

LAND FOR SALE

# GULF FWY & NEWMAN RD

LA MARQUE, TX 77568



FOR SALE

**BAYOU PROPERTIES REALTY**  
17101 Mill Forest Ste 171  
Webster, TX 77598



*PRESENTED BY:*

**JOHN BRAUN, CCIM, CPM**  
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# PROPERTY SUMMARY

| LA MARQUE, TX 77568



## Property Summary

Price:	\$1,100,000
Lot Size:	8.68 Acres
Access:	Frontage
Cross Streets:	I-45 South and Newman Road
Permitted Uses:	Mixed Use

## Property Overview

Zoning: C-4 – ultra-flexible for retail, hotel, auto, medical & more

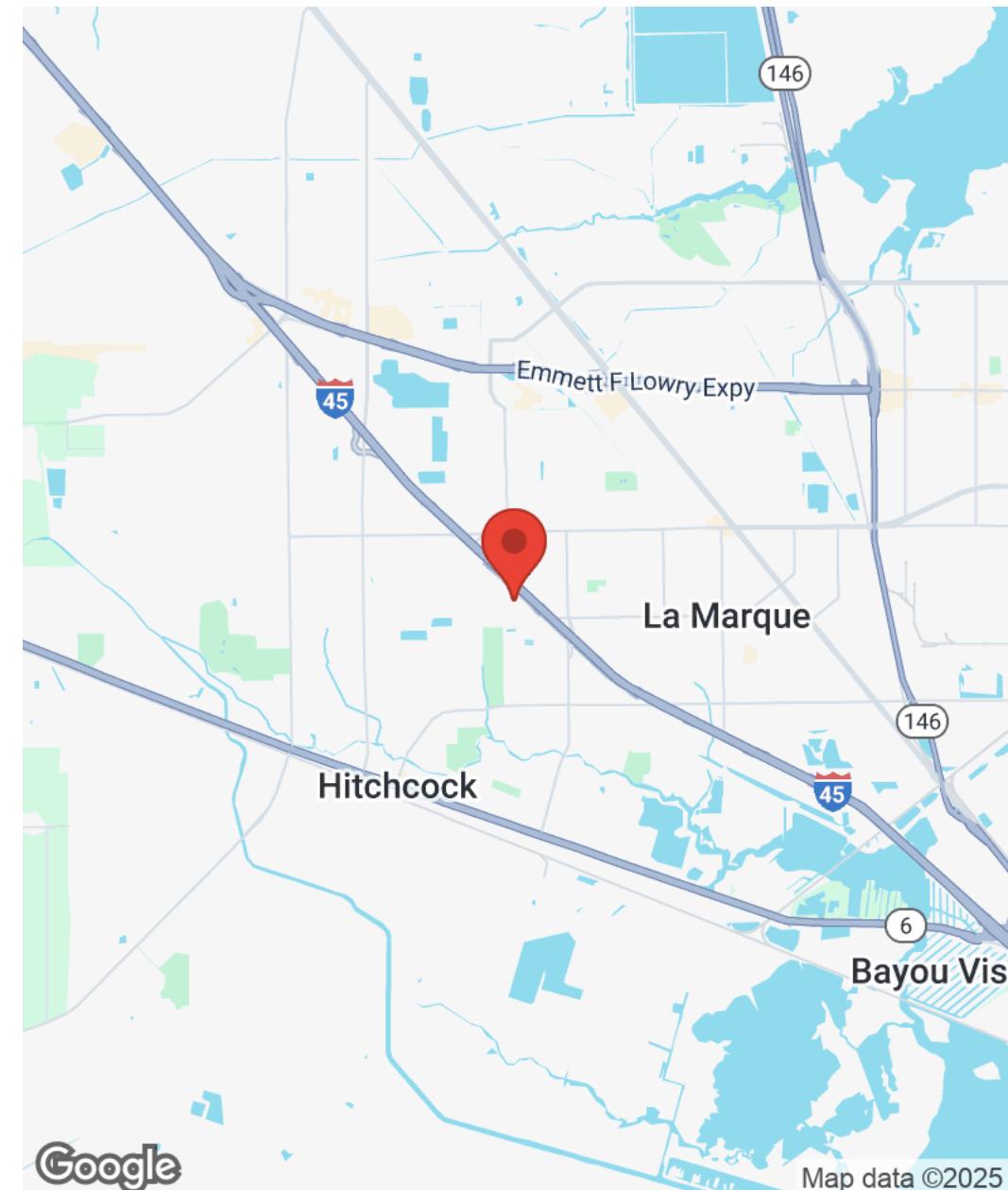
## Location Overview

Visibility: 351+ FT on I-45 (100K+ VPD, TxDOT)

Advantages: Corner access | Explosive growth corridor | Development-ready

# LOCATION MAPS

LA MARQUE, TX 77568



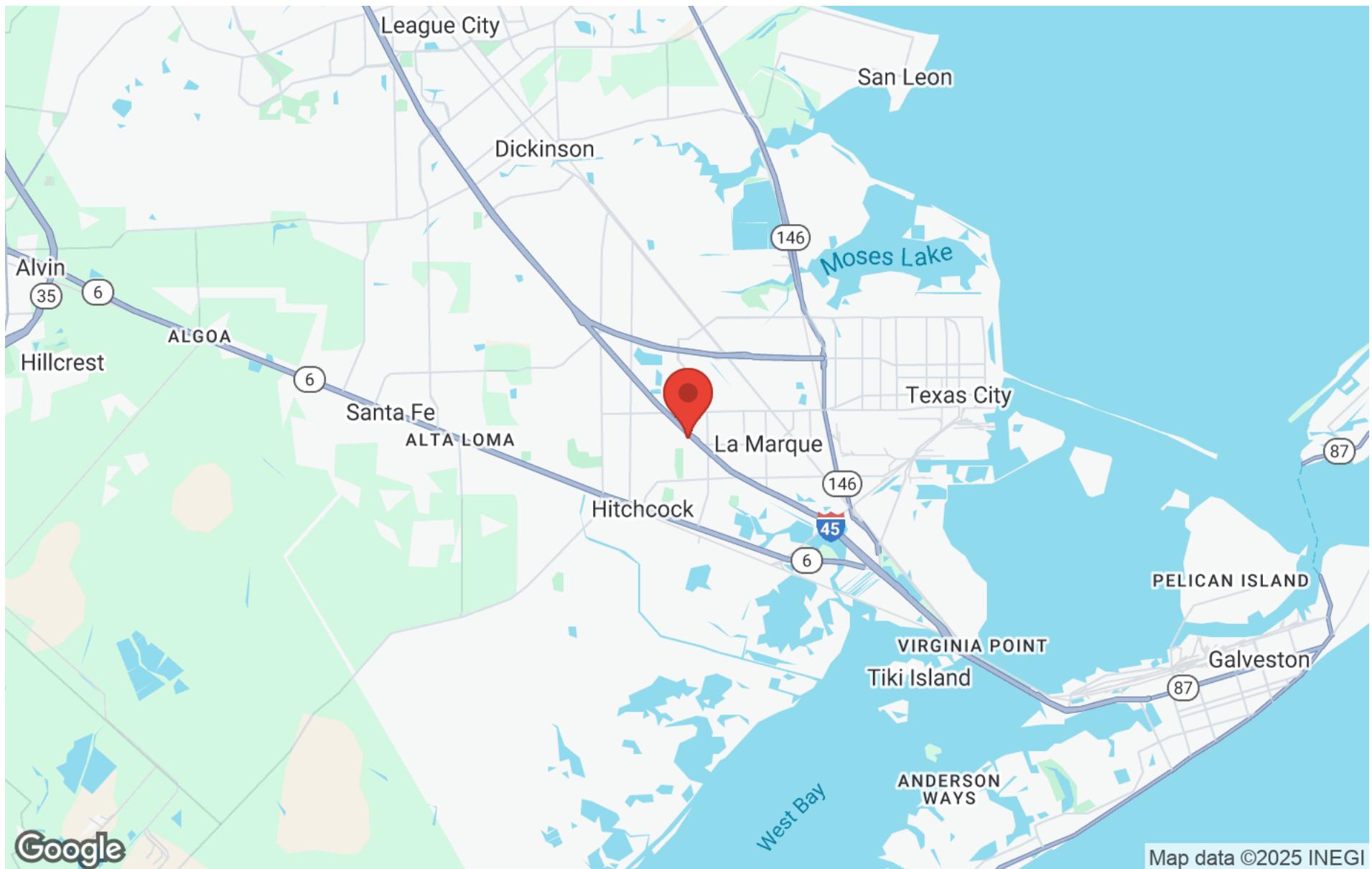
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# REGIONAL MAP

