



Location:

NWC of FM 1764 & I-45
2600 FM 1764 - La Marque, TX 77568

Property Details:

- 1,600 SF in-line space coming soon
- Anchored by Walmart Supercenter and Sam's Club
- Shopping center is accessible via the traffic light along FM 1764 and has cross access with the Walmart & Sam's Club shopping centers
- 22.45% population growth since 2023

Demographics:

	1 Mile	3 Mile	5 Mile
2024 Population	9,847	105,369	205,286
Avg. HH Income	\$159,493	\$149,796	\$147,288
Daytime Pop.	11,188	80,132	103,217

Traffic Counts:

FM 1764:	17,994 VPD
I-45/Gulf Fwy:	79,384 VPD

Area Retailers:



Bay Park Shopping Center

	Nail Salon	Marble SLAB CREAMERY	<i>Best Wok</i>	T-Mobile	Space Available	GULFSIDE DENTAL & ORTHODONTICS	Lendmark Financial Services	SUBWAY	
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