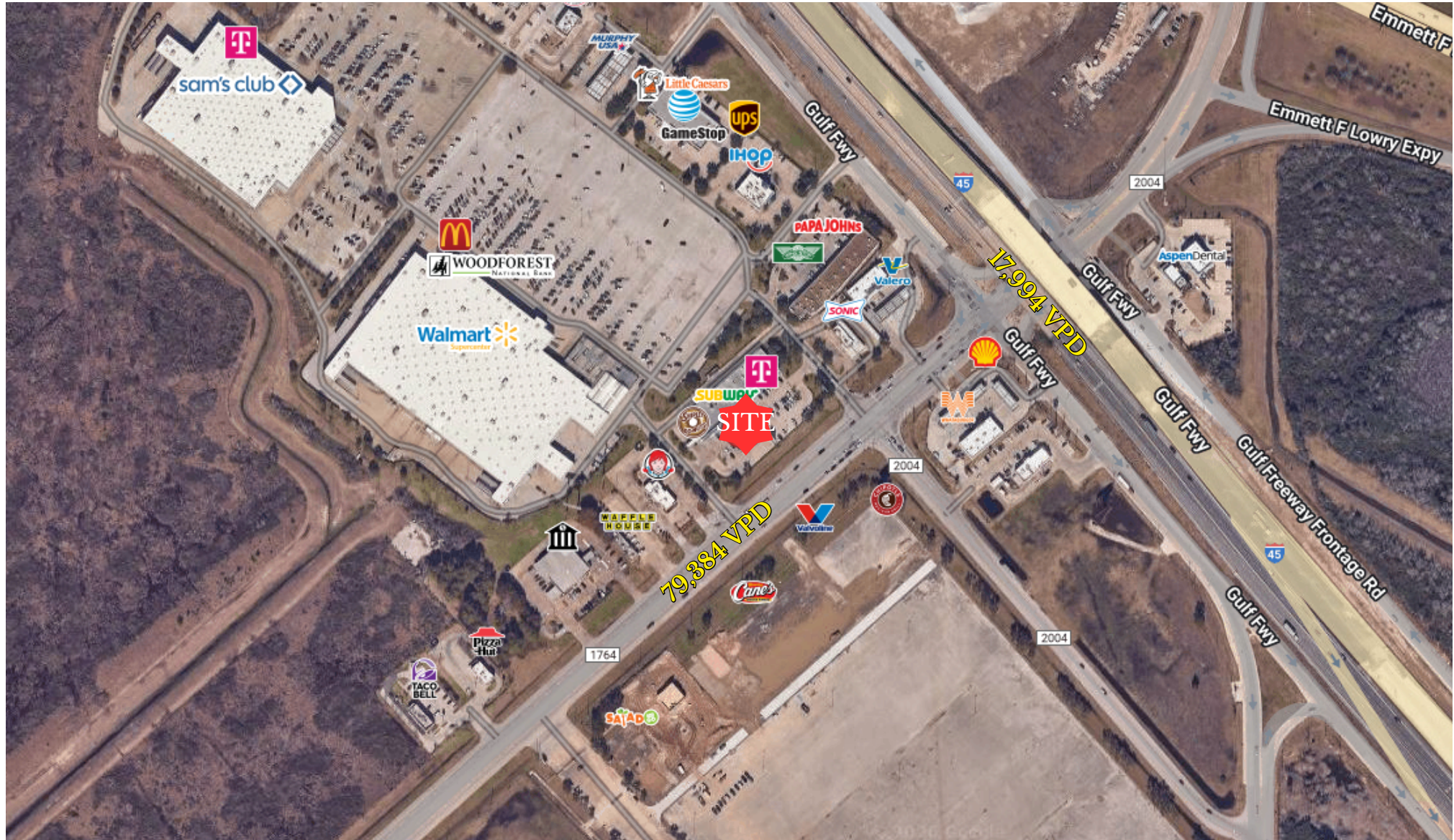




FOR LEASE

BAY PARK SHOPPING CENTER

NWC of FM 1764 & I-45 | 2600 FM 1764, La Marque, TX 77568





Property Highlights

BAY PARK SHOPPING CENTER

NWC of FM 1764 & I-45 | 2600 FM 1764, La Marque, TX 77568



Details:

- 1,600 sq ft in-line space coming soon
- Anchored by Walmart Supercenter & Sam's Club
- Shopping center is accessible via light along FM 1764 and has cross access with Walmart & Sam's Club
- 22.45% population growth since 2023

Traffic Counts:

FM 1764: 17,994 VPD
I-45/Gulf Fwy: 79,384 VPD

Demographics:

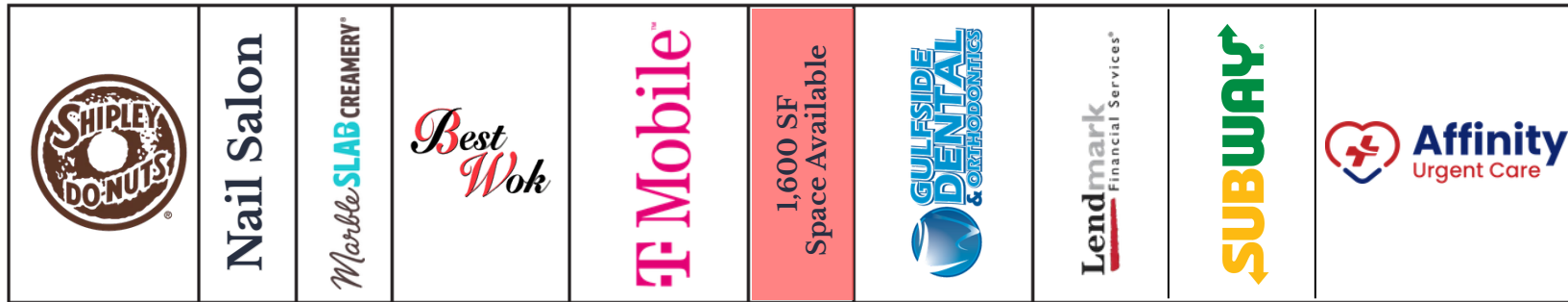
	1 Mile	3 Mile	5 Mile
2025 Population	9,847	105,369	205,286
Avg. HH Income	\$159,493	\$149,796	\$147,288
Daytime Pop.	11,188	80,132	103,217

Area Retailers:



SITE PLAN

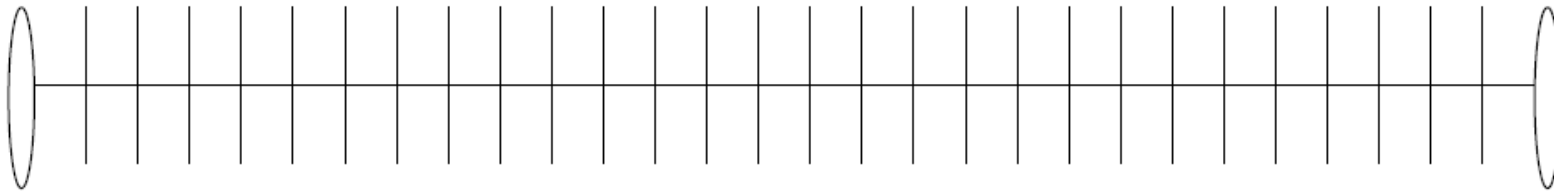
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Walmart



79,384 VPD



17,994 VPD





AERIAL VIEW

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