

For Sale

Mainland City Centre Business Park

10000 Emmett F Lowry Expressway
Texas City, TX 77591

Property Description

- Seller Financing Available
- No onsite storm water detention required
- Shovel ready land ready to go for the construction of your business
- Zoned for General Business, Office, Medical, Retail, Business Services
- All utilities
- Excellent ingress/egress

Sales Price: Lots 2, 3, 6, & 7 - \$15/SF

Lots 1, 4, 5, 8 - \$8.00/SF



Accelerating success.



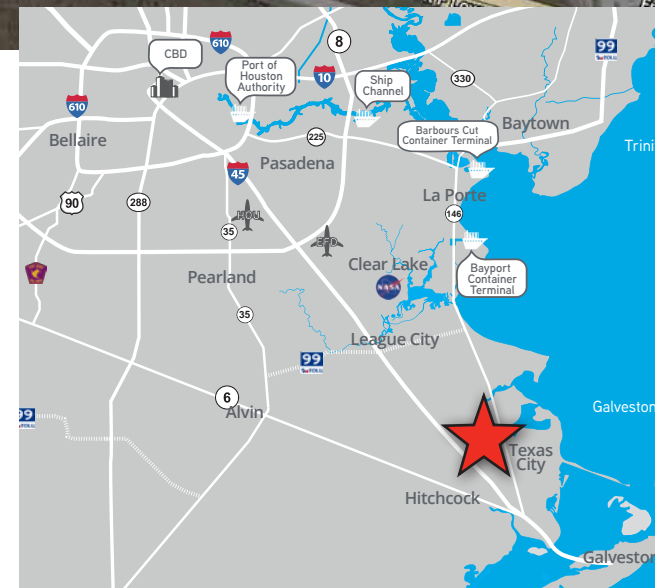
Presented By:

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Senior Associate

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Parcel Sizes:

