

"THE NEW" PALMER PLAZA

Texas City, Texas

±3,000 SF
End Cap
AVAILABLE



±3,011 SF
AVAILABLE



±3,000 SF
AVAILABLE



SPACE AVAILABLE AT "MAIN & MAIN" LOCATION WITH H-E-B, ALDI, ROSS & DOLLAR TREE



Professionally leased by:

IRONBRIDGE
REALTY PARTNERS

Owned/Managed by:

edifis
INVEST | DEVELOP | MANAGE

For leasing information, contact:

Mark Sondock,
Managing Partner

msondock@ironbridgerealty.com

346.701.5701

TRADE AREA

WHY LEASE AT PALMER PLAZA

- Texas City's #1 Retail Intersection – SH 146 & Palmer Hwy: unbeatable access and traffic counts
- Anchored by national brands driving daily traffic – HEB, ALDI, Kroger, Ross, Dollar Tree, MOD Pizza, and T-Mobile
- Average household income \$81,563 within 5 miles
- Trade area population exceeding 69,000 within 5 miles and climbing every year
- Part of the Houston Metro – access to one of Texas' most dynamic economies
- Strategic Gulf Coast location near major port & industrial employers
- Diverse, young community with a median age around 35 years
- Rapid residential growth – Texas City population up $\pm 13\%$ since 2020
- Professionally managed center with proven leasing stability and strong tenant mix



POPULATION

2023

1 mile	6,883
3 mile	44,547
5 mile	69,004



DAYTIME POPULATION

2023

1 mile	6,252
5 mile	37,433
10 mile	55,807



HOUSEHOLDS

2023

1 mile	3,132
3 mile	16,834
5 mile	26,604



HOUSEHOLD INCOME

2023

1 mile	\$59,533
3 mile	\$75,650
5 mile	\$81,563

SITE AERIAL



DOUBLE GROCER END CAP AT “MAIN & MAIN” INTERSECTION – SH 146 & PALMER HWY

- 3,000 SF & 3,011 SF small-tenant spaces available – divisible
- Anchored by Ross, ALDI, Dollar Tree, MOD Pizza & T-Mobile
- Direct cross-access to high-performing H-E-B grocery
- 57,000+ vehicles per day along SH 146 & Palmer Hwy
- Excellent visibility, access & abundant parking

The information contained herein has been obtained from sources that are deemed reliable and accurate. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice.



TRAFFIC COUNTS

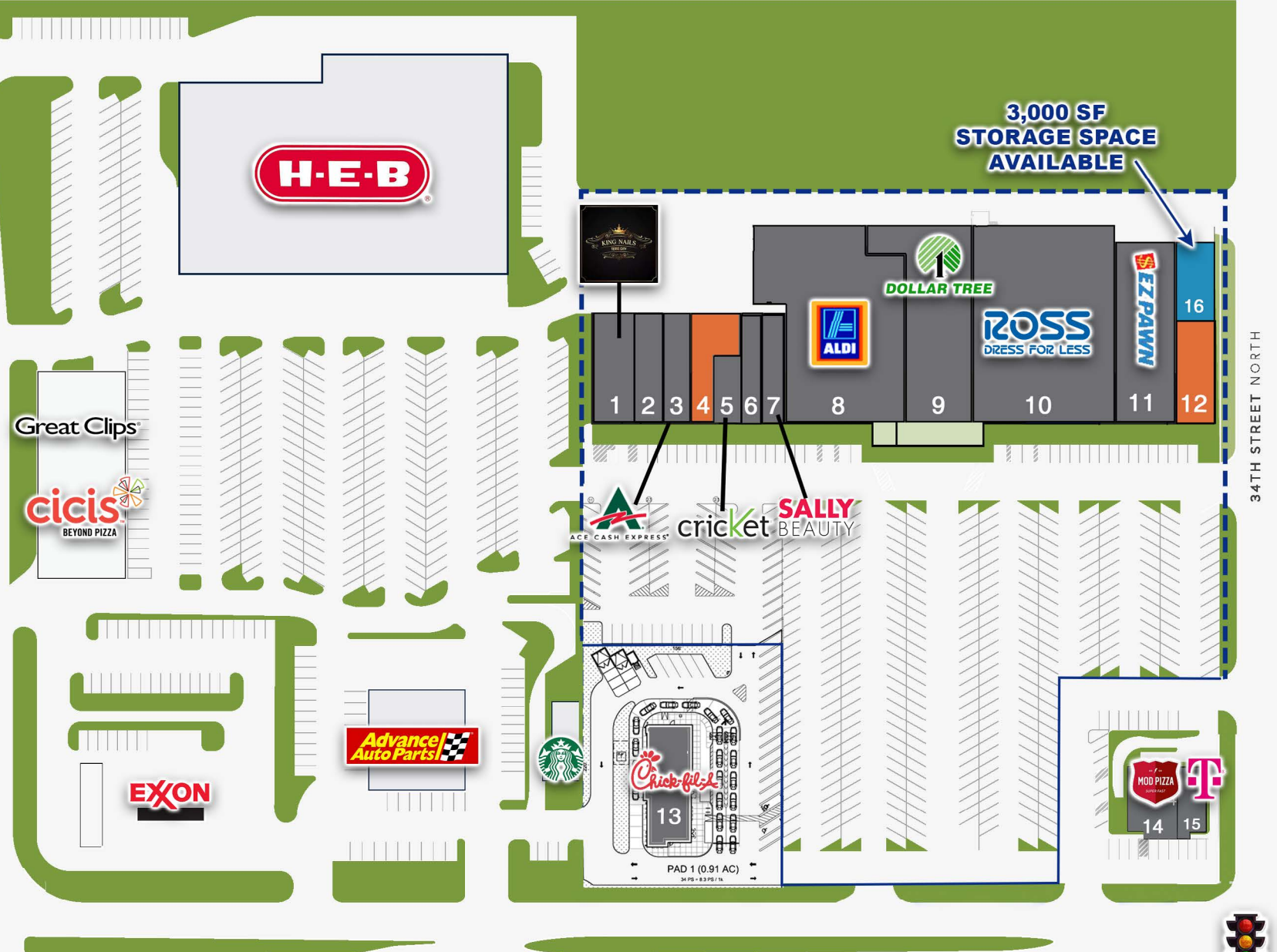
2024

Palmer Highway	28,309 VPD
Highway 146	28,517 VPD

SITE PLAN

Unit	Tenant	SF
1	King Nails	4,000
2	Dillion Liquor	2,350
3	Ace Cash Express	2,550
4	AVAILABLE	3,011
5	Cricket Wireless	1,400
6	Dentist	2,000
7	Sally Beauty	2,000
8	Aldi	20,869
9	Dollar Tree	11,981
10	Ross Dress for Less	23,400
11	EZ Pawn	9,075
12	AVAILABLE	3,000
13	Chick-Fil-A (NAP)	4,983
14	MOD Pizza (NAP)	2,800
15	Sprint (NAP)	1,500
16	Storage AVAILABLE	3,000

STATE HIGHWAY 146



34TH STREET NORTH



EMMETT FLOWRY EXPRESSWAY | FM 1764



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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 sale's 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.

Ironbridge Realty Partners, LLC

LICENSED BROKER / BROKER FIRM NAME OR
PRIMARY ASSUMED BUSINESS NAME

Ralph E. Tullier, Jr.

DESIGNATED BROKER OF FIRM

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SALES AGENT / ASSOCIATE'S NAME

LICENSE NO.

EMAIL

PHONE

BUYER / TENANT / SELLER / LANDLORD INITIALS

DATE