



University Plaza

4070 Ryan St, Lake Charles, Louisiana 70605

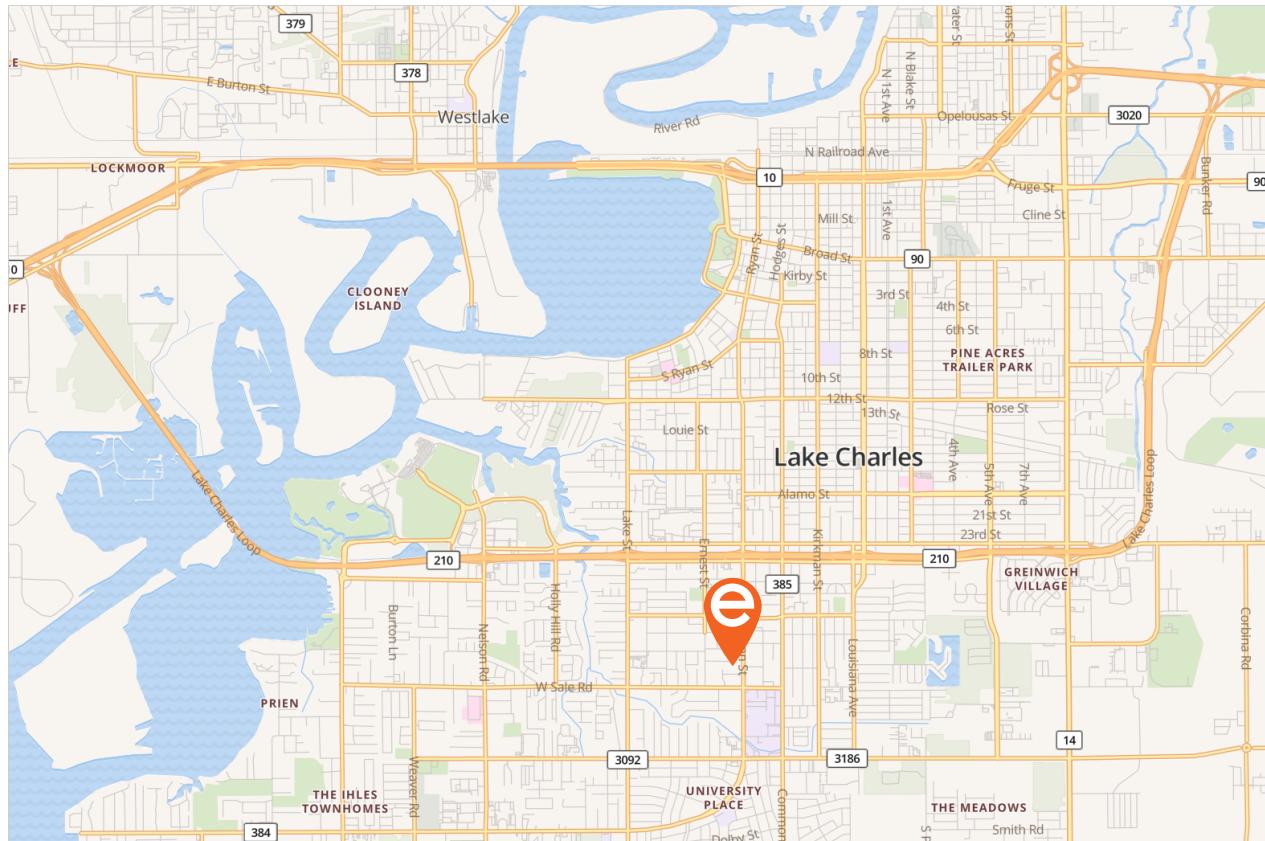
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Edge Realty Partners

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2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	9,794	65,720	95,104
DAYTIME POPULATION	15,999	74,229	103,351
AVG HH INCOME	\$65,834	\$75,892	\$75,276

