

Ingram Park Marketplace

6301 NW Loop 410



Features

- Anchored by Mega Furniture, Macy's, Dillards & JC Penny, Rush Fun Park
- Great visibility from Loop 410
- Surrounded by national retailers
- Strong daytime population numbers
- Surrounded by a dense population of 114,273 within 3 miles
- Rear loading delivery corridor
- Delivery, December 2024
- Traffic Counts:
Loop 410 & Roxbury Dr - 226,303 vpd (2022)
Ingram Rd, N of Loop 410 - 24,621 vpd (2020)
Source: TxDot TCDS



Rates

\$24.00/sf/yr NNN

Availability

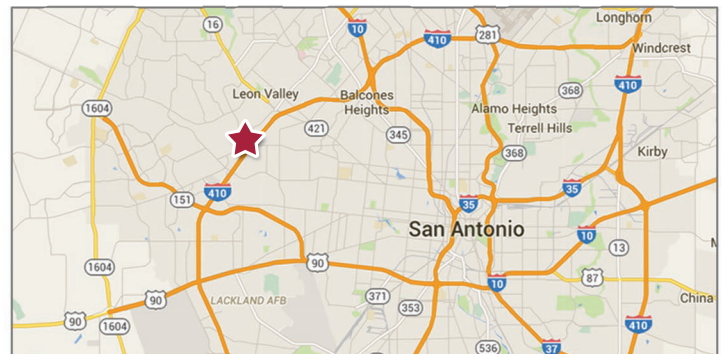
1,787 sf - 8,935 sf (up to 5 bays)
Plus Additional 4,200 SF End Cap Space

Leasing Contact

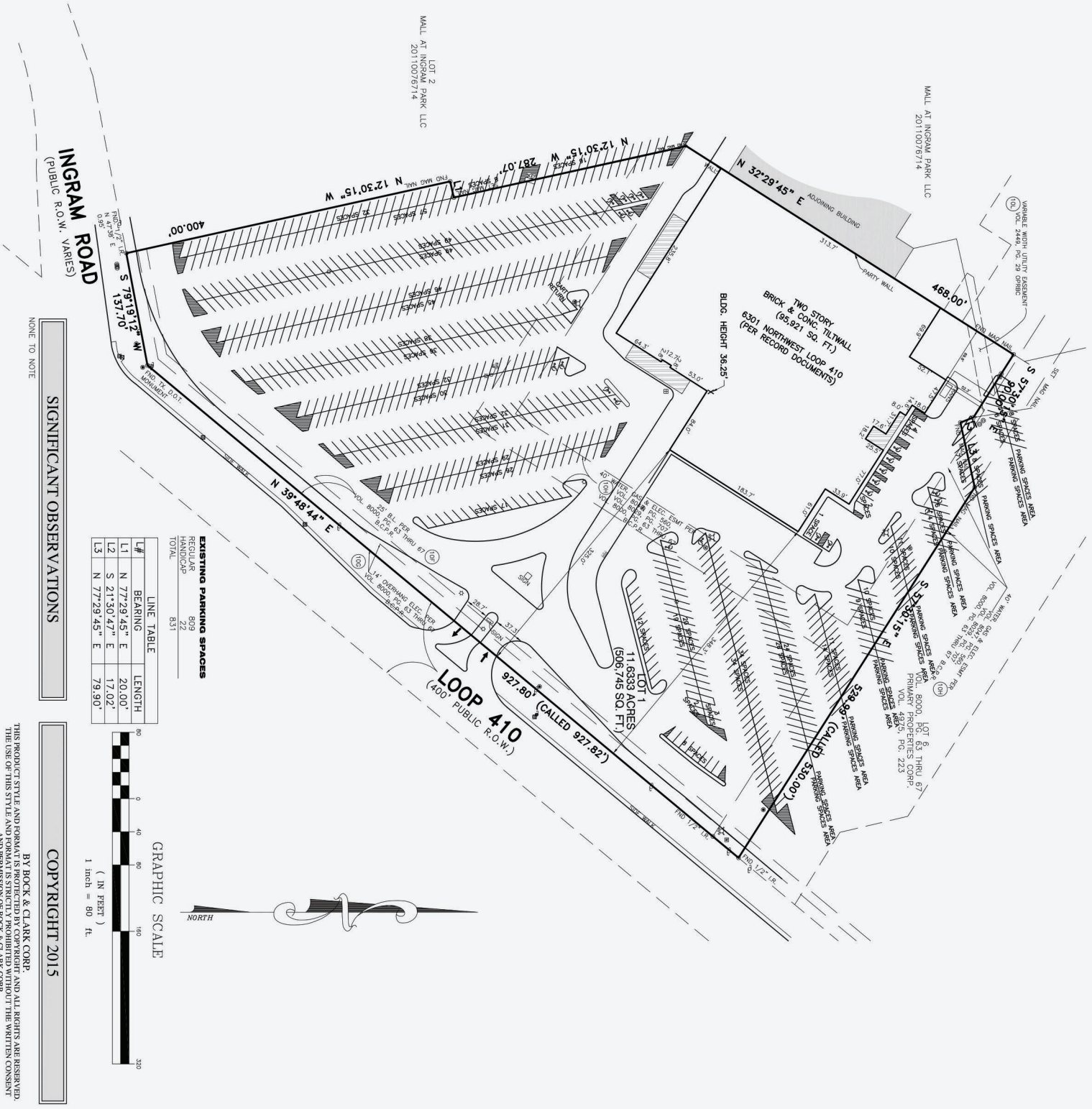
Doug Swanson
doug@turcottes.com
210 288 0218

