

Plantation Plaza

457-491 This Way Street
Lake Jackson, Texas 77566

WPW
REALTY ADVISORS



Lake Jackson Retail-Service Center For Lease

For More Information:

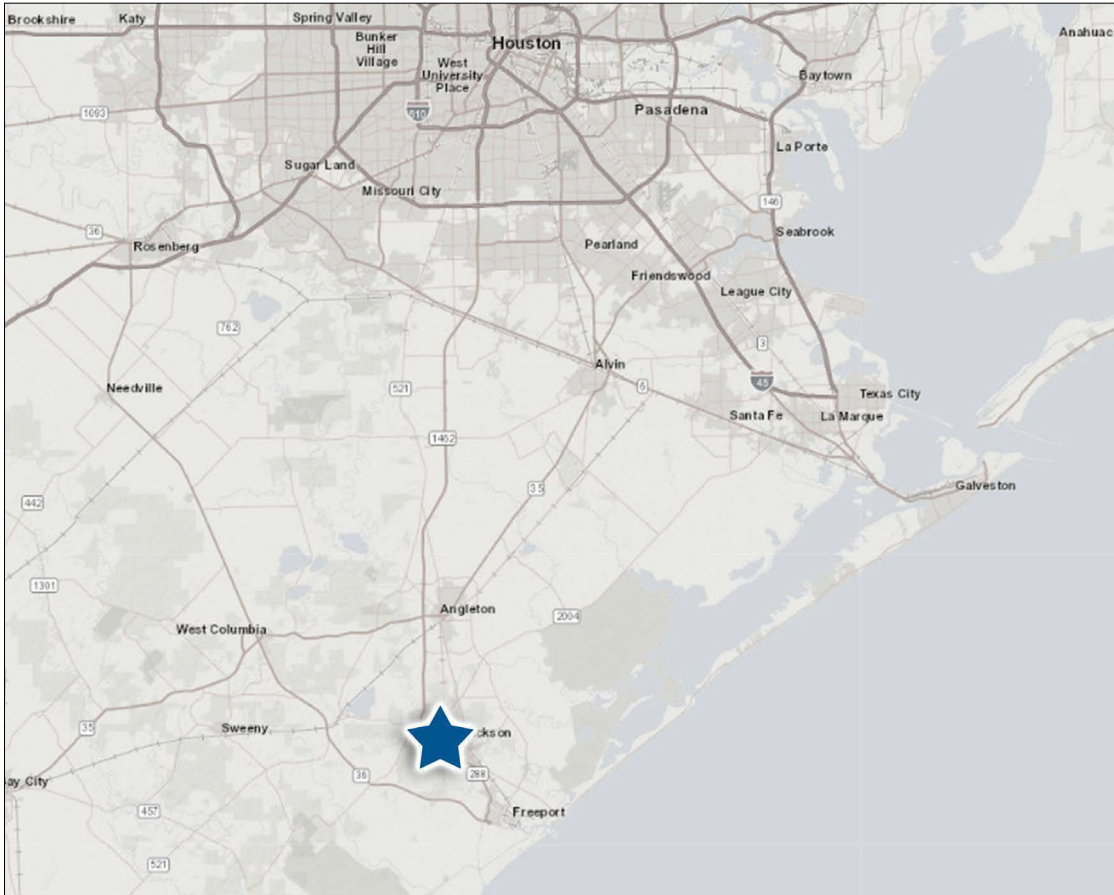
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Location:

457-491 This Way Street
Lake Jackson, Texas 77566

Available Space:

1,500 - 8,029 SF

Rates:

Call for Rates

Description:

- Retail/Office Space Available
- Located at the southwest quadrant of SH-288 & This Way Street in Lake Jackson, Texas
- Adjacent to the Dow Chemical R&D Facility with $\pm$ 2,000 employees
- Easy access to SH-288
- Renovated 2023/2025

Demographics:

