

# FOR LEASE - La Marque Crossing

**AVAILABLE \$24.00 PSF/YR/NNN**

Suite A 1,600 SF End Cap—coming soon

Suite C 1,360 SF Inline

Suite K 1,995 SF End Cap

**End Cap with Drive Thru**

**6408 I-45, La Marque, TX 77568**

**Scan QR Code for  
Property Aerial**



## Property Details

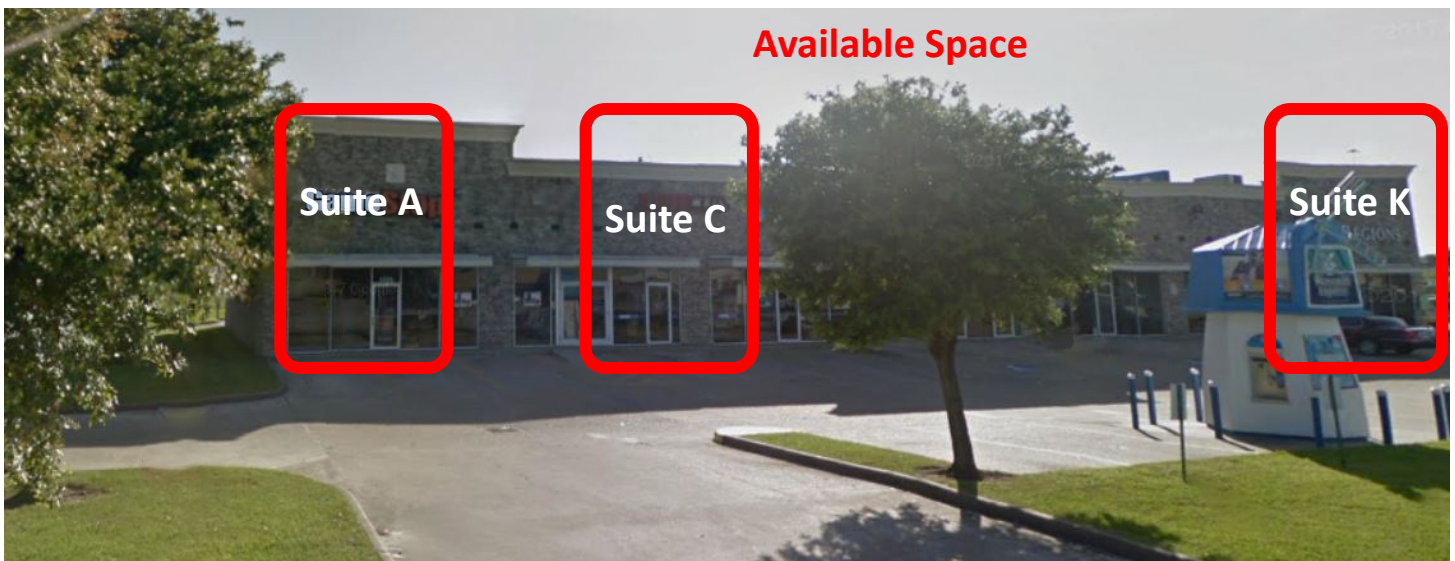
- Freestanding Shopping Center 14,260 SF
- Global Tenants
- Freeway Visibility
- Adjacent to Sam's Club and Walmart Supercenter

## CURRENT TENANTS

AT&T	Little Caesars
GameStop	OneMain Financial
La Belle Nails & Spa	South Star Dental



## Available Space



**Trent Vacek, CCIM, Vice President**

[tvacek@cmirealestate.com](mailto:tvacek@cmirealestate.com)