Conner Kearby
conner@turcottes.com
210 912 1736

Location



Actual Sale Price under any proposed purchase contract is a function of the relationship of numerous characteristics including credit worthiness of buyer and other factors deemed important by the Seller. This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior sale or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

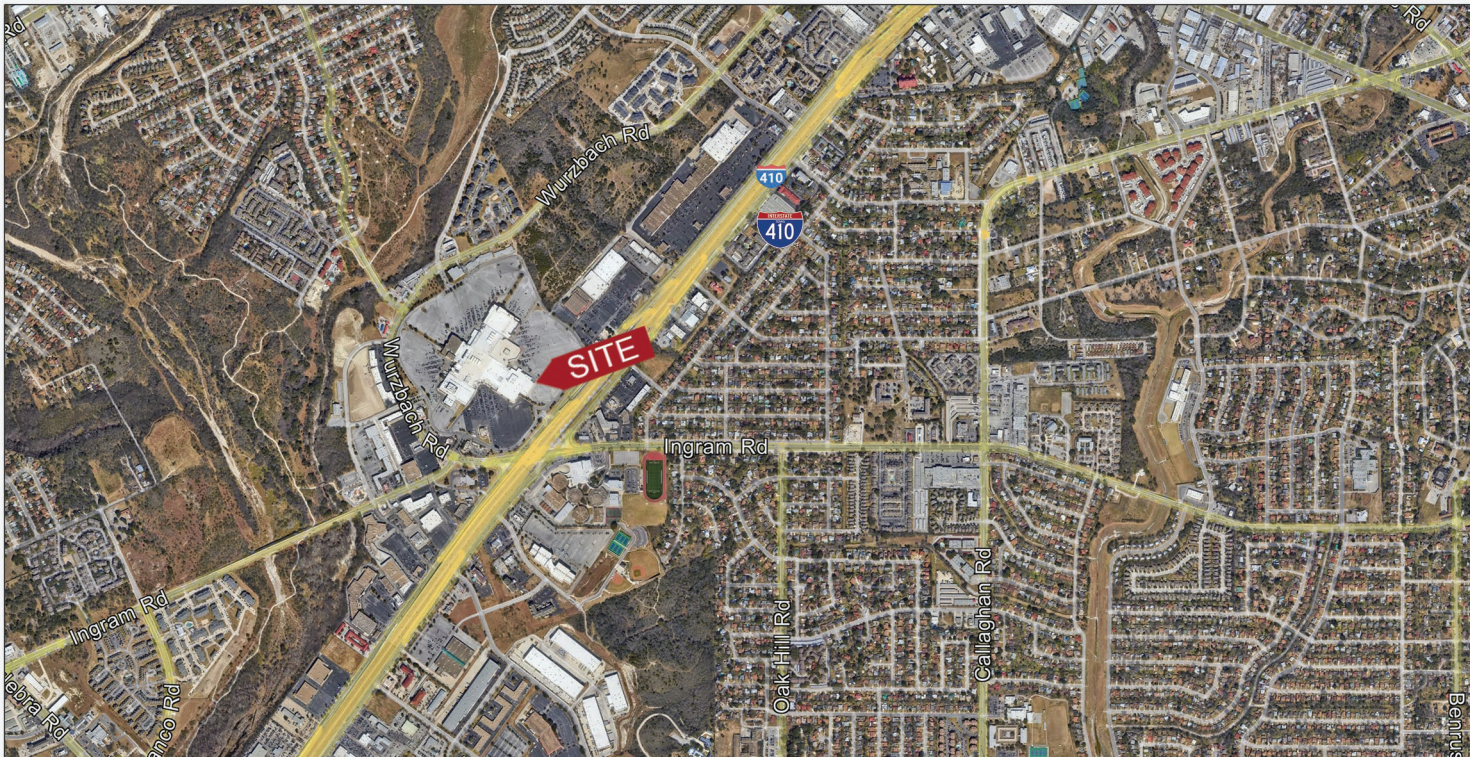


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Aerial

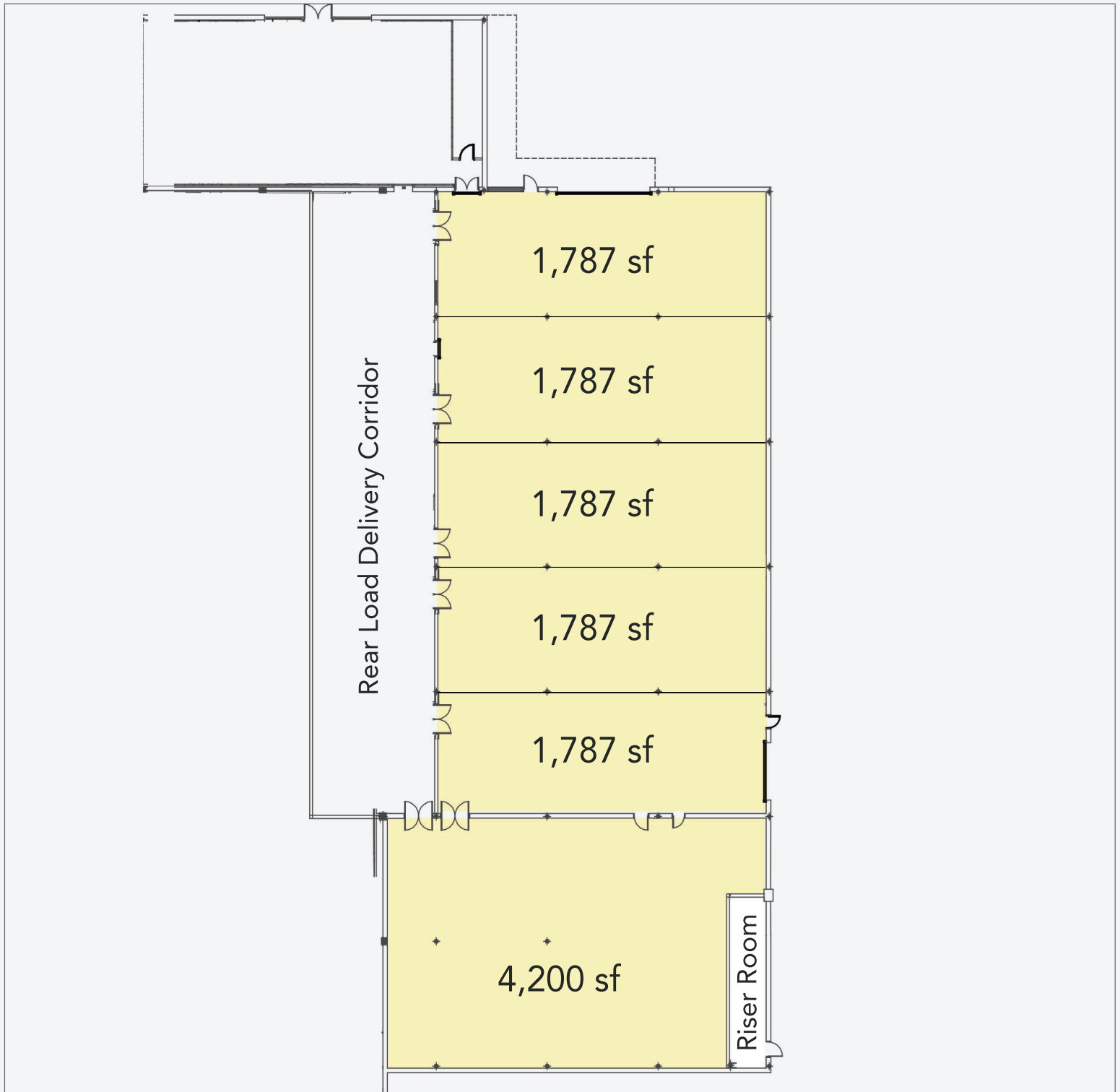


Oblique



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Area Demographics

Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	12,744		115,093		358,177	
2023 Estimate	12,532		114,273		356,089	
2010 Census	10,940		106,498		334,721	
Growth 2023 - 2028	1.69%		0.72%		0.59%	
Growth 2010 - 2023	14.55%		7.30%		6.38%	
2023 Population by Hispanic Origin	9,115		85,307		258,442	
2023 Population	12,532		114,273		356,089	