	1 mile	3 mile	5 mile
2025 Population:	7,337	37,701	52,587
Daytime Pop:	12,273	34,514	45,510
Avg HH Income:	\$97,223	\$115,065	\$110,951

Traffic Counts:

SH-288: 56,680 VPD
This Way St: 9,822 VPD
(TXDOT 2021)

Area Retailers:

- | | | |
|-----------|----------------|------------|
| • Walmart | • Academy | • Target |
| • Lowe's | • Home Depot | • Big Lots |
| • H-E-B | • Hobby Lobby | • Best Buy |
| • Kroger | • Office Depot | • Aldi |

Property Overview



ADDRESS

457-491 This Way Street
Lake Jackson, Texas 77566
SWQ SU-288 & This Way St



TOTAL LAND AREA

2.78 AC (121,024 SF)



YEAR BUILT

1986 (Renovated 2023/2025)



TRAFFIC COUNTS

SH-288: 55,779 VPD south of site
SH-288: 54,179 VPD north of site
(TXDOT 2024)
This Way St: 9,822 VPD
(TXDOT 2021)



PARCEL

71330004000 | 71330004111



TOTAL GLA

36,962 SF



INGRESS/EGRESS

Four access points along This Way St
and Abner Jackson Pkwy



THIS WAY

Suite	Tenant	SQ FT
459	Retina Consultants of Texas	4,930
461	AVAILABLE	2,218
463	Jacob Engineering	2,346

Suite	Tenant	SQ FT
465A	Christine George Massage Clinic	539
465E	Dreger	1,043
469	Farmers Insurance	1,711

Suite	Tenant	SQ FT
471	Psychology Works	4,453
473	AVAILABLE	1,500
477	Texas Home Health	2,653

Suite	Tenant	SQ FT
479	AVAILABLE	2,016
481	Everett Stoval Attorney	1,860
489	Texas Health & Human Services	4,180
491	Coastland Therapy	7,513

10,700
VEHICLES PER DAY

MONUMENT SIGN

ABNER JACKSON PKWY.

PLANTATION VILLAGE
PLAZA



Alamo TITLE

EXCEL

gentiva

Pro Mart

GOODY'S

TRADE AREA OVERVIEW - LAKE JACKSON - ANGLETON, TEXAS



THE DOW CHEMICAL COMPANY

HAS THE WORLD'S LARGEST INTEGRATED CHEMICAL MANUFACTURING SITE IN LAKE JACKSON

AREA EDUCATION:

- THERE ARE 4 PUBLIC SCHOOL DISTRICT IN THE LAKE JACKSON-ANGLETON TRADE AREA: BRAZOSPORT ISD, COLUMBIA-BRAZORIA ISD, ANGLETON ISD, DANBURY ISD
- BRAZOSPORT COLLEGE - 4,317 STUDENTS
RANKED AMONG THE TOP 10 COMMUNITY COLLEGES IN THE UNITED STATES

MAJOR EMPLOYERS:



