

SWQ of I-45 & FM 1764

La Marque, TX 77568



Up to ±9.41 AC / Redevelopment Opportunity
 ± 2.2 ac - \$16.50 PSF, ±7.21 ac - \$11.50 PSF

Simmi Jaggi
 EVP, Managing Director
 +1 713 888 4048
simmi.jaggi@jll.com

Elizabeth Clampitt
 Executive Vice President
 +1 713 888 4048
elizabeth.clampitt@jll.com



Jones Lang LaSalle Brokerage, Inc.

The Offering



Jones Lang LaSalle (“JLL”), on behalf of the owner, is pleased to present the opportunity to purchase pads at the SWC of I-45 and FM 1764. This ±9.41 acres is in La Marque, Texas; the available land offers incredible visibility from I-45. The available tracts of land will be located adjacent to an upscale “Las Vegas-style” concert venue with seating for at least 11,000 people on indoor seats that is coming soon.



LAGO MAR
A Land Tejas Community

DICKINSON

CATALON
400 UNITS

TangerOutlets
SPRING HILL SUITES
Marriott
Duc-ee's

INTERSTATE 45

BOTERRA
at Lago Mar APARTMENTS
348 UNITS

WOODSPRING SUITES
AN EXTENDED STAY HOTEL

HOME 2
SUITES BY HILTON
LA QUINTA

Windsor Estates
335 UNITS

WM sam's club **GameStop** **WINE STOP**
DICKEY'S BARBECUE PIT **WAFFLE HOUSE**
IHOP **SONIC** **SHIPLEY** DONUTS **Wendy's**
GNC **SUBWAY** **WOODFOREST NATIONAL BANK** **Jersey Mike's** **Little Caesars Pizza**

Cane's **CHIPOTLE** **McDonald's**

finewyse
WHATABURGER

Holiday Inn Express & Suites **Jack in the box**

STARBUCKS COFFEE

19,951 VPD

FM 1764 Rd

Ocean Express

O'Reilly AUTO PARTS

Future Hotel

Future Office

66,240 VPD

SITE

FM 2004 Rd



11,323 VPD

Surrounding Retail Coming Soon



Survey



NO.	DATE	REVISIONS	APP.
Everest Design Group, Inc. Planning, Engineering, Construction Management TMS, FDM NO. 1-9440 907 S. TIMBERWOOD DRIVE, STE. 200 DICKINSON, TEXAS 75709 PHONE 281-993-7773 FAX 281-648-2284			
JMK5 ARENA 1000 FM 2004 LA MARQUE, TEXAS 77568			
LOT EXHIBIT			
F0440			
DRAWN BY:	DATE:	SCALE:	NO. SHEETS:
ENGINEERED BY:	DATE:	SCALE:	1
APPROVED BY:	DATE:	SCALE:	

Attributes



SWQ I-45 and FM 1764 Rd
La Marque, TX 77044



±2.2 Acres
±7.21 Acres



Access to I-45 via
FM 1764



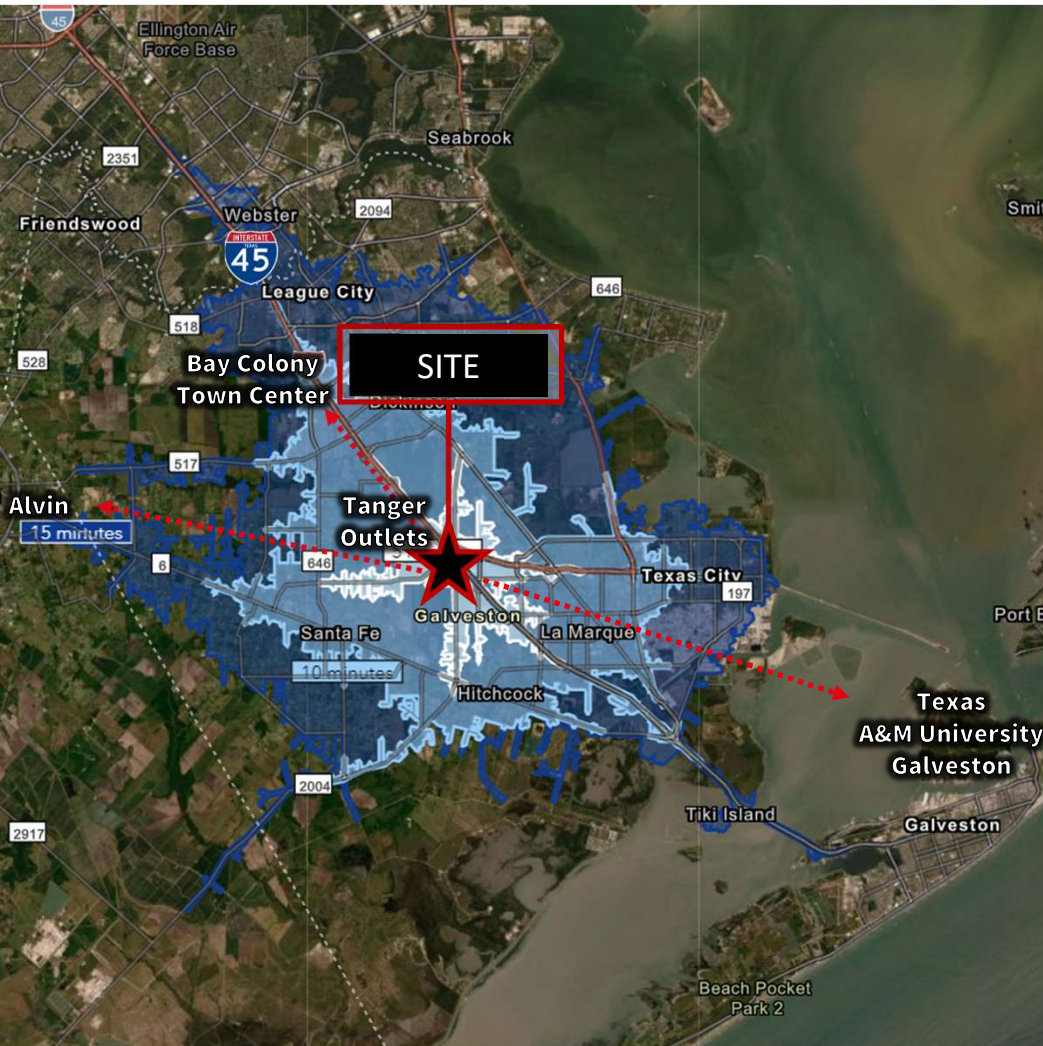
Tract will be located adjacent to an upscale concert venue with seating for at least 11,000 people on indoor seats that is coming soon.



