

FOR LEASE - La Marque Crossing

AVAILABLE \$24.00 PSF/YR/NNN

Suite A 1,600 SF End Cap

Suite C 1,360 SF Inline

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

La Belle Nails & Spa

La Marque Liquors

Little Caesars

OneMain Financial

South Star Dental



Available Space

Suite A

Suite C

Trent Vacek, CCIM, Vice President

tvacek@cmirealestate.com

713-961-4666

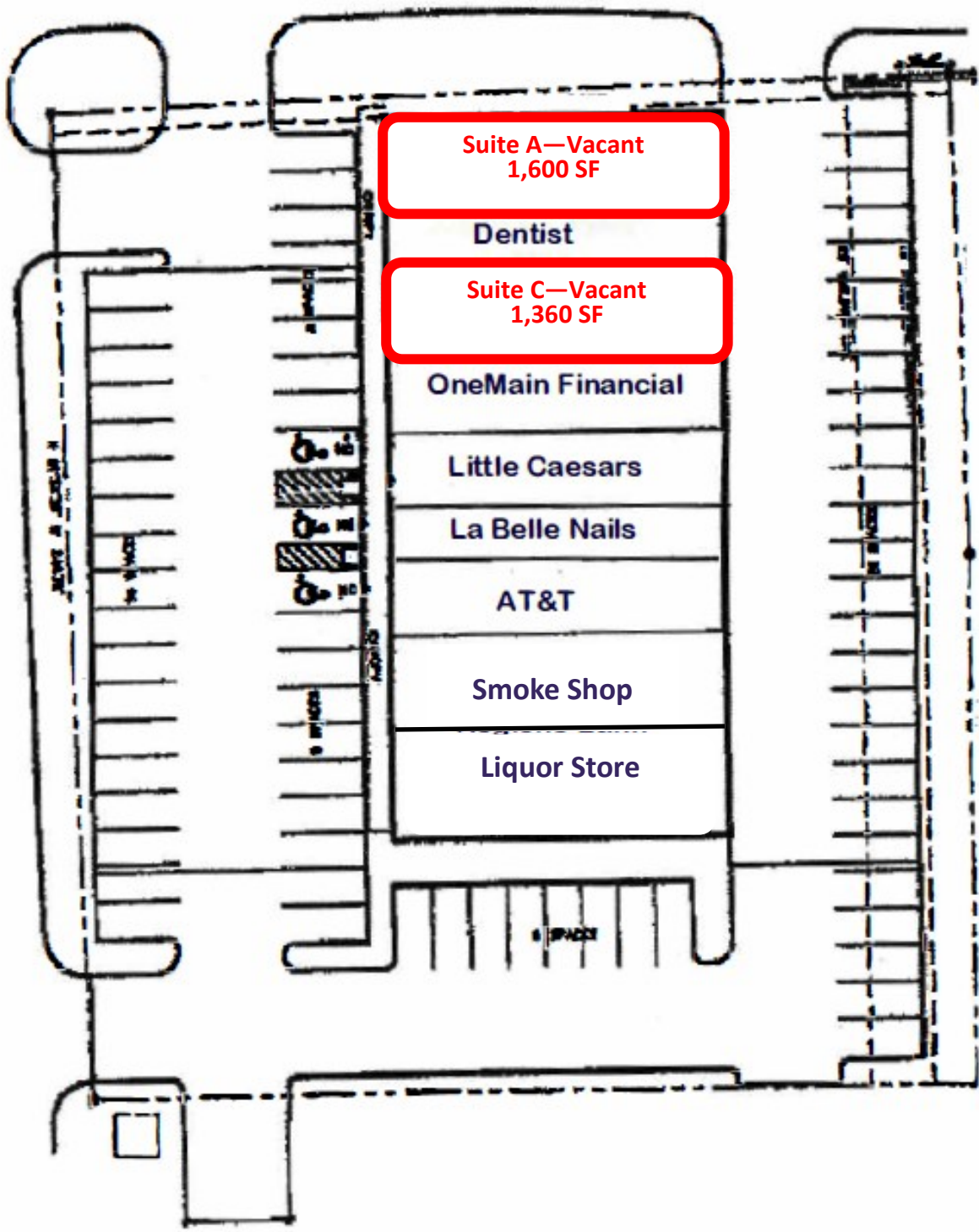
www.cmirealestate.com

CMI BROKERAGE

11757 Katy Fwy, Suite 825

Houston, TX 77079

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Suite A—Vacant
1,600 SF

Suite C—Vacant
1,360 SF

Dentist

OneMain Financial

Little Caesars

La Belle Nails

AT&T

Smoke Shop

Liquor Store

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: **2,960 SF**
 % Leased: **90.46%**
 Rent/SF/Yr: **\$24.00**



