centre and multiple high-performing fast food concepts
- > Direct access from FM 1764 to I-45 and Emmett Lowry Expy, two major thoroughfares in the immediate area
- > Regionally positioned to serve the growing communities of La Marque, Texas City, Hitchcock and Santa Fe in southeast Houston, TX





# ➤ TRADE AREA OVERVIEW





# ➤ LA MARQUE TRADE AREA

- **HIGH GROWTH AREA:** The immediate trade area has experienced rapid growth in recent years, with the population growth at 91% since 2010 within a 3-mile radius. Additionally, the area's population is projected to increase 4.95% annually (2023-2028) within a 3-mile radius.
- **SURROUNDED BY RESIDENTIAL:** The Shops at La Marque area is surrounded by residential developments, the most notable being *Lago Mar*, a 2,000+ AC master-planned community with over ±4,000 homes at completion, and *Lagoon Fest*, a beach club and aqua adventure park open to the public.
- **CONSTRUCTION UNDERWAY:** The immediate area has seen numerous new retail and residential developments in the last decade. New retail buildings, freestanding QSR's, and proposed Office & Multifamily developments now anchor this key intersection in La Marque.
- **STRATEGIC LOCATION:** Situated ±33 miles from Downtown Houston and ±18 miles from Galveston, La Marque offers the perfect blend of coastal living and metropolitan convenience. The location also provides access to the Port of Houston - the largest U.S. Seaport and consistently ranked #1 in the nation in foreign trade tonnage.



## TOP 10 AREA MAJOR EMPLOYERS



400 Employees



175 Employees



160 Employees



152 Employees



150 Employees



80 Employees



80 Employees



70 Employees



50 Employees



50 Employees





## ➤ RAPIDLY GROWING INTERSECTION





> EASY ACCESS TO I-45



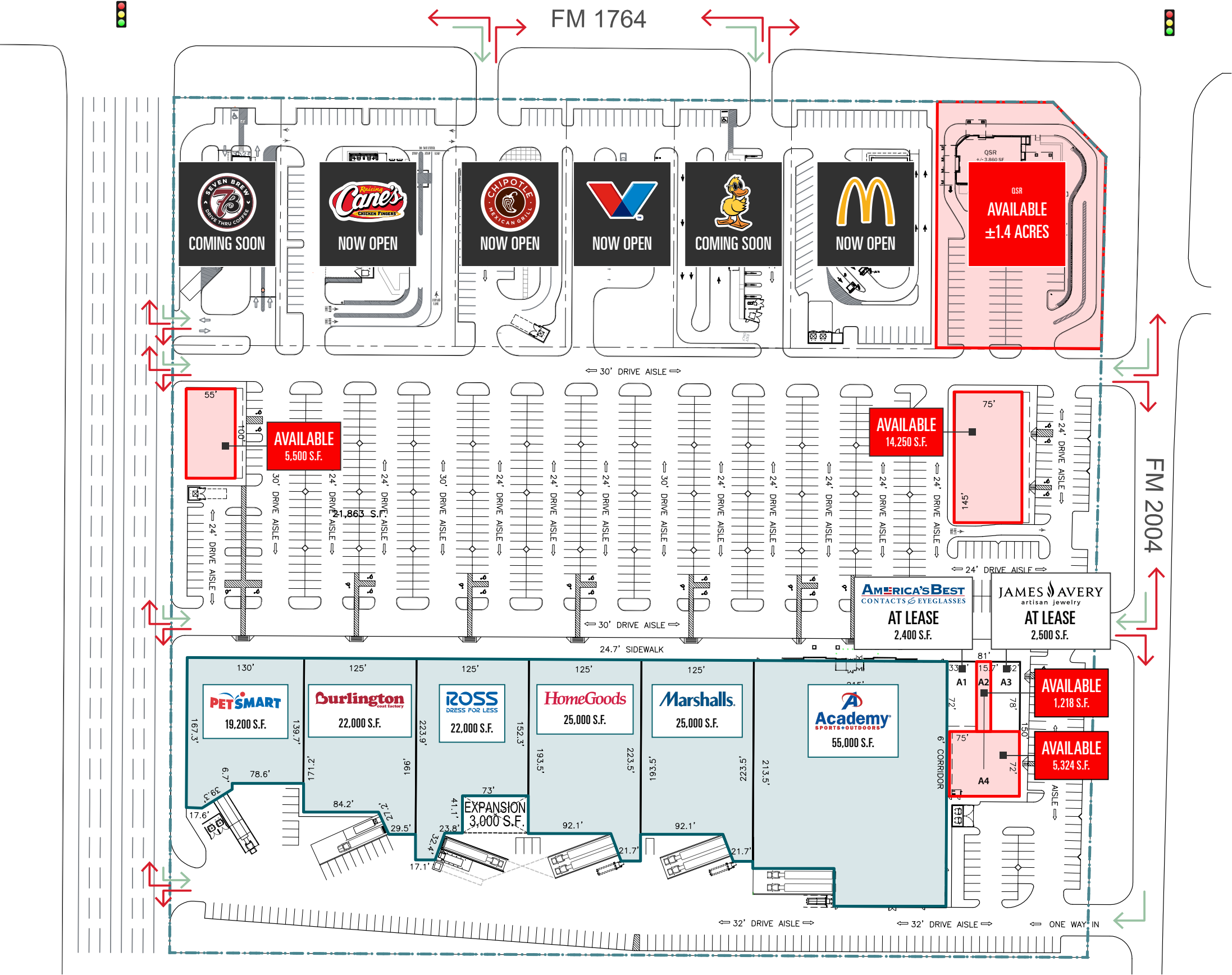


# > CONSTRUCTION PROGRESS | MAY 2024





# CONCEPTUAL SITE PLAN





# > CONCEPTUAL RENDERINGS





# > CONCEPTUAL RENDERINGS





# THE SHOPS AT LA MARQUE

I-45 & FM-1764, LA MARQUE, TEXAS, 77568



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MAIN STREET  
COMMERCIAL PARTNERS





INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**  
The broker becomes the owner’s agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**  
The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**  
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined, authorized in writing to do so by the buyer; and

- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real

Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

MAIN STREET CP, LLC	#9011535	ASMITH@MAINSTCP.COM	281.768.8000
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
BUYER, SELLER, LANDLORD OR TENANT	DATE		