THE DOW CHEMICAL COMPANY

5,000 EMPLOYEES AND CONTRACTORS



THE INFINITY GROUP

1,929 EMPLOYEES



BRAZOSPORT ISD

1,699 EMPLOYEES



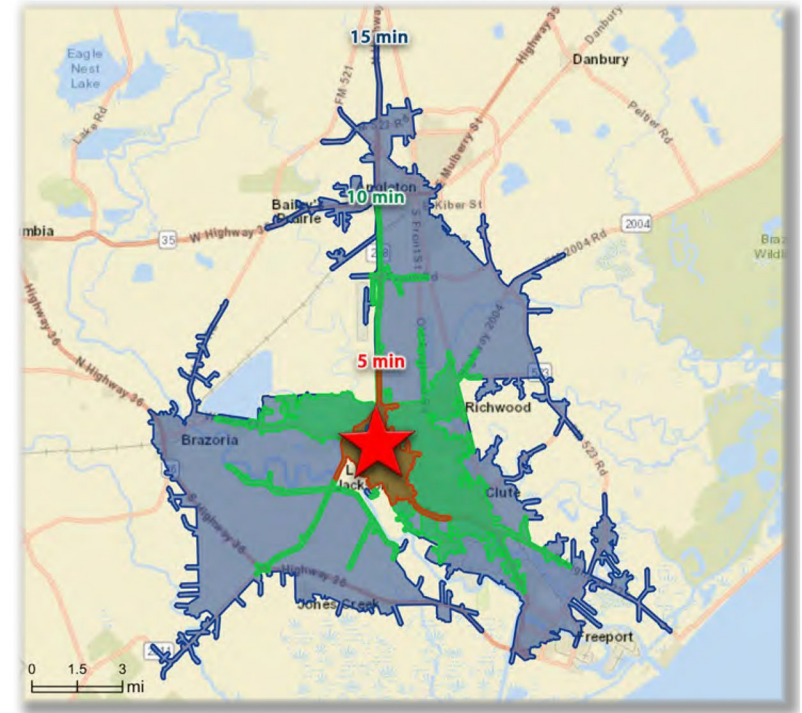
BRAZORIA COUNTY

1,382 EMPLOYEES



PHILLIPS 66

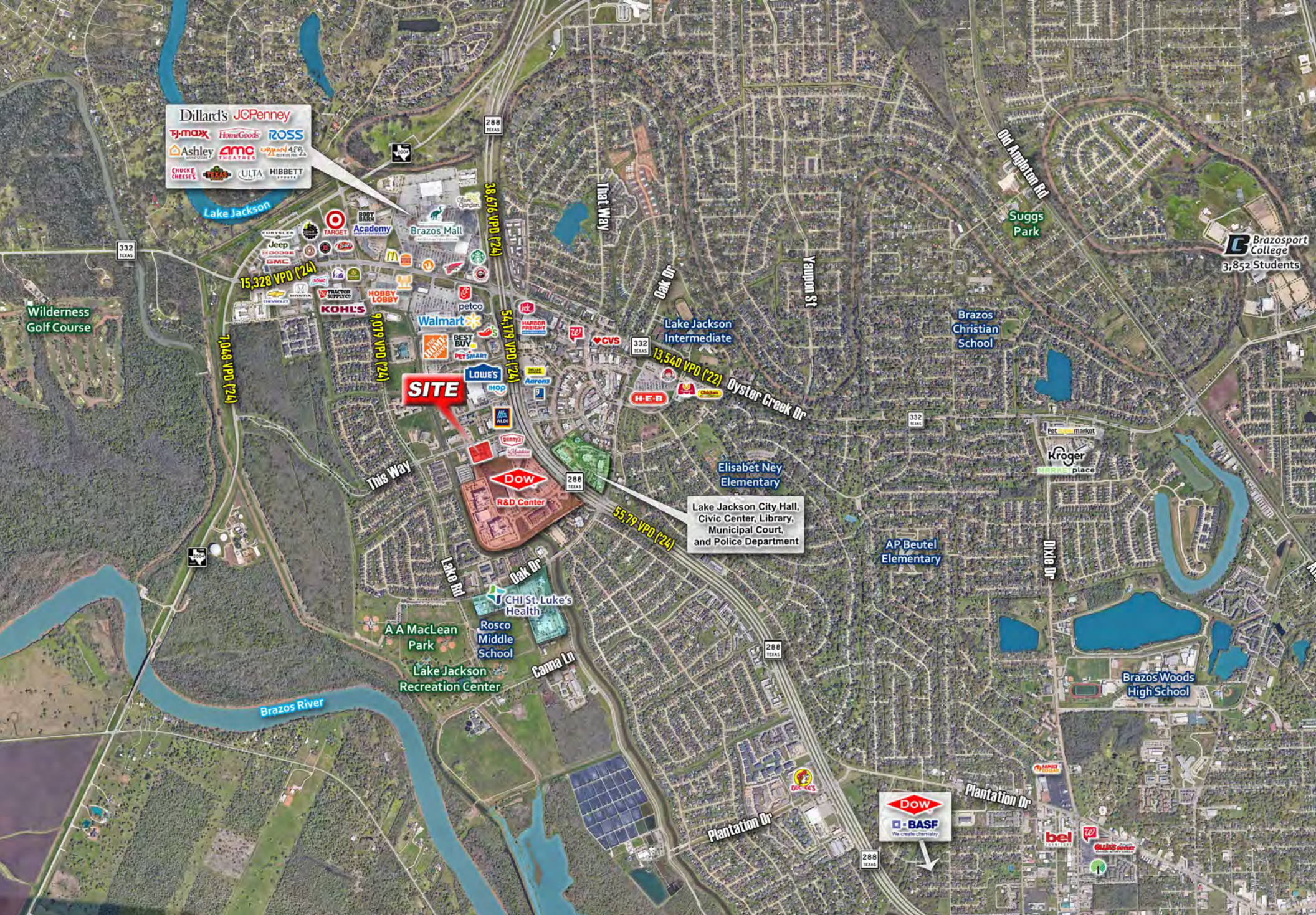
1,035 EMPLOYEES



Demographic Snapshot:	5 min	10 min	15 min
2025 Estimated Population:	10,872	39,018	73,157
2030 Projected Population:	11,175	40,583	76,156
2025 Daytime Population:	14,074	45,551	75,243
2025 Estimated Households:	4,594	15,212	27,708
2025 Average HH Income:	\$101,392	\$113,959	\$106,107







Dillard's JCPenney
TJ-max HomeGoods ROSS
Ashley AMC Uptown 4PM
CHUCKY CHEESE'S TEXAS ULTA HIBBETT

Brazosport College
3,852 Students

SITE

Lake Jackson City Hall,
Civic Center, Library,
Municipal Court,
and Police Department

Dow
BASF