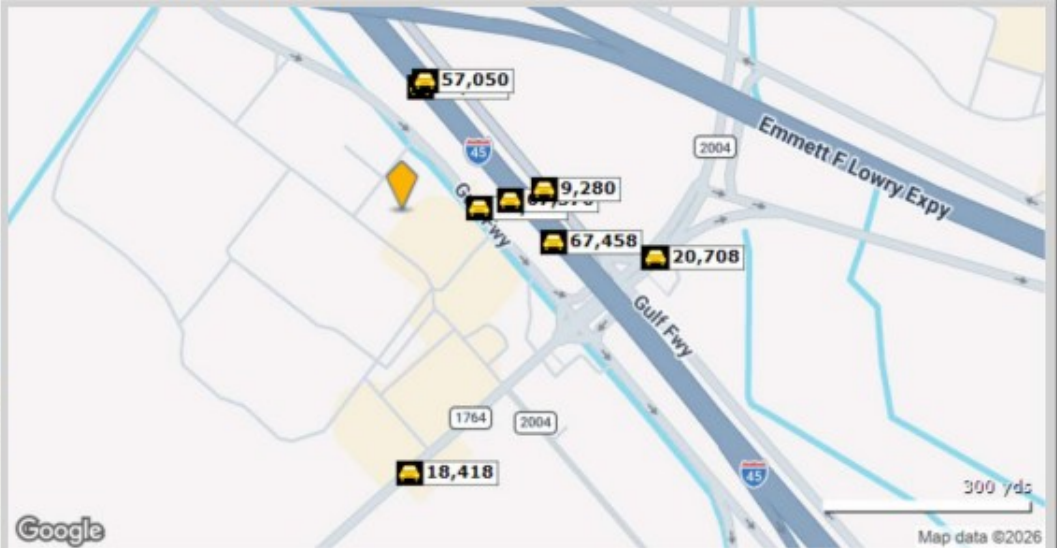
Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	5,842		29,380		89,991	
2025 Estimate	5,414		27,922		86,282	
2020 Census	4,144		24,802		80,297	
Growth 2025 - 2030	7.91%		5.22%		4.30%	
Growth 2020 - 2025	30.65%		12.58%		7.45%	
2025 Population by Hispanic Origin	1,582		7,538		24,860	
2025 Population	5,414		27,922		86,282	
White	2,786	51.46%	13,333	47.75%	45,210	52.40%
Black	1,144	21.13%	7,714	27.63%	18,529	21.47%
Am. Indian & Alaskan	25	0.46%	150	0.54%	585	0.68%
Asian	186	3.44%	665	2.38%	1,603	1.86%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	0	0.00%
Other	1,274	23.53%	6,060	21.70%	20,355	23.59%
U.S. Armed Forces	48		166		294	
Households						
2030 Projection	2,111		10,599		32,783	
2025 Estimate	1,957		10,089		31,453	
2020 Census	1,512		9,096		29,559	
Growth 2025 - 2030	7.87%		5.06%		4.23%	
Growth 2020 - 2025	29.43%		10.92%		6.41%	
Owner Occupied	1,292	66.02%	6,694	66.35%	21,193	67.38%
Renter Occupied	665	33.98%	3,395	33.65%	10,261	32.62%
2025 Households by HH Income	1,956		10,091		31,454	
Income: <\$25,000	103	5.27%	1,176	11.65%	4,801	15.26%
Income: \$25,000 - \$50,000	287	14.67%	1,533	15.19%	4,763	15.14%
Income: \$50,000 - \$75,000	389	19.89%	1,701	16.86%	5,216	16.58%
Income: \$75,000 - \$100,000	429	21.93%	1,560	15.46%	4,697	14.93%
Income: \$100,000 - \$125,000	266	13.60%	1,278	12.66%	3,822	12.15%
Income: \$125,000 - \$150,000	148	7.57%	941	9.33%	2,532	8.05%
Income: \$150,000 - \$200,000	239	12.22%	1,173	11.62%	3,299	10.49%
Income: \$200,000+	95	4.86%	729	7.22%	2,324	7.39%
2025 Avg Household Income	\$99,989		\$100,726		\$96,693	
2025 Med Household Income	\$86,596		\$85,184		\$80,040	

Traffic Count Report

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	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



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date