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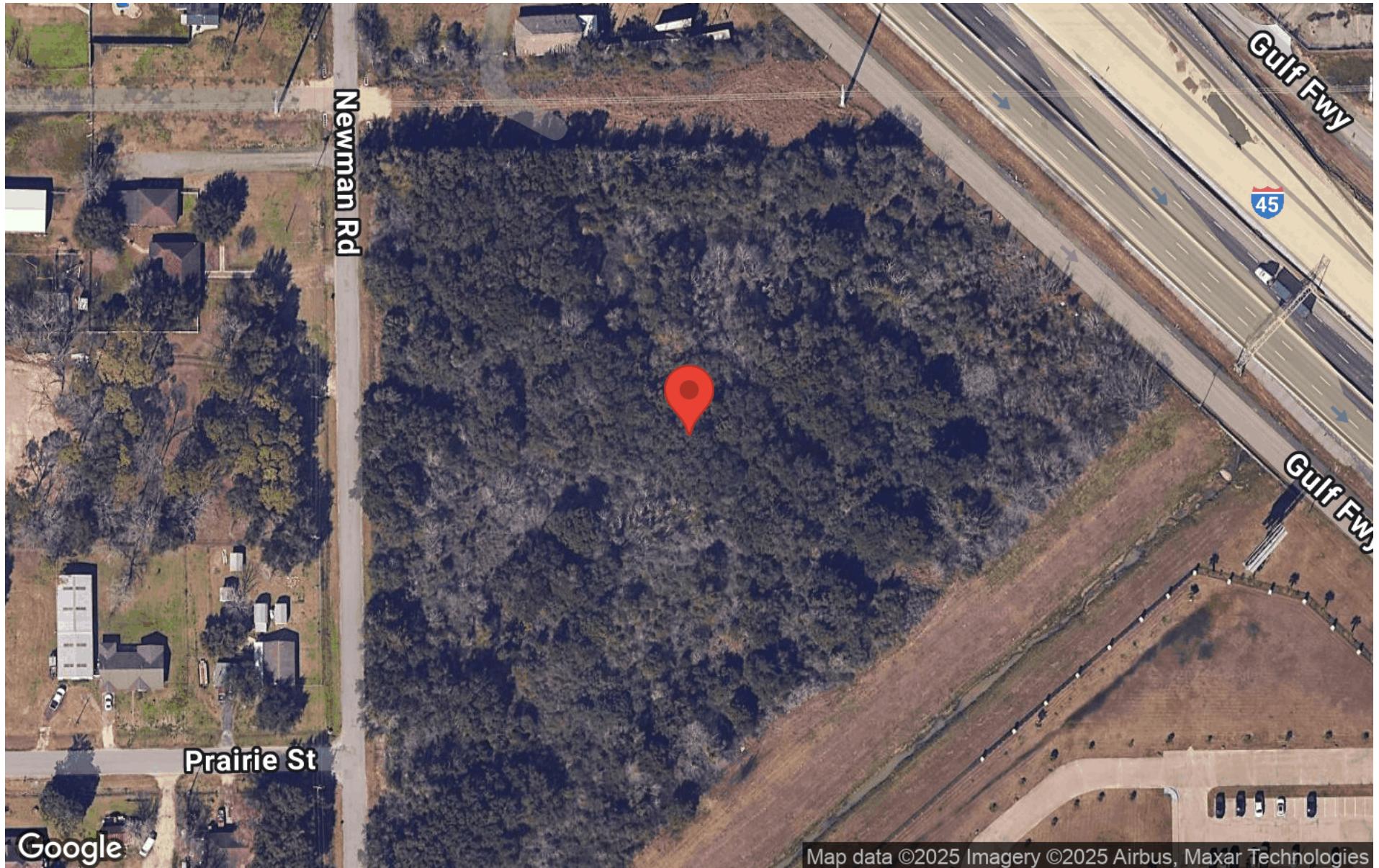