We create chemistry

5 Minute Drive Time

Tapestry Profile

This Way St, Lake Jackson, Texas, 77566 | Drive time of 5 minutes



4,594

Households



35.8 ↓

Median Age

10.6% lower than
United States.



\$83.7K ↑

Median HH Income

2.4% higher than United
States.



\$246.3K ↓

Median Home Value

50.4% lower than
United States.



2.9

Home Value to
Income Ratio

Median home value
divided by median
household income



Tapestry

Top 5 segments by household count

K2 Middle Ground > 1,978 | **43.1%**

D3 Modern Minds > 1,716 | **37.4%**

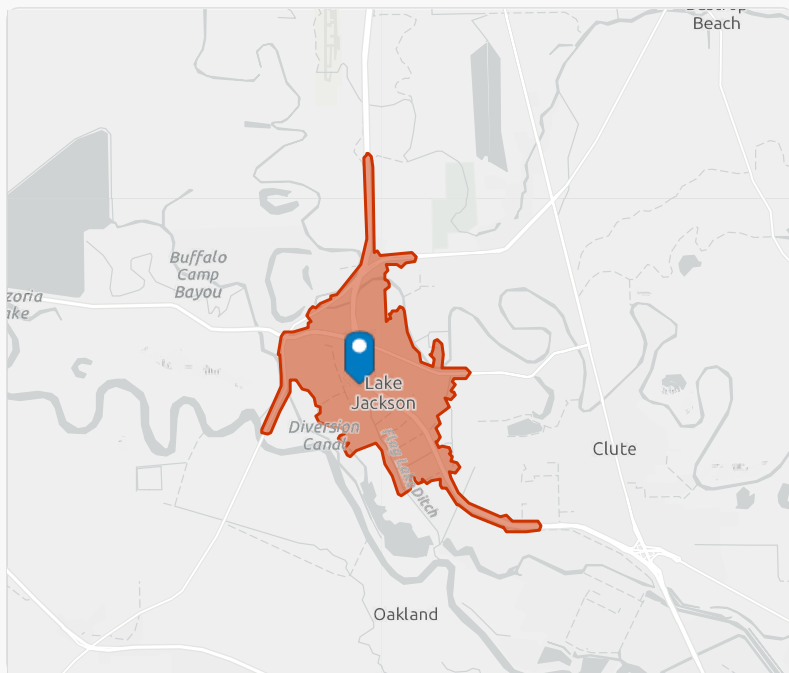
E6 Family Bonds > 388 | **8.4%**

C3 Metro Fusion > 236 | **5.1%**

K4 Classic Comfort > 142 | **3.1%**

Other 134 | **2.9%**

Middle Ground accounts for 43.1% of households in the area which is **40.8% higher** than the U.S.