**713-961-4666**

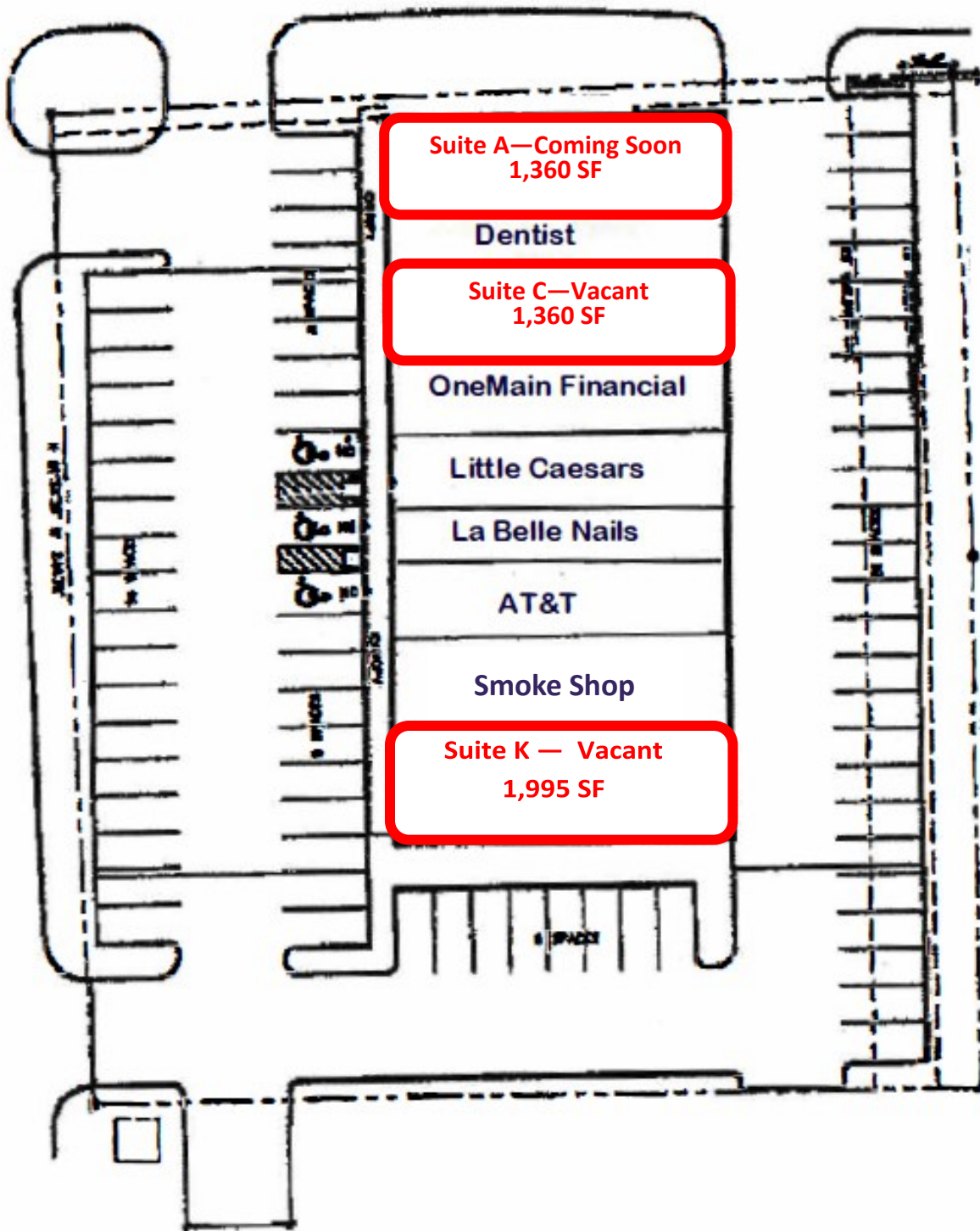
[www.cmirealestate.com](http://www.cmirealestate.com)

**CMI BROKERAGE**

820 Gessner, Ste 1525

Houston, TX 77024

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by CMI Brokerage or by any agent, independent associate, subsidiary or employee of CMI Brokerage. This information is subject to change without notice.



Suite A—Coming Soon  
1,360 SF

Dentist

Suite C—Vacant  
1,360 SF

OneMain Financial

Little Caesars

La Belle Nails

AT&T

Smoke Shop

Suite K — Vacant  
1,995 SF

## Demographic Summary Report

### La Marque Crossing Shopping Center

6408 Gulf Fwy, La Marque, TX 77568

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **14,260 SF**  
 Year Built: **2005**

Total Available: **5,360 SF**  
 % Leased: **62.41%**  
 Rent/SF/Yr: **\$24.00**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	6,873		30,299		91,314	
2024 Estimate	6,205		28,262		86,196	
2020 Census	4,208		24,472		80,422	
Growth 2024 - 2029	10.77%		7.21%		5.94%	
Growth 2020 - 2024	47.46%		15.49%		7.18%	
2024 Population by Hispanic Origin	1,827		7,699		24,949	
2024 Population	6,205		28,262		86,196	
White	3,113	50.17%	13,004	46.01%	43,612	50.60%
Black	1,252	20.18%	7,771	27.50%	18,589	21.57%
Am. Indian & Alaskan	16	0.26%	87	0.31%	335	0.39%
Asian	242	3.90%	745	2.64%	1,746	2.03%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	0	0.00%
Other	1,582	25.50%	6,655	23.55%	21,913	25.42%
U.S. Armed Forces	72		204		280	
Households						
2029 Projection	2,502		10,951		33,345	
2024 Estimate	2,254		10,202		31,413	
2020 Census	1,544		8,978		29,605	
Growth 2024 - 2029	11.00%		7.34%		6.15%	
Growth 2020 - 2024	45.98%		13.63%		6.11%	
Owner Occupied	1,489	66.06%	6,767	66.33%	21,183	67.43%
Renter Occupied	765	33.94%	3,434	33.66%	10,230	32.57%
2024 Households by HH Income	2,256		10,201		31,412	
Income: <\$25,000	155	6.87%	1,081	10.60%	4,783	15.23%
Income: \$25,000 - \$50,000	288	12.77%	1,830	17.94%	5,624	17.90%
Income: \$50,000 - \$75,000	561	24.87%	1,891	18.54%	5,645	17.97%
Income: \$75,000 - \$100,000	285	12.63%	1,511	14.81%	5,059	16.11%
Income: \$100,000 - \$125,000	387	17.15%	1,257	12.32%	3,308	10.53%
Income: \$125,000 - \$150,000	216	9.57%	994	9.74%	2,384	7.59%
Income: \$150,000 - \$200,000	106	4.70%	590	5.78%	2,303	7.33%
Income: \$200,000+	258	11.44%	1,047	10.26%	2,306	7.34%
2024 Avg Household Income	\$109,751		\$102,447		\$92,227	
2024 Med Household Income	\$85,877		\$79,939		\$73,610	