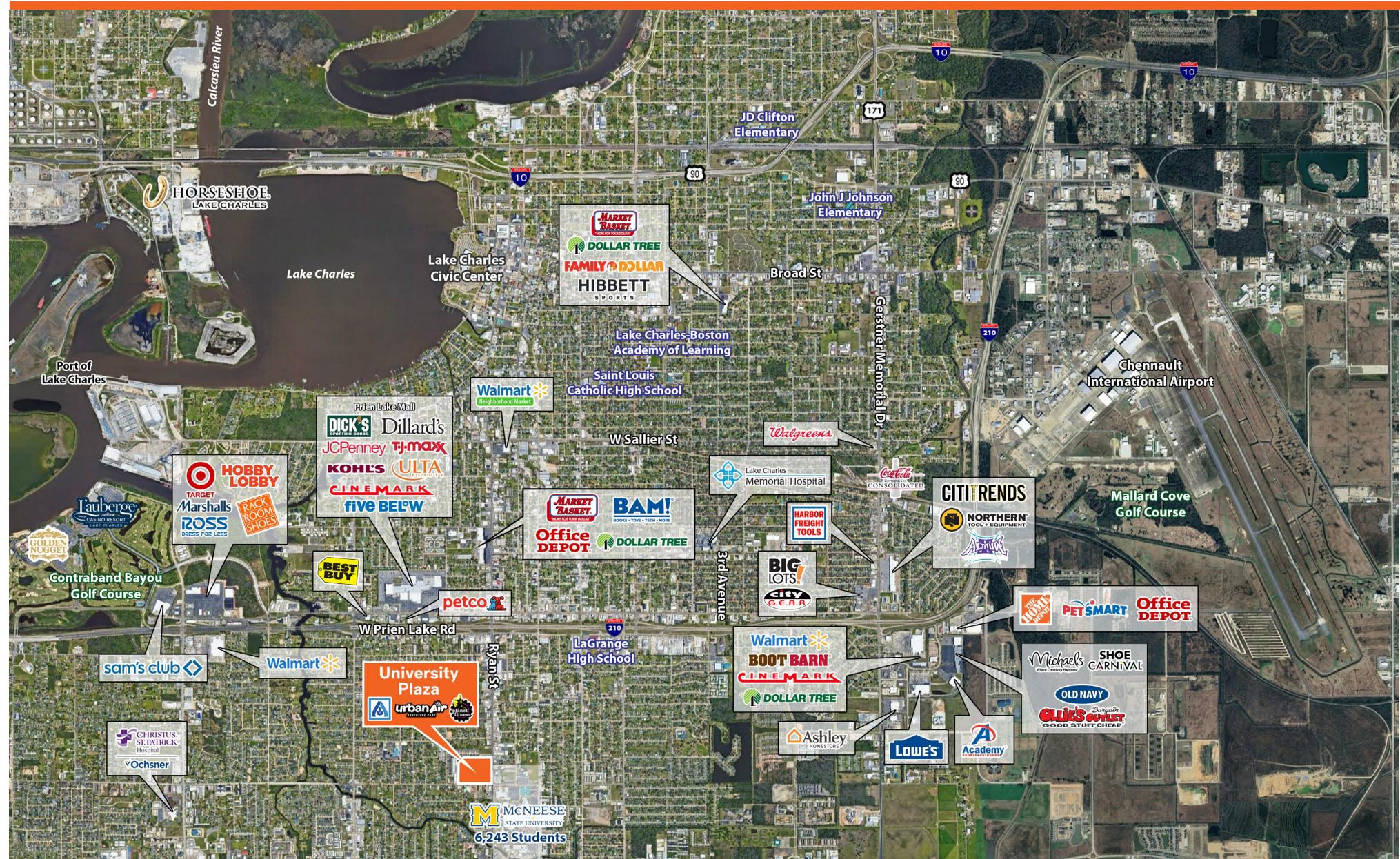
AREA RETAILERS

Albertsons, Planet Fitness, Walgreens, Starbucks, Raising Canes, Sonic, Pedros Tacos & Tequila, Wasabi Japanese Sushi & Grill, Southern Spice Restaurant & Grill, Advanced Auto Parts