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# AERIAL MAP

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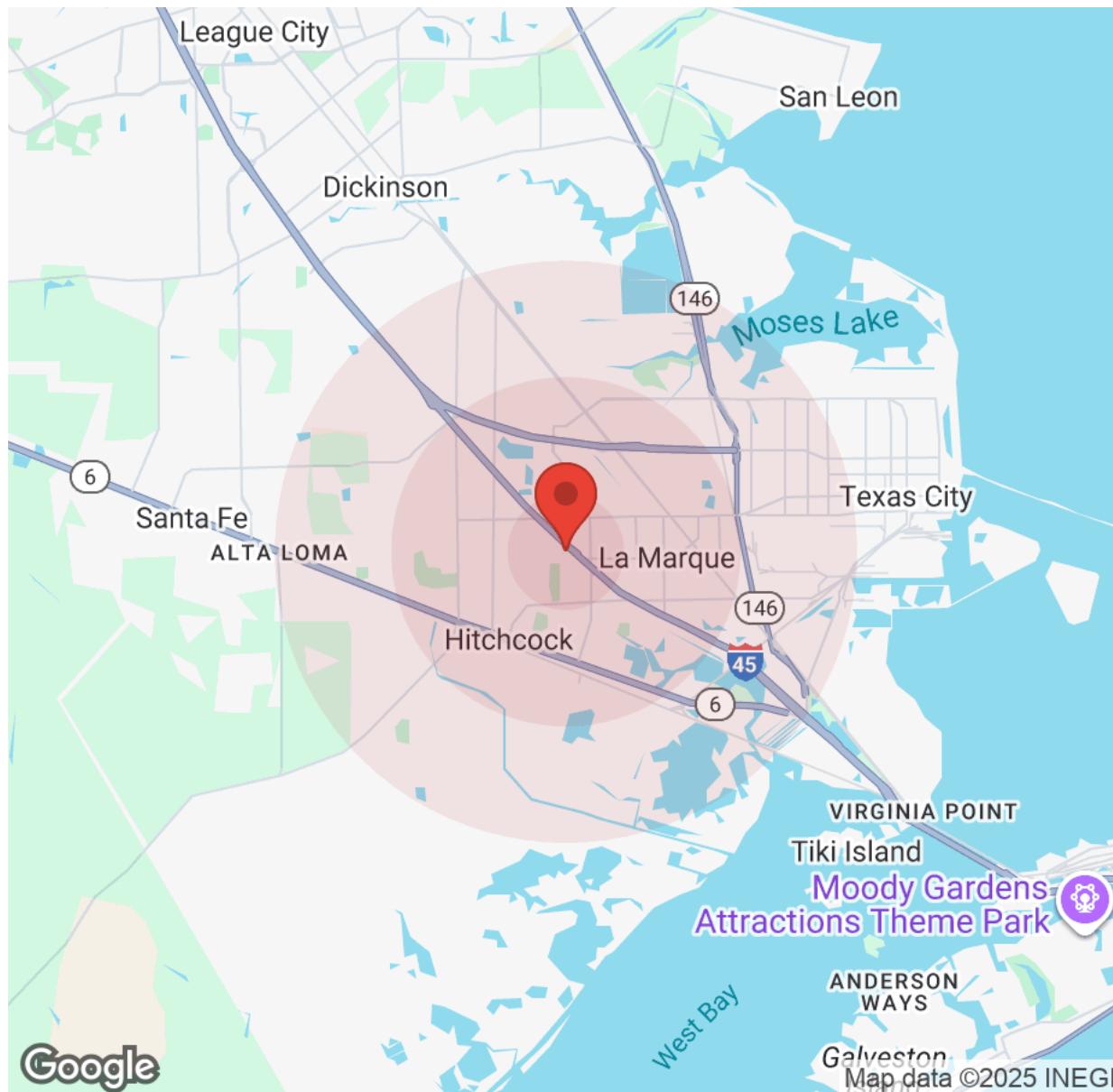
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# DEMOCRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,452	18,306	34,774
Female	2,651	19,526	36,842
Total Population	5,103	37,833	71,616
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	871	7,449	14,151
Ages 15-24	604	4,960	9,288
Ages 25-54	1,987	14,788	28,486
Ages 55-64	601	4,305	8,013
Ages 65+	1,040	6,329	11,679
Race	1 Mile	3 Miles	5 Miles
White	1,753	13,775	29,935
Black	1,774	12,984	19,057
Am In/AK Nat	7	68	115
Hawaiian	1	11	43
Hispanic	1,432	9,890	19,924
Asian	54	446	1,296
Multi-Racial	76	609	1,153
Other	6	53	93
Income	1 Mile	3 Miles	5 Miles
Median	\$77,789	\$69,470	\$72,672
< \$15,000	178	1,766	2,650
\$15,000-\$24,999	106	1,021	1,972
\$25,000-\$34,999	289	1,223	1,858
\$35,000-\$49,999	108	1,258	2,750
\$50,000-\$74,999	305	2,281	4,681
\$75,000-\$99,999	222	1,821	3,934
\$100,000-\$149,999	393	2,364	4,430
\$150,000-\$199,999	220	1,099	2,396
> \$200,000	201	1,346	2,315
Housing	1 Mile	3 Miles	5 Miles
Total Units	2,341	16,623	31,481
Occupied	2,022	14,179	26,984
Owner Occupied	1,221	8,337	16,537
Renter Occupied	801	5,842	10,447
Vacant	319	2,444	4,497