## Traffic Count Report

### La Marque Crossing Shopping Center

6408 Gulf Fwy, La Marque, TX 77568

Building Type: **General Retail**

Secondary: **Freestanding**

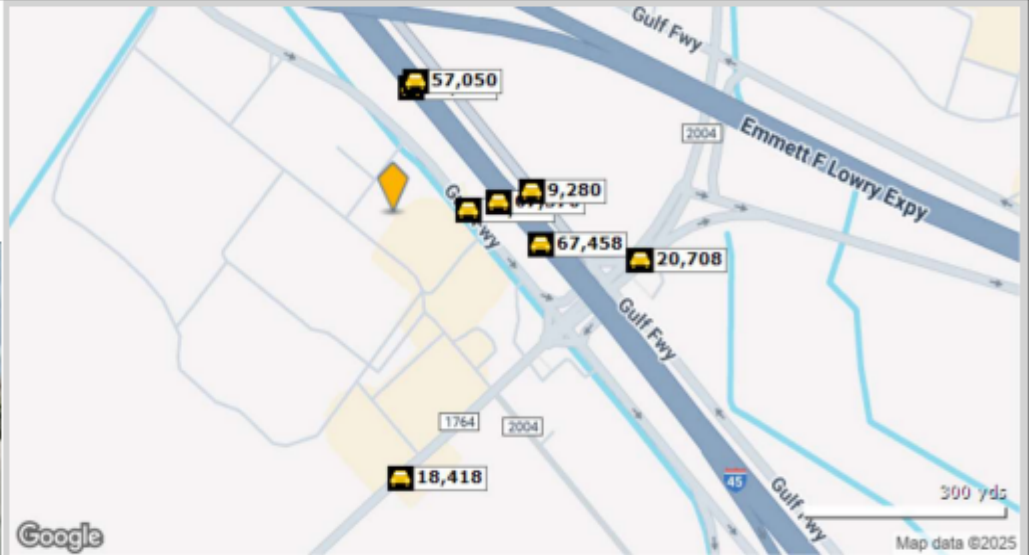
GLA: **14,260 SF**

Year Built: **2005**

Total Available: **5,360 SF**

% Leased: **62.41%**

Rent/SF/Yr: **\$24.00**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Gulf Freeway Frontage Road	FM 1764	0.12 NW	2021	14,290	AADT	.07
2	Gulf Fwy	FM 1764	0.12 NW	2023	14,331	MPSI	.07
3	Gulf Freeway	FM 1764	0.06 SE	2025	67,570	MPSI	.09
4	I- 45	Gulf Fwy	0.04 NW	2024	59,492	MPSI	.11
5	I- 45	Gulf Fwy	0.04 NW	2025	57,050	MPSI	.11
6	Gulf Freeway Frontage Road	Gulf Fwy	0.12 NW	2021	9,280	AADT	.12
7	I- 45	FM 1764	0.06 SE	2023	67,458	MPSI	.13
8	FM 2004 Rd	Gulf Fwy	0.03 SW	2023	20,273	MPSI	.22
9	FM 2004	Gulf Fwy	0.03 SW	2024	20,708	MPSI	.22
10	FM 1764	FM 2004	0.11 NE	2024	18,418	MPSI	.22



© 2025 CoStar Group - Licensed to CMI Brokerage - 1061249.

10/2/2025



## 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.*

2-10-2025



### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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>CMI Brokerage</b>	<b>390205</b>	<b>cmi@cmirealestate.com</b>	<b>(713) 961-4666</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Victor E. Vacek, Jr.</b>	<b>153348</b>	<b>vvacek@cmirealestate.com</b>	<b>(713) 961-4666</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Trent Vacek</b>	<b>506635</b>	<b>tvacek@cmirealestate.com</b>	<b>(713) 961-4666</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	