

FOR SALE FORMER ER CENTER

103 Winding Way Street, Lake Jackson, TX 77566



Cody Persyn

Senior Vice President | Houston

+1 832 816 6654

cody.persyn@colliers.com

Colliers

Property Overview

Address 103 Winding Way Street, Lake Jackson, TX 77566

Size Site: 1.02 AC
Building: 8,025 SF

Access Two (2) entrances
Ambulance accessibility

Location Lake Jackson is located along Hwy 288 approx 50 miles south of the Houston CBD. Subject is part of an HEB anchored shopping center across from Lake Jackson Intermediate School

Traffic 10K VPD along Oyster Creek Drive

Signage Pylon pole located along Oyster Creek Drive

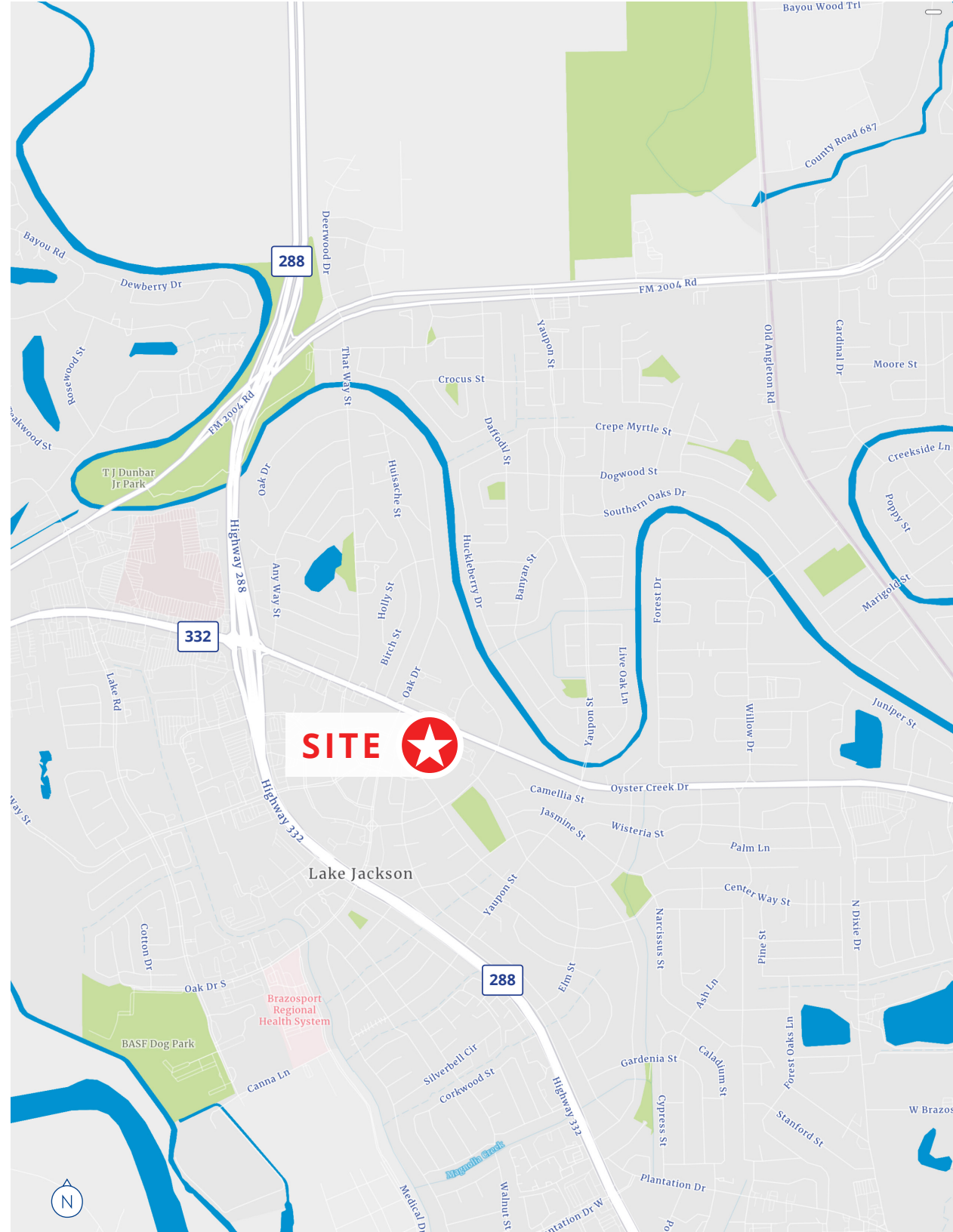
Zoning PUD (B-2)

