



FOUR CORNERS

Southeast Quadrant of Highway 288 & Highway 332
Lake Jackson, Texas

For More Information

Rob Naggar
832-239-5484 | rob@sonadevgrp.com

Adam Soffar
832-462-7497 | adam@sonadevgrp.com

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Highlights:

- Located at the northeast corner of Highway 288 & This Way, just south of Oyster Creek Dr
- Hard Corner, Signalized Intersection directly across from Lowe's & Aldi
- Surrounded by national retailers including Academy, Kohls, Walmart, Home Depot, HEB, Target, Hobby Lobby and many more

Demographics:

	1 mile	3 mile	5 mile
2023 Population	8,236	36,960	21,860
Daytime Population	12,176	32,987	46,848
Average HH Income	\$107,011	\$118,895	\$116,629

Available Space:

1,012 SF, 2,000 SF & 3,000 SF End Caps Available
738 SF & 1,000 SF In-Line Spaces Available
4,055 SF End Cap Available 4/1/2026

Rental Rates:

Call For Rates

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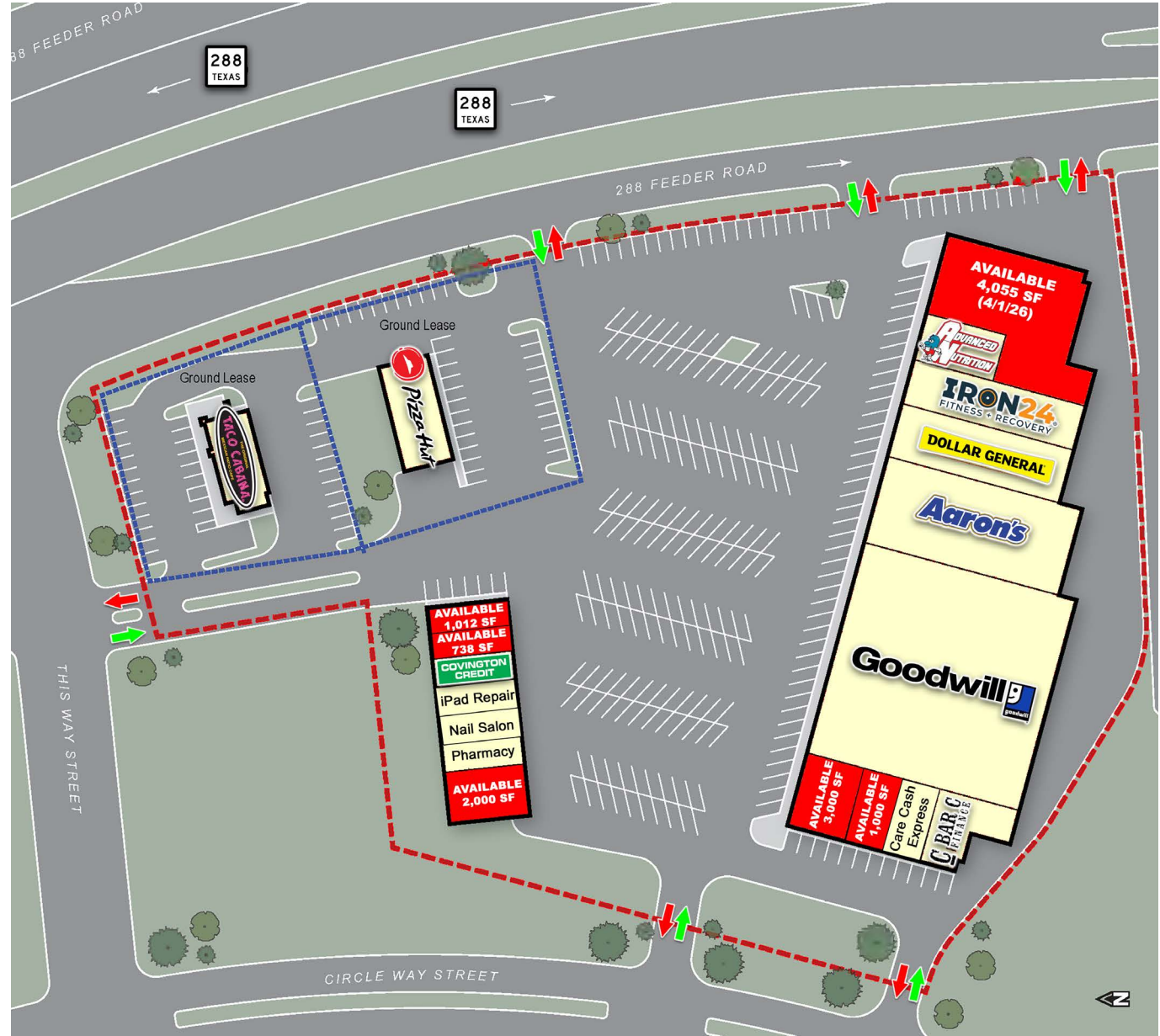
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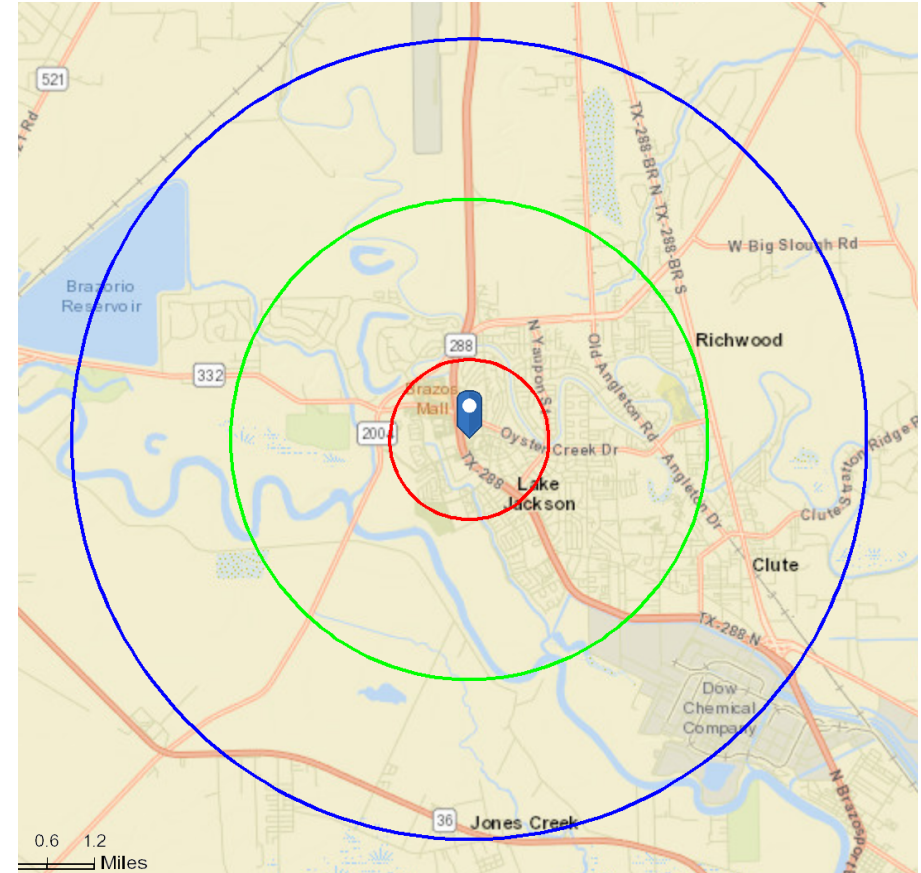
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Population Summary			
2010 Total Population	7,857	34,172	49,388
2020 Total Population	8,326	36,581	51,123
2020 Group Quarters	51	172	2,162
2023 Total Population	8,236	36,960	51,860
2023 Group Quarters	51	173	2,157
2028 Total Population	8,109	37,307	52,286
2023-2028 Annual Rate	-0.31%	0.19%	0.16%
2023 Total Daytime Population	12,176	32,987	46,848
