

..... FUTURE HOLLAND RD EXTENSION

**MALL OF THE MAINLAND**

FM-1764

**±8.05 ACRES AVAILABLE**

Crystal Lagoons

**LAGO MAR**  
 TOTAL UNITS: 7,406  
 OCCUPIED: 2,979  
 INVENTORY: 4,727  
 PRICE RANGE: \$276K - \$610K

**TANGER OUTLETS**

COMING SOON

±2.85 MM VISITORS ANNUALLY

# NewQuest

## 8.05 ACRES - I-45/GULF FREEWAY

I-45/Gulf Freeway | Texas City, Texas  
 Pad Sites Adjacent to Buc-ee's and Tanger Outlets I-45 Frontage

**Brad LyBrand**  
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# Project Highlights

## ±8.05 Acres Available for Lease in Texas City

High visibility I-45 frontage pad sites available for lease. The pads are shadow anchored by Buc-ee's and Texas City Outlet Mall. The constantly expanding master-planned community of Lago Mar is adjacent to the site and Texas City Playland Park is under construction just south of the site. Great opportunity for long term position in strategic corridor for a variety of uses.

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|                          |  |
|--------------------------|--|
| <b>Approximate Size:</b> | ±8.05 acres  |
| <b>Price:</b>            | Inquire - Based on size, timing & location                               |
| <b>School District:</b>  | Dickinson ISD  |
| <b>Restrictions:</b>     | No Convenience Store or Fuel Sales                                       |
| <b>Frontage:</b>         | Approx. 313 ft. on I-45/Gulf Freeway<br>Approx. 639 ft. on Outlets Blvd. |
| <b>Traffic Counts:</b>   | Approx. 92,415 vpd on I-45/Gulf Freeway                                  |



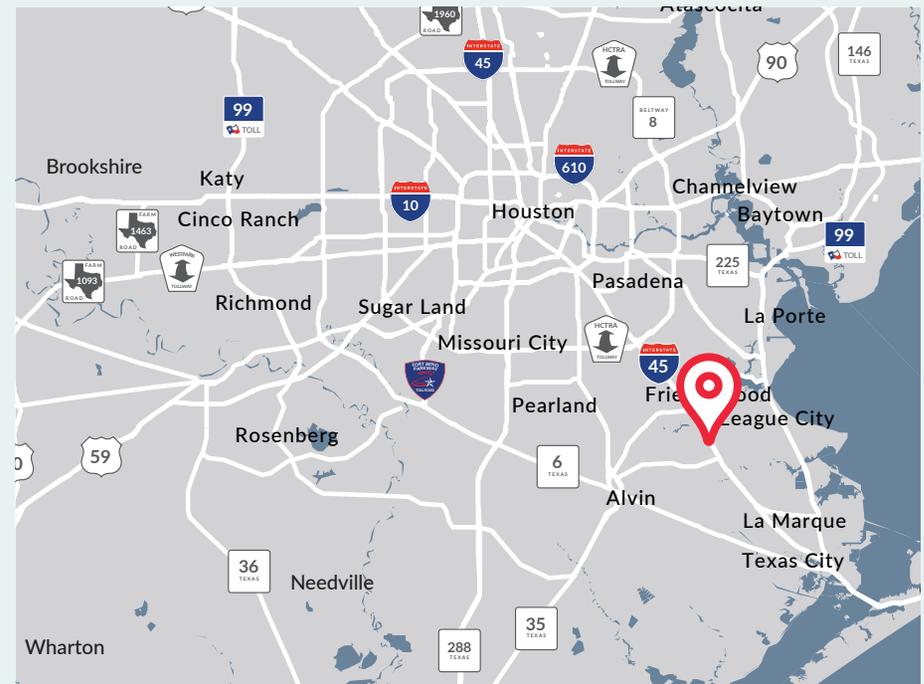
**35% POPULATION GROWTH**  
within 1 miles from 2020 to 2025