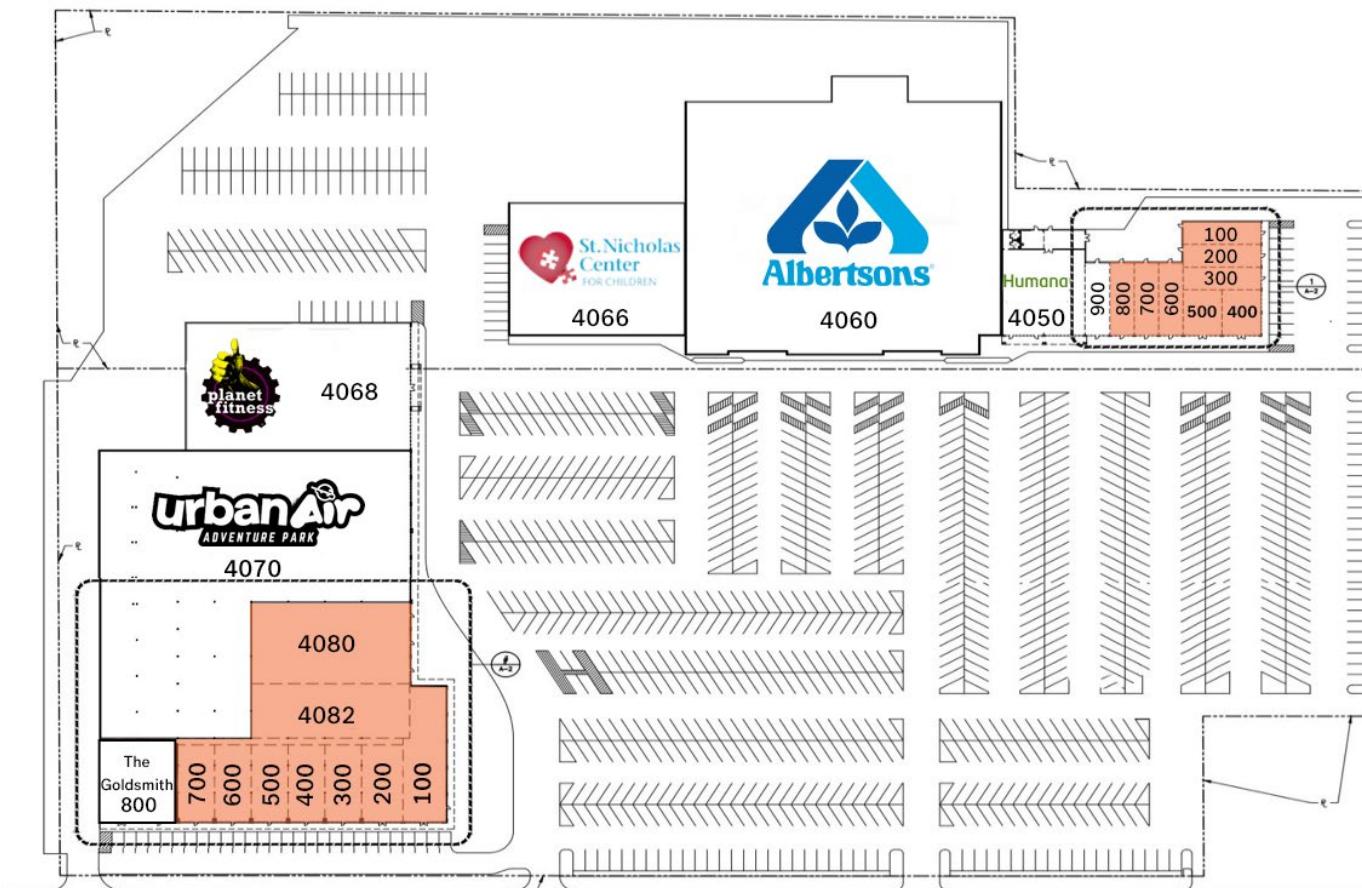
PROPERTY INFORMATION

- University Plaza Receives Over 1.4M Annual Visits
- Center Anchor, Albertsons, Receives 745.3K Annual Visits
- Close Proximity to McNeese State University, with a Total Enrollment of 6,243 Students
- Daytime Population Count Over 100,000 within a 5 Mile Radius

* Visitor data from Placer.ai







SPACE	NAME	SF	SPACE	NAME	SF	SPACE	NAME	SF
100	Vacant	1,350	4050	Humana	7,000	4088	Vacant	2,200
200	Vacant	1,500	4060	Albertson's	59,415	400	Vacant	2,200
300	Vacant	1,400	4066	St Nicholas	18,000	500	Vacant	2,200
400	Vacant	1,400	4068	Planet Fitness	22,000	600	Vacant	2,200
500	Vacant	1,400	4070	Urban Air	53,600	700	Vacant	2,200
600	Vacant	1,400	4080	Vacant	9,800	800	The Goldsmith	5,000
700	Vacant	1,400	4082	Vacant	6,600			
800	Vacant	1,400	100	Vacant	4,150			
900	T Nail Spa	1,745	200	Vacant	2,200			





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Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

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.

EDGE Realty Partners LLC

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BROKER FIRM NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809

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