

Mall of the Mainland Outparcels

10000 EMMETT F LOWRY EXPY TEXAS CITY, TX

3 parcels total of ±12.76 acres



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partners

Property Summary

Address 10000 Emmett F Lowry Expressway
Texas City, TX 77591

Pricing Contact Broker for Pricing

Total Lot Size 12.76 AC

Parcel A 1.50 AC

Parcel B 1.58 AC

Parcel C 9.68 AC

Frontage 48"

- Easy access from I-45 South (Gulf Freeway) via Emmett Lowry Expressway
- Outparcels for Mall of the Mainland
- Excellent ingress and egress
- Zoned Central Commercial (C-1) with Texas City
- Utilities available from the City of Texas City



Aerial

10000 EMMETT F LOWRY EXPY
TEXAS CITY, TEXAS



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Demographics

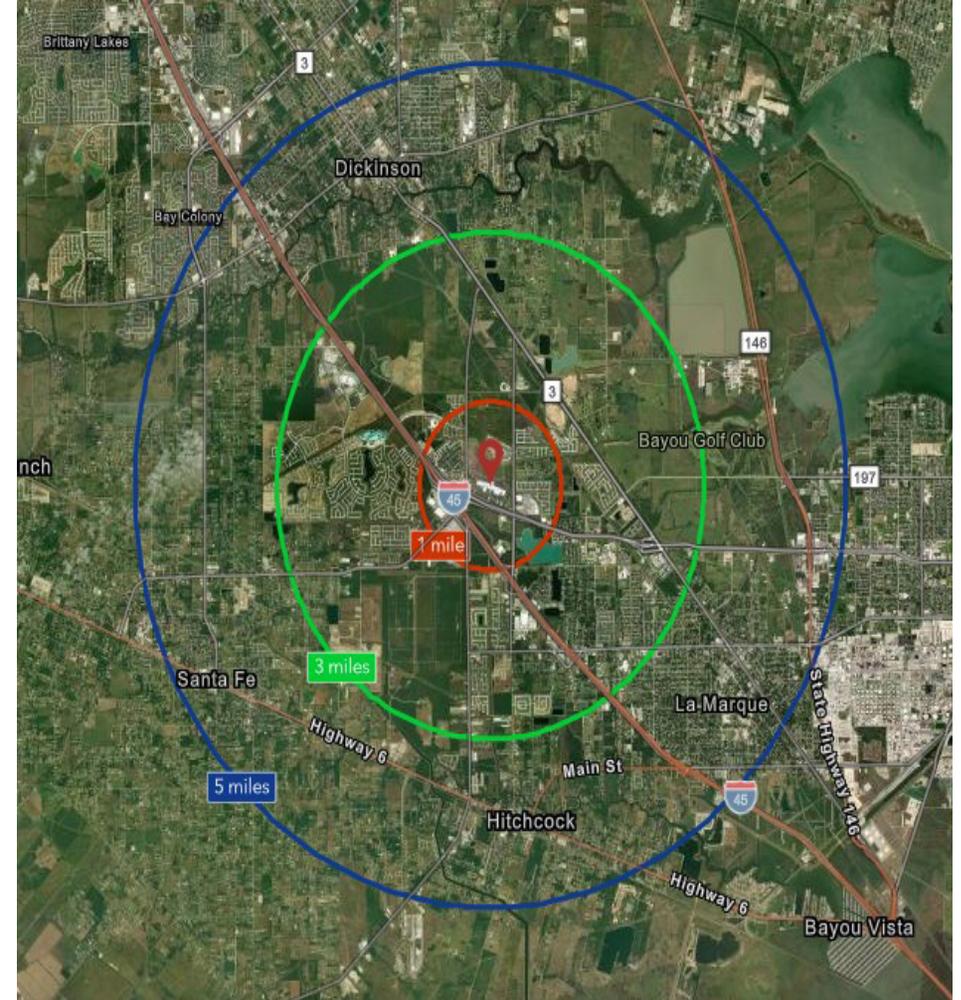
10000 EMMETT F LOWRY EXPY
TEXAS CITY, TEXAS

POPULATION	1 Mile	3 Miles	5 Miles
2020 Population	4,198	25,058	78,811
2025 Population	4,759	33,808	88,670
2030 Projected Population	5,594	37,175	93,588
Annual Growth (2025-2030)	3.29%	1.92%	1.09%

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2020 Households	1,585	9,149	29,341
2025 Households	1,879	12,732	34,061
2030 Projected Households	2,258	14,254	36,660
Annual Growth (2025-2030)	3.74%	2.28%	1.48%

HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
Average Household Income	\$91,727	\$107,457	\$97,591
Median Household Income	\$71,117	\$85,488	\$77,560

DAYTIME EMPLOYMENT	1 Mile	3 Miles	5 Miles
Total Employees	2,457	16,681	43,786
Daytime Population	5,168	25,649	66,353



Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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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. **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.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