± 2.2 ac - \$16.50 PSF
±7.21 ac - \$11.50 PSF



Drive Time Map



Commute & Demographics

Commutable to top Houston Employment Centers

Drive Times	Minutes
Tanger Outlets	5
Bay Colony Town Center	10
Alvin	15
Texas A&M University - Galveston	20

Traffic Counts	Vehicles Per Day
FM 1764 Rd, west of Interstate 45	19,591
FM 1764 Rd, east of Interstate 45	34,651
Interstate 45, north of FM 1764 Rd	83,094
Interstate 45, south of FM 1764 Rd	69,154

Demographics

Population Summary	1-Mile	3-Mile	5-Mile
Population	3,312	23,834	73,341
Median Age	38.6	39.7	38.8
Average Household Income	\$112,064	\$92,002	\$85,545
Average Home Value	\$610,207	\$665,751	\$638,052
Educational Attainment – College Degree or Higher	33.4%	27.4%	27.0%



\$72,655
Average Household Income
(1-Mile Radius)



\$610K
Average Home Value
(1-Mile Radius)



1.52%
Projected Annual Population Growth
(1-Mile Radius)

Houston at a Glance

Geography


9
Counties
in the Houston MSA

10,000
Square miles
larger than the state of NJ

Population & Demos

7.2
Million
residents in the
Houston MSA

2.3
Million
residents in the
city of Houston

 **1 in 4 Houstonians are foreign-born**
5th most populous MSA in the nation
4th most populous city in the nation

Clutch City



International Hub

6th largest
Multi-Airport System
in the U.S. (2020)

42.9 million
Passengers

Global Hub for
Healthcare Innovation
Advanced Technology

Economy



26th largest
economy in the world if Houston
were an independent nation



7th largest
U.S. metro economy in the nation



\$488.1 Billion GDP[2020]

Employment

3.1 Million Jobs in the Houston MSA
more than 35 states and nearly a quarter of Texas'
entire employment base

316,700 (87.6%) Jobs recovered as of December

151,800
New jobs created Year-Over-Year (Dec 2021)

75,000
New jobs forecasted in 2022

Corporate Headquarters

25
Fortune 500
companies call Houston home

3rd largest number of Fortune 500
companies in the nation

5th largest number of Fortune
1000 companies in the
nation

Global Trade City



1,700
Foreign-Owned Firms

1st in U.S. Export
1st Gulf Coast Container Port

Houston Ship Channel
Ranks #1 in Nation

1st
In Domestic
& Foreign
Waterborne
Tonnage

Texas Medical Center

Largest Medical Complex in the World



\$25 billion
in Local Gdp

8th largest
Business District in the U.S.

10 million
Patient Encounters per Year

106,000+
Employees at TMC

Contact

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EVP, Managing Director

+1 713 888 4048

simmi.jaggi@jll.com

Elizabeth Clampitt

Executive Vice President

+1 713 888 4048

elizabeth.clampitt@jll.com



4200 Westheimer Rd | Houston, TX 77027 | +1713 888 4048

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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.

11-2-2015



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.

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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
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