# PROFESSIONAL BIO

| LA MARQUE, TX 77568



## JOHN BRAUN, CCIM, CPM

President

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After a distinguished service in the Marine Corps, John Braun, CCIM, CPM, TRLP, GRI, TRLS launched his real estate career in 2003 as a property manager and landlord leasing agent, overseeing a portfolio of office-warehouse, office, and retail spaces totaling approximately 500,000 square feet. In 2004, he expanded into sales and tenant/landlord representation for third-party clients. Throughout his career, John has closed lease transactions ranging from 1,000 square feet valued at \$6,800 to deals as large as 250,000 square feet totaling over \$12.3 million, spanning countless transactions of every scale in between.

John earned his CCIM designation in 2005 and CPM in 2006. He was elected to the Houston Association of Realtors (HAR) board of directors as one of only two commercial chairs, with re-elections for second and third terms. He has actively participated in multiple committees at HAR and the Texas Association of Realtors (TAR). Currently, he chairs the Bay Area PALS and Management Central committees at HAR, while serving on the commercial committee and professional standards at TAR. He has also served as a TAR director.

As an approved instructor for the Texas Association of Realtors, John teaches courses including Graduate REALTOR® Institute (GRI), Leasing, and Property Management. He holds a prestigious Dave Ramsey Endorsed Local Provider (ELP) designation for commercial real estate—one of just two such specialists in all of Houston. Additionally, HAR named John one of Houston's "20 Under 40 Rising Stars" in real estate.

With a proven track record of leadership, expertise, and commitment to excellence, John Braun continues to deliver exceptional results for clients across Houston's residential and commercial landscape.

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