

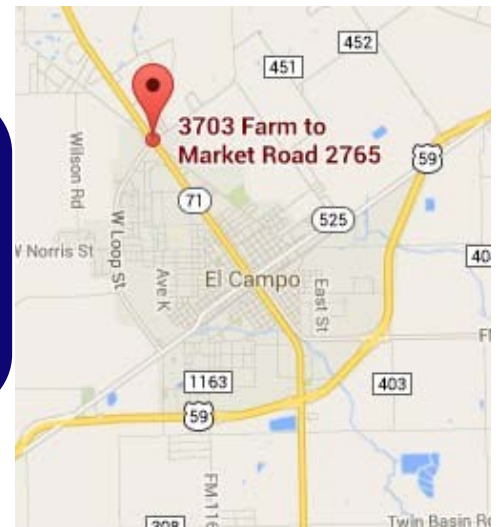
FOR LEASE WEST LOOP VILLAGE EL CAMPO, TX



**Divisible Options
Available**

**3703 FM 2765
El Campo, TX 77437**

**Across from the El Campo
Civic Center**



AVAILABLE SPACE

Second Generation Fitness Gym Space
SUITE J - 4,000 SF — Space is Divisible
\$17.00 SF/YR/NNN

- ◆ Located at Hwy 71 and West Loop FM 2765
- ◆ Tenants include DermSurgery, Little Caesars, Shoe Dept & Metro PCS
- ◆ Super Wal-Mart, El Campo Memorial Hospital, Stripes Convenience Store and the Civic Center are located across the street

cmu brokerage



Trent Vacek, CCIM, Vice President

tvacek@cmirealestate.com

713-961-4666

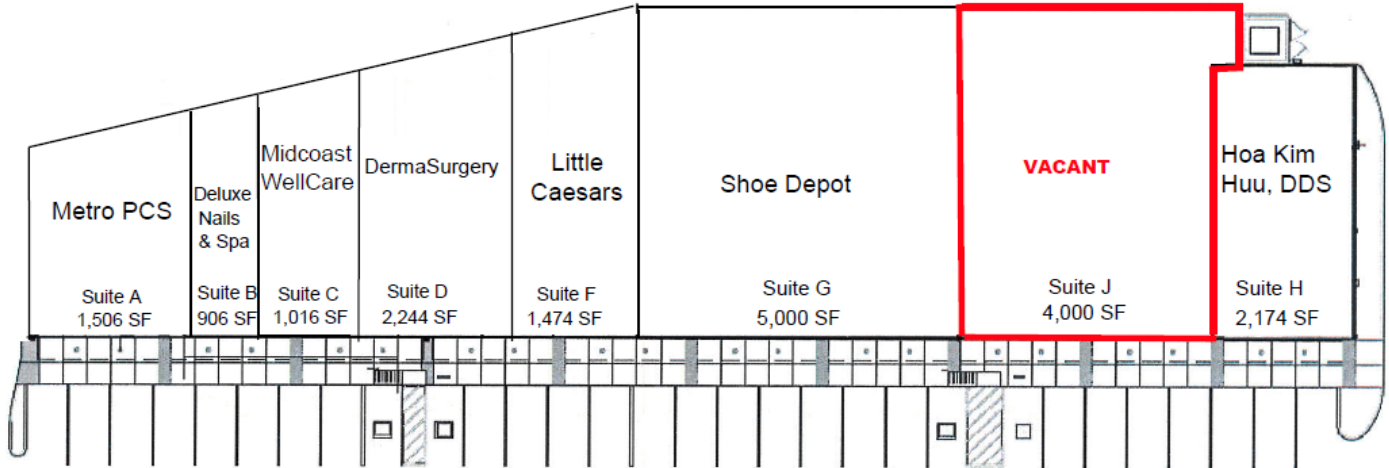
www.cmirealestate.com

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.

WEST LOOP VILLAGE

4,000 SF space has
option to divide.



EL CAMPO RETAIL CENTER
FM Highway 2765
El Campo, TX 77437

Demographic Summary Report

West Loop Village

3703 FM 2765, El Campo, TX 77437

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **18,195 SF**
 Year Built: **2007**

Total Available: **4,000 SF**
 % Leased: **78.02%**
 Rent/SF/Yr: **\$17.00**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	2,213		13,978		16,647	
2023 Estimate	2,201		13,763		16,353	
2010 Census	2,190		12,974		15,216	
Growth 2023 - 2028	0.55%		1.56%		1.80%	
Growth 2010 - 2023	0.50%		6.08%		7.47%	
2023 Population by Hispanic Origin	721		7,017		8,355	
2023 Population	2,201		13,763		16,353	
White	2,083	94.64%	12,217	88.77%	14,546	88.95%
Black	77	3.50%	1,262	9.17%	1,442	8.82%
Am. Indian & Alaskan	5	0.23%	71	0.52%	89	0.54%
Asian	22	1.00%	82	0.60%	111	0.68%
Hawaiian & Pacific Island	0	0.00%	11	0.08%	13	0.08%
Other	14	0.64%	121	0.88%	153	0.94%
U.S. Armed Forces	0		0		0	
Households						
2028 Projection	857		5,051		5,945	
2023 Estimate	852		4,972		5,841	
2010 Census	842		4,665		5,424	
Growth 2023 - 2028	0.59%		1.59%		1.78%	
Growth 2010 - 2023	1.19%		6.58%		7.69%	
Owner Occupied	641	75.23%	3,224	64.84%	3,852	65.95%
Renter Occupied	211	24.77%	1,748	35.16%	1,989	34.05%
2023 Households by HH Income						
Income: <\$25,000	157	18.47%	1,266	25.46%	1,478	25.28%
Income: \$25,000 - \$50,000	134	15.76%	1,087	21.86%	1,271	21.74%
Income: \$50,000 - \$75,000	104	12.24%	701	14.10%	847	14.49%
Income: \$75,000 - \$100,000	105	12.35%	634	12.75%	740	12.66%
Income: \$100,000 - \$125,000	161	18.94%	569	11.44%	650	11.12%
Income: \$125,000 - \$150,000	86	10.12%	320	6.43%	393	6.72%
Income: \$150,000 - \$200,000	84	9.88%	293	5.89%	334	5.71%
Income: \$200,000+	19	2.24%	103	2.07%	133	2.28%
2023 Avg Household Income	\$86,697		\$69,917		\$70,418	
2023 Med Household Income	\$82,143		\$55,318		\$55,403	

Traffic Count Report