White	10,347	82.56%	98,749	86.41%	302,686	85.00%
Black	1,201	9.58%	8,054	7.05%	26,199	7.36%
Am. Indian & Alaskan	169	1.35%	1,446	1.27%	4,963	1.39%
Asian	393	3.14%	2,965	2.59%	12,547	3.52%
Hawaiian & Pacific Island	49	0.39%	254	0.22%	771	0.22%
Other	372	2.97%	2,804	2.45%	8,924	2.51%
U.S. Armed Forces	141		695		1,881	
Households						
2028 Projection	5,268		42,455		132,083	
2023 Estimate	5,176		42,125		131,126	
2010 Census	4,491		39,083		122,095	
Growth 2023 - 2028	1.78%		0.78%		0.73%	
Growth 2010 - 2023	15.25%		7.78%		7.40%	
Owner Occupied	1,818	35.12%	22,193	52.68%	66,788	50.93%
Renter Occupied	3,357	64.86%	19,932	47.32%	64,338	49.07%
2023 Households by HH Income	5,176		42,128		131,127	
Income: <\$25,000	1,080	20.87%	9,237	21.93%	29,831	22.75%
Income: \$25,000 - \$50,000	1,473	28.46%	11,789	27.98%	34,059	25.97%
Income: \$50,000 - \$75,000	1,006	19.44%	8,578	20.36%	26,478	20.19%
Income: \$75,000 - \$100,000	506	9.78%	4,597	10.91%	15,038	11.47%
Income: \$100,000 - \$125,000	527	10.18%	3,672	8.72%	11,212	8.55%
Income: \$125,000 - \$150,000	375	7.24%	2,037	4.84%	6,217	4.74%
Income: \$150,000 - \$200,000	153	2.96%	1,449	3.44%	5,698	4.35%
Income: \$200,000+	56	1.08%	769	1.83%	2,594	1.98%
2023 Avg Household Income	\$64,499		\$63,840		\$65,273	
2023 Med Household Income	\$50,879		\$50,104		\$51,484	

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Turcotte Real Estate Services	325437	jg@turcotteres.com	210-710-8966
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John Greg Turcotte	326437	jg@turcotteres.com	210-840-2722
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Doug Swanson	0506222	doug@turcotteres.com	210-288-0218
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Conner Kearby	821782	conner@turcotteres.com	210-912-1736
Sales Agent/Associate's Name	License No.	Email	Phone

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