Workers	8,053	14,636	21,671
Residents	4,123	18,351	25,177
Household Summary			
2010 Households	3,188	13,024	17,680
2010 Average Household Size	2.45	2.61	2.66
2020 Total Households	3,473	13,943	18,682
2020 Average Household Size	2.38	2.61	2.62
2023 Households	3,458	14,178	19,067
2023 Average Household Size	2.37	2.59	2.61
2028 Households	3,424	14,400	19,368
2028 Average Household Size	2.35	2.58	2.59
2023-2028 Annual Rate	-0.20%	0.31%	0.31%
2010 Families	2,085	9,326	12,782
2010 Average Family Size	3.04	3.10	3.14
2023 Families	2,125	9,817	13,361
2023 Average Family Size	3.07	3.15	3.14
2028 Families	2,101	9,952	13,548
2028 Average Family Size	3.05	3.13	3.12
2023-2028 Annual Rate	-0.23%	0.27%	0.28%
Housing Unit Summary			
2000 Housing Units	3,227	12,951	18,142
Owner Occupied Housing Units	55.6%	61.8%	60.0%
Renter Occupied Housing Units	35.5%	29.7%	31.0%
Vacant Housing Units	8.8%	8.5%	9.1%
2010 Housing Units	3,491	14,053	19,484
Owner Occupied Housing Units	52.7%	60.5%	60.0%
Renter Occupied Housing Units	38.6%	32.2%	30.8%
Vacant Housing Units	8.7%	7.3%	9.3%
2020 Housing Units	3,978	15,762	21,838
Vacant Housing Units	12.7%	11.5%	14.5%
2023 Housing Units	3,956	16,030	22,250
Owner Occupied Housing Units	52.5%	57.9%	56.9%
Renter Occupied Housing Units	35.0%	30.6%	28.7%
Vacant Housing Units	12.6%	11.6%	14.3%
2028 Housing Units	3,961	16,289	22,601
Owner Occupied Housing Units	52.7%	57.8%	57.0%
Renter Occupied Housing Units	33.8%	30.7%	28.7%
Vacant Housing Units	13.6%	11.6%	14.3%