1	3.00 AC	5	2.53 AC
2	1.104 AC	6	3.939 AC
3	1.00 AC	7	1.106 AC
4	2.53 AC	8	9.372 AC

8 Outparcels

10000 Emmett F Lowry Expressway, Texas City, TX 77591



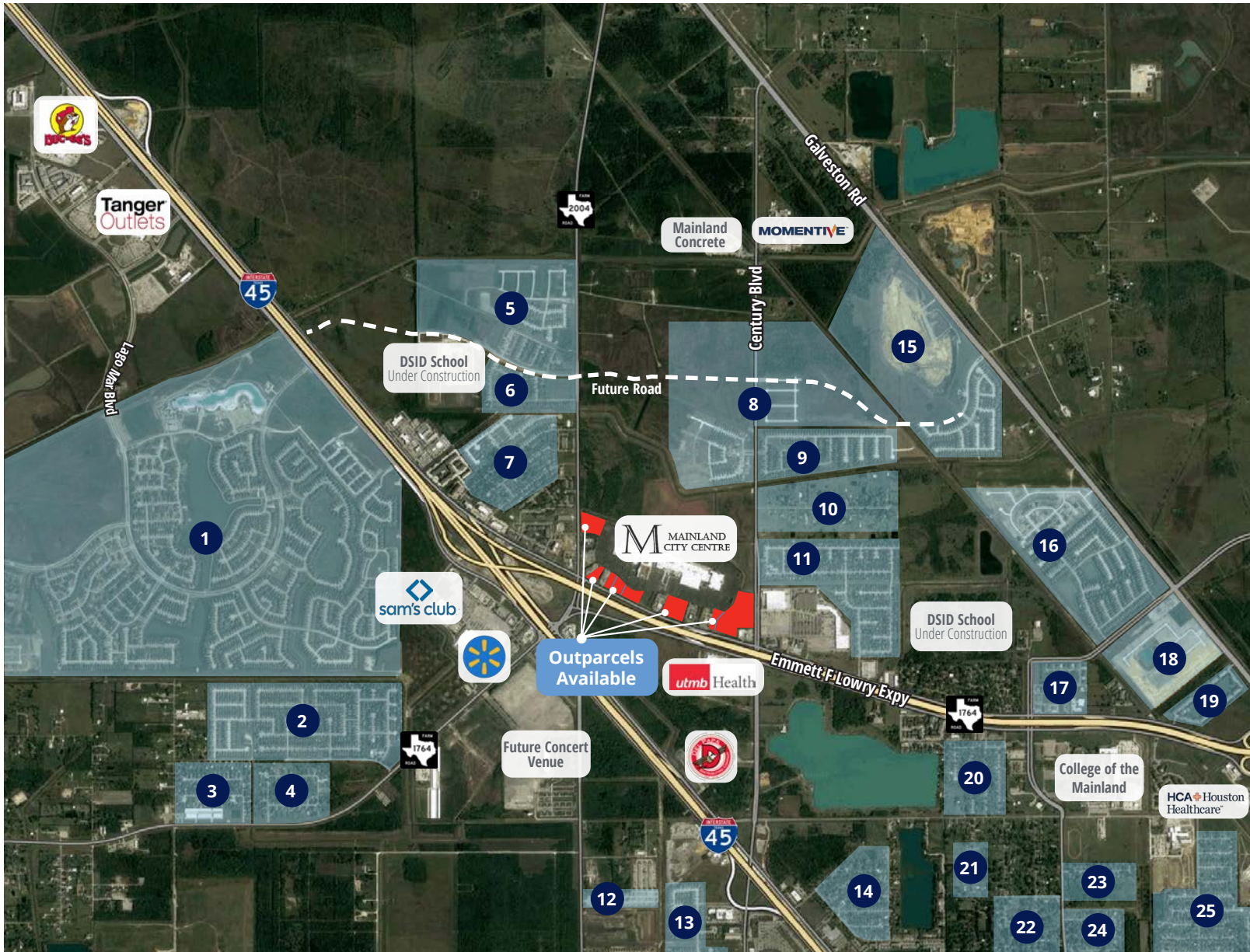
Mainland City Centre



Outparcels Available

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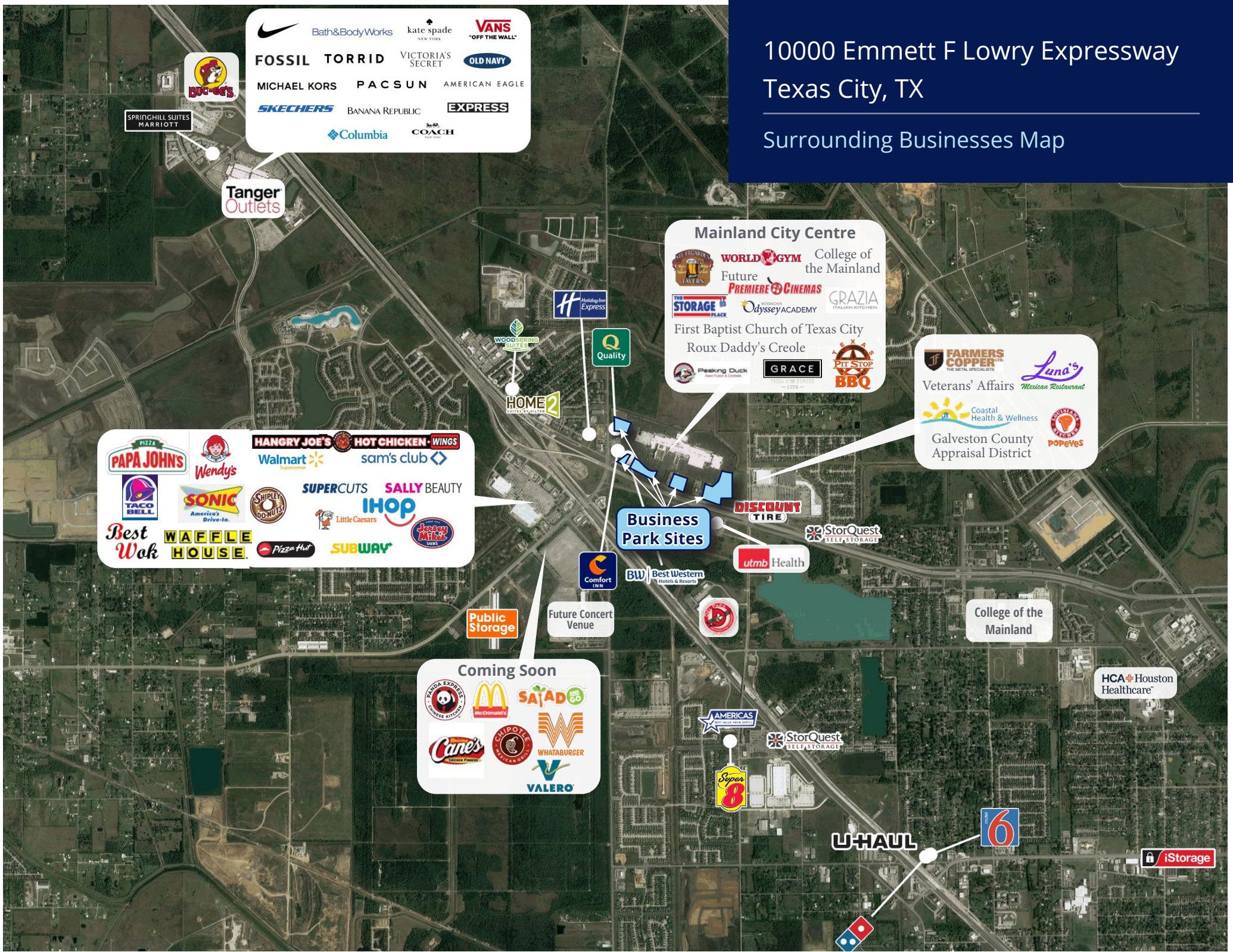
Surrounding Neighborhoods Surrounding Neighborhoods