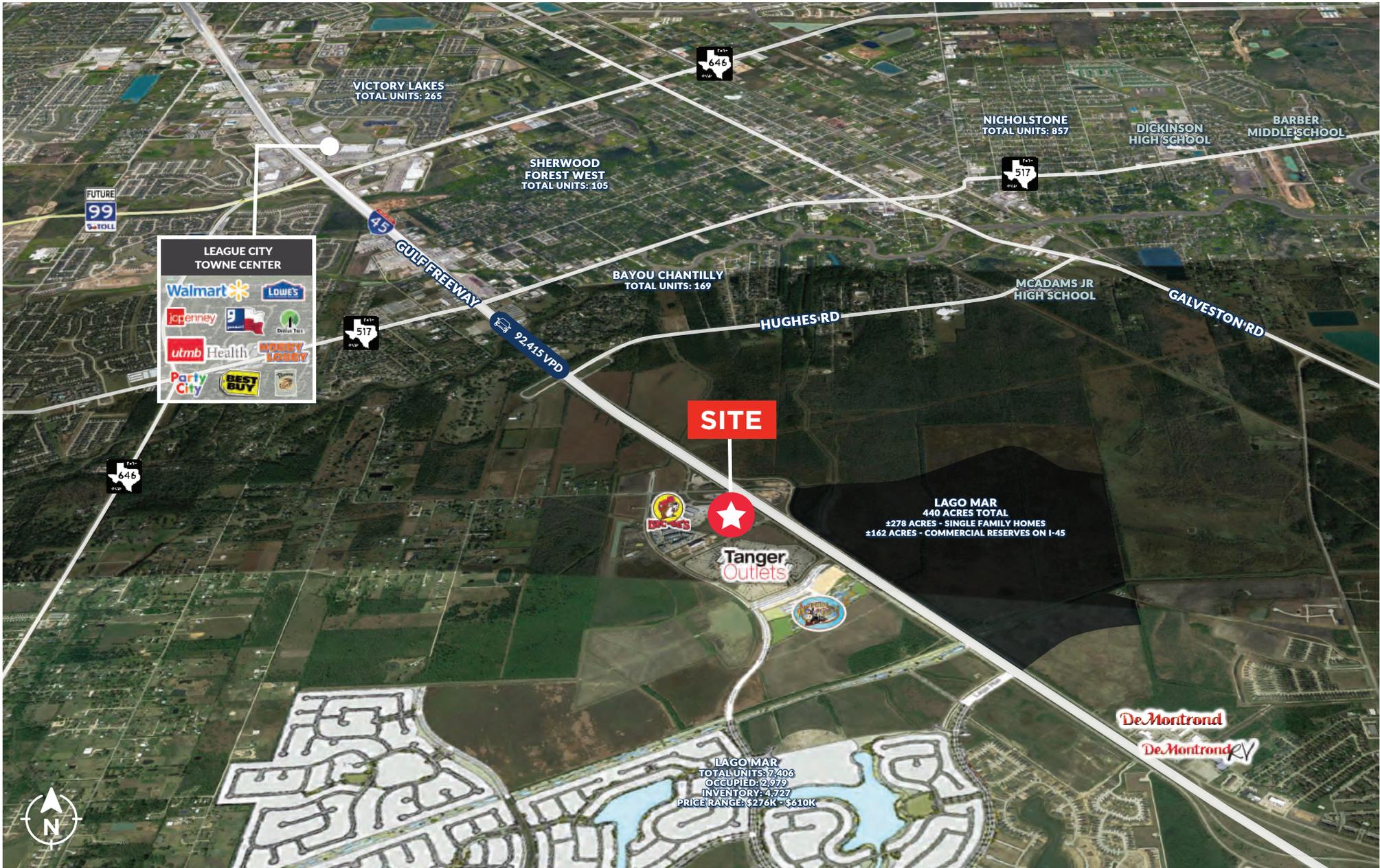


**\$113K AVERAGE HOUSEHOLD INCOME**  
within 5 miles



**100,857 POPULATION**  
within 5 miles





06.25 | 01.23



06.25 | 01.23

# Demographics

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

| <b>POPULATION</b>                         | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|---|---------------|----------------|----------------|
| Current Households                        | 268           | 14,073         | 37,368         |
| Current Population                        | 704           | 38,814         | 100,857        |
| 2020 Census Average Persons per Household | 2.63          | 2.76           | 2.70           |
| 2020 Census Population                    | 522           | 33,444         | 87,914         |
| Population Growth 2020 to 2025            | 34.83%        | 16.06%         | 14.72%         |
| <b>CENSUS HOUSEHOLDS</b>                  | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| 1 Person Households                       | 11.82%        | 16.16%         | 19.15%         |
| 2 Person Households                       | 38.40%        | 37.23%         | 35.58%         |
| 3+ Person Households                      | 49.78%        | 46.62%         | 45.26%         |
| Owner-Occupied Housing Units              | 80.36%        | 72.48%         | 68.71%         |
| Renter-Occupied Housing Units             | 19.64%        | 27.52%         | 31.29%         |
| <b>RACE AND ETHNICITY</b>                 | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| White                                     | 55.93%        | 57.99%         | 58.50%         |
| Black or African American                 | 17.32%        | 15.97%         | 16.20%         |
| Asian or Pacific Islander                 | 5.36%         | 4.31%          | 3.87%          |
| Other Races                               | 20.85%        | 21.06%         | 20.74%         |
| Hispanic                                  | 29.48%        | 29.07%         | 28.29%         |
| <b>INCOME</b>                             | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| Average Household Income                  | \$113,749     | \$109,666      | \$113,167      |
| Median Household Income                   | \$104,237     | \$92,882       | \$96,853       |
| Per Capita Income                         | \$38,806      | \$39,011       | \$40,916       |
| <b>EDUCATION</b>                          | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| Estimated High School Graduate            | 24.25%        | 22.59%         | 23.32%         |
| Estimated Bachelor's Degree               | 23.44%        | 21.95%         | 20.99%         |
| Estimated Graduate Degree                 | 14.38%        | 10.14%         | 10.29%         |
| <b>AGE</b>                                | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| Median Age                                | 32.3          | 34.1           | 35.3           |

# 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

|   |                              |                                       |                              |
|---|------------------------------|---------------------------------------|------------------------------|
| <b>Home Asset, Inc., dba NewQuest</b><br>Licensed Broker/Broker Firm Name or<br>Primary Assumed Business Name | <b>420076</b><br>License No. | -<br>Email                            | <b>281.477.4300</b><br>Phone |
| <b>H. Dean Lane, Jr.</b><br>Designated Broker of Firm   | <b>366134</b><br>License No. | <b>dlane@newquest.com</b><br>Email    | <b>281.477.4300</b><br>Phone |
| <b>H. Dean Lane, Jr.</b><br>Licensed Supervisor of Sales Agent/Associate                                      | <b>366134</b><br>License No. | <b>dlane@newquest.com</b><br>Email    | <b>281.477.4300</b><br>Phone |
| <b>M. Bradley LyBrand</b><br>Sales Agent/Associate's Name   | <b>523795</b><br>License No. | <b>blybrand@newquest.com</b><br>Email | <b>713.438.9516</b><br>Phone |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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