Median Household Income			
2023	\$69,267	\$80,019	\$77,934
2028	\$76,504	\$89,373	\$87,888
Median Home Value			
2023	\$233,273	\$234,618	\$228,571
2028	\$279,496	\$283,251	\$275,562
2023 Households by Income			
Household Income Base	3,458	14,178	19,067
<\$15,000	5.5%	4.6%	5.1%
\$15,000 - \$24,999	5.3%	3.9%	3.9%
\$25,000 - \$34,999	7.4%	5.1%	6.3%
\$35,000 - \$49,999	13.0%	10.1%	10.2%
\$50,000 - \$74,999	22.6%	23.6%	22.9%
\$75,000 - \$99,999	11.1%	11.2%	10.9%
\$100,000 - \$149,999	17.1%	19.7%	19.7%
\$150,000 - \$199,999	6.9%	9.1%	8.6%
\$200,000+	11.2%	12.8%	12.4%
Average Household Income	\$107,011	\$118,895	\$116,629



	1 mile	3 miles	5 miles
2023 Population 25+ by Educational Attainment			
Total	5,612	25,164	35,326
Less than 9th Grade	1.8%	1.6%	3.4%
9th - 12th Grade, No Diploma	2.7%	5.5%	6.2%
High School Graduate	18.3%	21.4%	22.8%
GED/Alternative Credential	2.3%	4.1%	6.1%
Some College, No Degree	19.6%	21.5%	20.7%
Associate Degree	13.9%	10.3%	9.9%
Bachelor's Degree	30.8%	25.9%	22.8%
Graduate/Professional Degree	10.6%	9.7%	8.1%
2023 Population 15+ by Marital Status			
Total	6,620	29,765	41,900
Never Married	36.1%	30.7%	32.2%
Married	49.1%	55.9%	53.8%
Widowed	7.1%	5.1%	5.3%
Divorced	7.7%	8.3%	8.8%

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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 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		

Regulated by the
Texas Real Estate Commission
Information available at www.trec.texas.gov
IABS 1-0