1	Lago Mar	4,000 Homes
2	Painted Meadows	603 Homes
3	Prairie Knoll Estates	104 homes
4	Westwood	45 Homes
5	Cobblestone	290 Homes
6	Rainsong	156 Homes
7	Park Place South	151 Homes
8	Central Park Square	169 Homes
9	Lone Trail Village	195 Homes
10	Scottsdale Estates	26 Homes
11	South Point Estates	363 Homes
12	US RV Resorts	-
13	Delany Cove	-
14	Freeway Park	89 Homes
15	Marlow Lake	175 Homes
16	Pearlbrook	324 Homes
17	Amburn Park	60 Homes
18	Future Vida Costera	-
19	The Retreat at Texas City Apartments	-
20	Westland Ridge	137 homes
21	Tarpey & Noble	45 Homes
22	Super City	85 Homes
23	Amburn Homesites	104 Homes
24	Lynnhurst	84 Homes
25	South Acre Manor	531 Homes

10000 Emmett F Lowry Expressway Texas City, TX

Surrounding Businesses Map



NIKE Bath&BodyWorks kate spade **VANS** "OFF THE WALL"
FOSSIL **TORRID** VICTORIA'S SECRET **OLD NAVY**
MICHAEL KORS PAC SUN AMERICAN EAGLE
SKECHERS BANANA REPUBLIC **EXPRESS**
Columbia **COACH**

SPRINGHILL SUITES MARRIOTT



Tanger Outlets

Mainland City Centre
ST. THOMAS TAVERN **WORLD GYM** College of the Mainland
Future PREMIERE CINEMAS **GRAZIA**
THE STORAGE PLACE **Odyssey ACADEMY**
First Baptist Church of Texas City
Roux Daddy's Creole
Peeking Duck **GRACE** **Pit Stop BBQ**

FARMERS COPPER **Luna's**
Veterans' Affairs Mexican Restaurant
Coastal Health & Wellness **POPEYE'S**
Galveston County Appraisal District

PAPA JOHN'S **HANGRY JOE'S** **HOT CHICKEN** **WINGS**
Wendy's **Walmart** **sam's club**
TACO BELL **SONIC** **SHIPLEY DONUTS** **SUPERCUTS** **SALLY BEAUTY**
Best Wok **WAFFLE HOUSE** **Pizza Hut** **ihop** **Little Caesars** **Jordan Mix**
Subway

Coming Soon
PANDA EXPRESS **McDonald's** **SAYAD**
Cane's **CHIPOTE** **WHATABURGER**
VALERO

Business Park Sites

DISCOUNT TIRE

StorQuest SELF STORAGE

utmb Health

Comfort INN

BW Best Western

Public Storage

Future Concert Venue

College of the Mainland

HCA Houston Healthcare

AMERICAS

StorQuest SELF STORAGE

Super 8

U-HAUL

6

iStorage



Market Overview

10000 Emmett F Lowry Expy, Texas City, Texas, 77591

5 mile radius

Household & population characteristics



\$65,937

Median household income



\$268,781

Median home value



65.2%

Owner occupied housing units



37.3

Median age



51.4%

Female population



51.6%

% Married (age 15 or older)