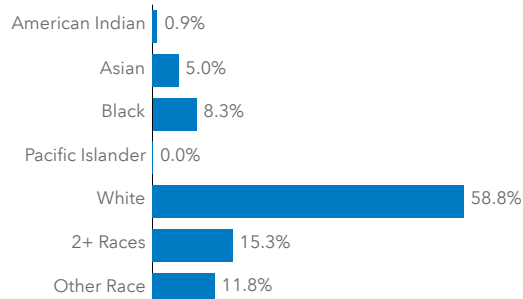
Diversity Index

78.5

0

100

Population by Race



[Source:](#) This infographic contains data provided by Esri (2025). © 2025 Esri

10 Minute Drive Time

Tapestry Profile

This Way St, Lake Jackson, Texas, 77566 | Drive time of 10 minutes



15.2K
Households



36.5 ↓
Median Age

8.5% lower than
United States.



\$92.3K ↑
Median HH Income

11.6% higher than
United States.



\$274.9K ↓
Median Home Value

34.8% lower than
United States.



3.0

Home Value to
Income Ratio

Median home value
divided by median
household income



Tapestry

Top 5 segments by household count

D3 Modern Minds > 3,375 | **22.2%**



L1 Savvy Suburbanites > 2,788 | **18.3%**



K2 Middle Ground > 2,157 | **14.2%**



E6 Family Bonds > 1,607 | **10.6%**



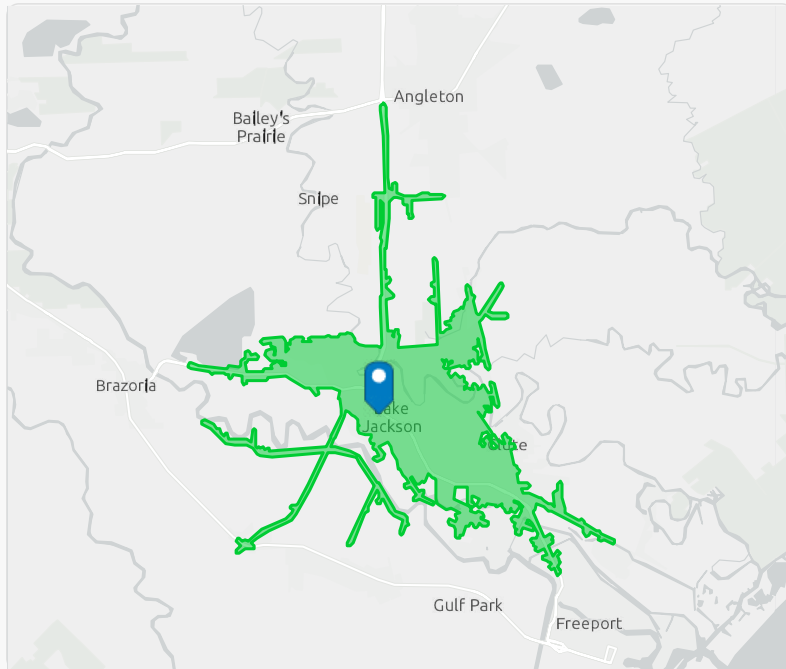
K4 Classic Comfort > 1,397 | **9.2%**



Other 3,888 | **25.6%**



Modern Minds accounts for 22.2% of households in the area which is **20.3% higher** than the U.S.