Built 2017

Buildout Interior is in shell condition

Price: \$1,950,000

Anchored By: 





Oyster Creek Dr

Lake Jackson High School

10K VPD

63K VPD

SITE



PDS Health





10K VPD

Oyster Creek Dr

Grapevine Turn



CHICKEN SALAD
CHICK

tropical CAFE
SMOOTHIE



SITE: 8,025 SF

PAD: 1.02 AC

7K VPD



* Adjacent shopping center to the West of Site



Demographic Summary Report

Prepared by Colliers
Latitude: 29.04080
Longitude: -95.44252

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	11,522	36,784	47,961
2010 Total Population	10,918	38,685	49,622
2020 Total Population	11,036	40,960	51,306
2026 Total Population	11,294	42,646	53,231
2026 Group Quarters	12	206	2,040
2031 Total Population	11,685	44,023	54,920
2000-2020 Growth Rate: Population (CAGR)	-0.2%	0.5%	0.3%
2010-2020 Growth Rate: Population (CAGR)	0.1%	0.6%	0.3%
2020-2026 Growth Rate: Population (CAGR)	0.4%	0.7%	0.6%
2026-2031 Growth Rate: Population (CAGR)	0.7%	0.6%	0.6%
2026 Total Daytime Population	10,314	40,319	47,435
Workers	4,240	17,210	19,893
Residents	6,074	23,109	27,542
2026 Workers % of Daytime Population	41.1%	42.7%	41.9%
2026 Residents % of Daytime Population	58.9%	57.3%	58.1%
Household Summary			
2000 Households	4,126	13,376	16,541
2010 Households	4,150	14,645	17,724
2026 Households	4,520	16,804	20,128
2026 Average Household Size	2.50	2.53	2.54
2031 Households	4,752	17,620	21,124
2000-2020 Growth Rate: Households (CAGR)	0.1%	0.8%	0.6%
2010-2020 Growth Rate: Households (CAGR)	0.2%	0.6%	0.6%
2020-2026 Growth Rate: Households (CAGR)	1.0%	1.2%	1.2%
2026-2031 Growth Rate: Households (CAGR)	1.0%	0.9%	1.0%
2010 Families	3,025	10,478	12,816
2026 Families	3,047	11,215	13,583
2031 Families	3,170	11,647	14,122
2026-2031 Annual Rate	0.79%	0.76%	0.78%
Housing Unit Summary			
2026 Housing Units	5,123	19,457	23,606
Owner Occupied Housing Units	64.6%	61.8%	63.4%
Renter Occupied Housing Units	35.4%	38.2%	36.6%
Vacant Housing Units	11.8%	13.6%	14.7%
Owner Occupied Median Home Value			
2026 Median Home Value	\$241,606	\$276,538	\$279,173
2031 Median Home Value	\$301,794	\$342,270	\$347,819
Income			
2026 Per Capita Income	\$45,084	\$47,135	\$45,163
2026 Median Household Income	\$97,546	\$99,334	\$96,842
2026 Average Household Income	\$113,854	\$119,296	\$118,408
Household Income Base	4,521	16,807	20,128
<\$15,000	4.8%	4.9%	4.9%
\$15,000 - \$24,999	3.2%	3.0%	2.9%
\$25,000 - \$34,999	5.2%	4.8%	5.7%
\$35,000 - \$49,999	10.3%	9.3%	9.5%
\$50,000 - \$74,999	16.3%	16.5%	16.4%
\$75,000 - \$99,999	11.1%	11.8%	11.7%
\$100,000 - \$149,999	24.2%	20.6%	19.7%
\$150,000 - \$199,999	10.6%	12.1%	11.9%
\$200,000+	14.4%	17.0%	17.2%



1233 West Loop South, Suite 900
Houston, TX 77027
+1 713 222 2111
colliers.com

Cody Persyn

Senior Vice President | Houston
+1 832 816 6654
cody.persyn@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Houston, Inc.



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.

Colliers International Houston, Inc.

Name of Sponsoring Broker (Licensed Individual or Business Entity)

29114

License No.

houston.info@colliers.com

Email

+1 713 222 2111

Phone

Daniel P. Rice

Name of Designated Broker of Licensed Business Entity, if applicable

811065

License No.

danny.rice@colliers.com

Email

+1 713 830 2134

Phone

Name of Licensed Supervisor of Sales Agent/Associate, if applicable

License No.

Email

Phone

Cody Persyn

Name of Sales Agent/Associate

486134

License No.

cody.persyn@colliers.com

Email

+1 713 830 2194

Phone

Buyer/Tenant/Seller/Landlord Initials

Date