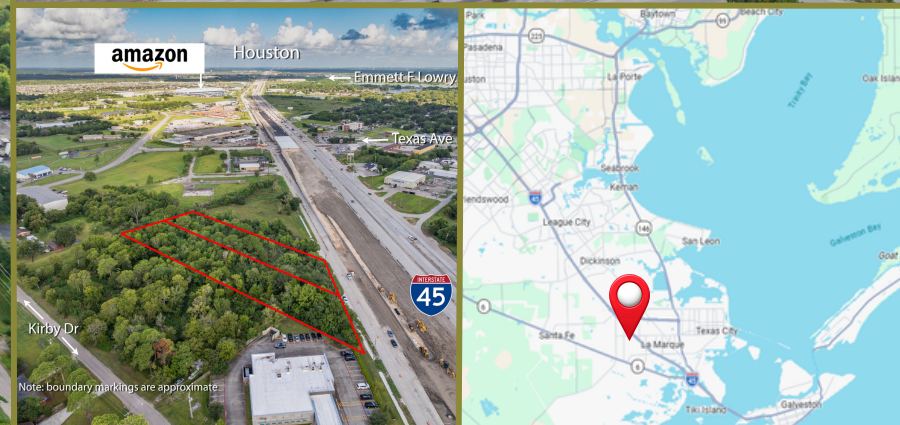


FOR SALE

4300-4400 GULF FREEWAY
LA MARQUE, TX



PROJECT OVERVIEW

The subject property consists of two contiguous commercial land tracts located at 4300-4400 Gulf Freeway in La Marque, Texas. Totaling +/-2.506 acres, the property features +/-274 feet of frontage along Gulf Freeway/I-45 between Texas Avenue and Kirby Drive. The site includes an existing curb cut and benefits from exposure to approximately 57,000 vehicles per day along I-45 (TxDOT-AADT, 2025), offering strong freeway visibility, direct frontage road access, and convenient connectivity throughout La Marque, Texas City, and the greater Galveston County area.

Zoned C-4 Interstate Commercial, the property supports a variety of commercial uses, including retail, professional office, entertainment, hospitality, and service-oriented businesses. Located just south of the FM 1764 retail corridor, the site is positioned near major area destinations and retailers, including Walmart, Sam's Club, Tanger Outlets Houston, Buc-ee's, and the Amazon distribution center. Continued investment and redevelopment throughout the surrounding area further support the site's potential for commercial development.

With prominent I-45 frontage, flexible development potential, convenient regional access, and proximity to established commercial activity, the property presents a compelling opportunity for development along the Gulf Freeway corridor.

PROPERTY DETAILS

	SITE SIZE	± 2.506 AC
	ASKING PRICE	\$709,522
	PRICE PER SF	\$6.50 / SF
	FRONTAGE	± 274 FT ALONG GULF FREEWAY
	ACCESS	1 EXISTING CURB CUT
	TRAFFIC COUNT	57,000 VPD (TXDOT-AADT 2025)
	ZONING	C-4 INTERSTATE COMMERCIAL
	FLOOD ZONE	X500

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