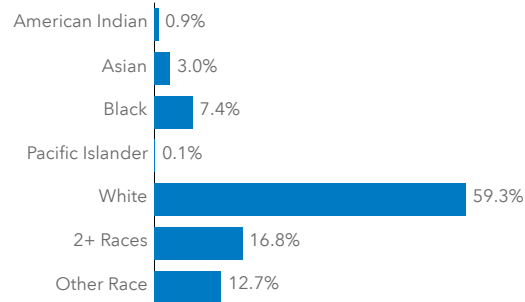
Diversity Index

78.4

0

100

Population by Race



[Source:](#) This infographic contains data provided by Esri (2025). © 2025 Esri

15 Minute Drive Time

Tapestry Profile

This Way St, Lake Jackson, Texas, 77566 | Drive time of 15 minutes



27.7K
Households



36.7 ↓
Median Age

7.9% lower than
United States.



\$83.8K ↑
Median HH Income

2.6% higher than United
States.



\$258.1K ↓
Median Home Value

43.6% lower than
United States.



3.1
Home Value to
Income Ratio
Median home value
divided by median
household income



Tapestry

Top 5 segments by household count

E6 Family Bonds > 4,128 | 14.9%

D3 Modern Minds > 3,436 | 12.4%

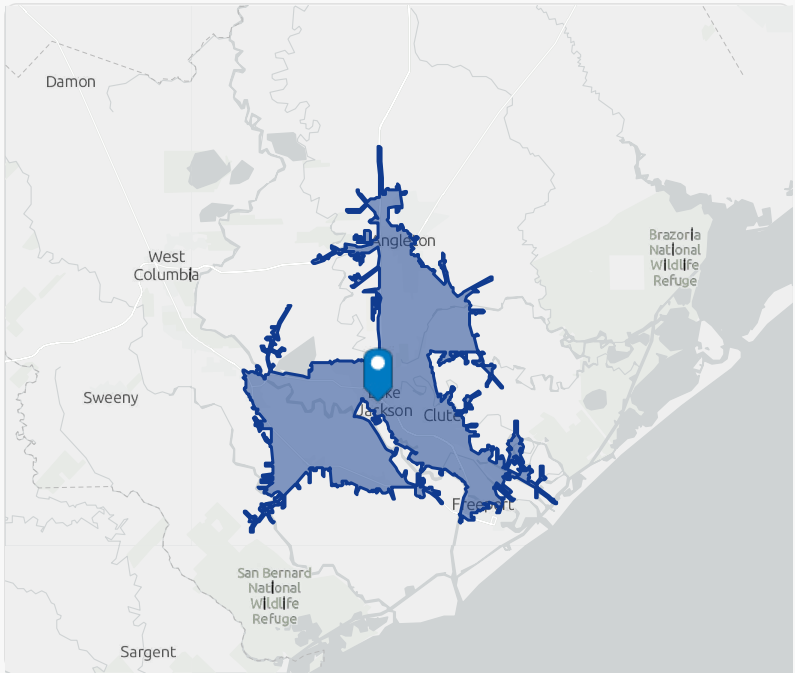
L1 Savvy Suburbanites > 3,236 | 11.7%

K4 Classic Comfort > 2,993 | 10.8%

I6 Southern Satellites > 2,586 | 9.3%

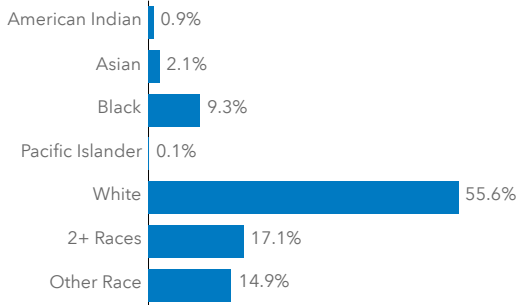
Other 11.3K | 40.9%

Family Bonds accounts for 14.9% of households in the area which is **13.4% higher** than the U.S.



Diversity Index **80.8**
0 100

Population by Race



Source: This infographic contains data provided by Esri (2025). © 2025 Esri



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