Annual lifestyle spending



\$2,419

Travel



\$20

Tickets to Movies



\$58

Theatre/Operas/Concerts



\$67

Admission to Sports Events



\$8

Online Gaming Services

Households & population



80,383

Current total population



84,324

5 Year total population



30,517

Current total households



32,433

5 year total households

Education

11%

No high school diploma



30%

High school graduate



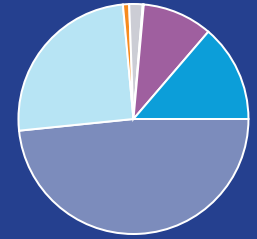
34%
Some college



24%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



2,329

Total businesses



22,501

Total employees

Annual household spending



\$1,985

Apparel & Services



\$219

Computers & Hardware



\$3,267

Eating Out



\$5,997

Groceries



\$6,499

Health Care

Employment



61%

White collar



24%

Blue collar

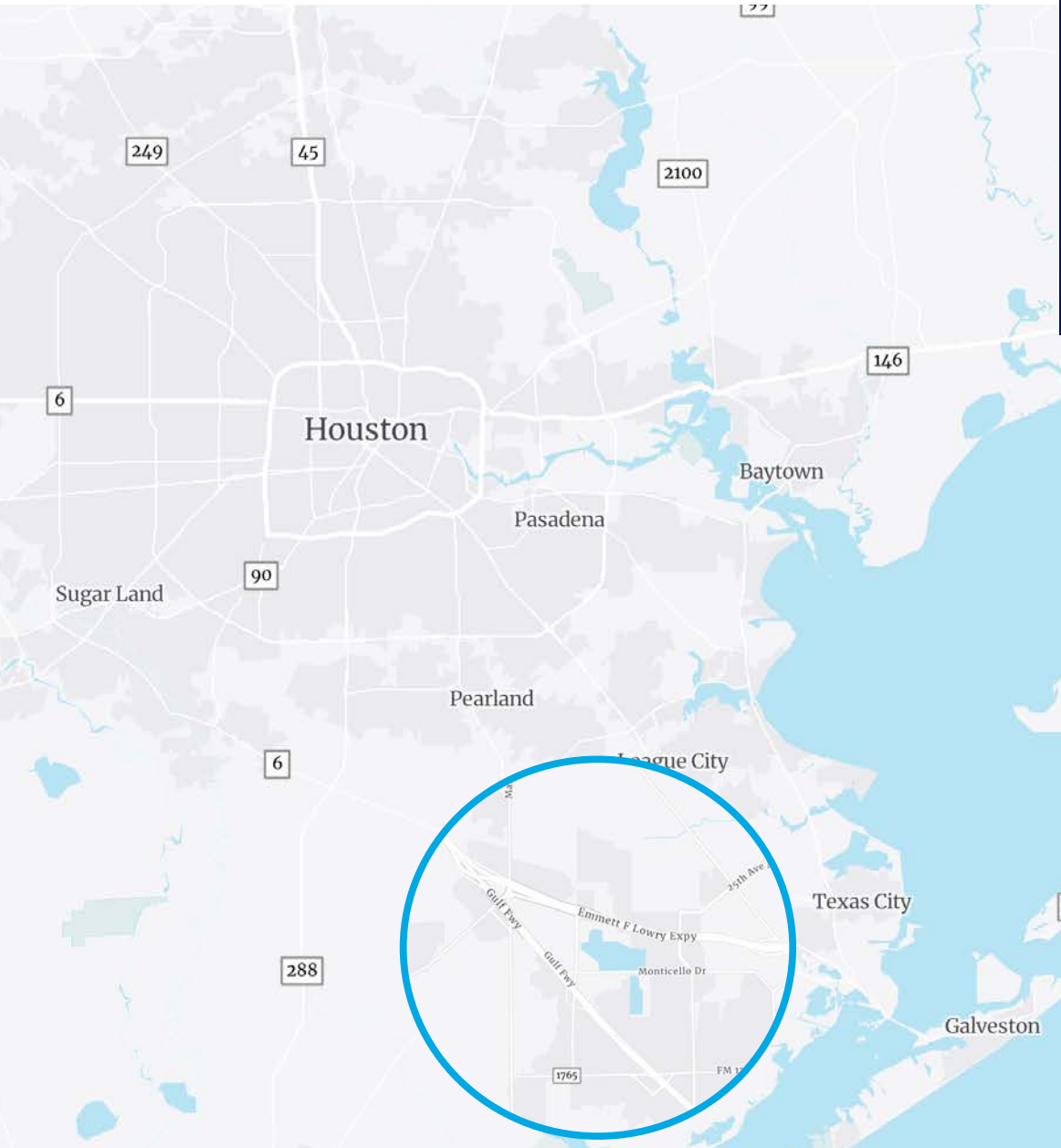


14%

Services

4.9%

Unemployment rate



8 Outparcels

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Major Employers Surrounding Site

Major Area Employers - Texas City



2,000 employees



1,300 employees



850 employees



480 employees



480 employees



325 employees



300 employees



291 employees



279 employees

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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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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