

# FOR LEASE WEST LOOP VILLAGE EL CAMPO, TX



**Divisible Options  
Available**

**3703 FM 2765  
El Campo, TX 77437**

**Across from the El Campo  
Civic Center**



## AVAILABLE SPACE

**Second Generation Fitness Gym Space**  
**SUITE J - 4,000 SF — Space is Divisible**  
**\$17.00 SF/YR/NNN**

- ◆ Located at Hwy 71 and West Loop FM 2765
- ◆ Tenants include DermSurgery, Little Caesars, Shoe Dept & Metro PCS
- ◆ Super Wal-Mart, El Campo Memorial Hospital, Stripes Convenience Store and the Civic Center are located across the street

**cmu brokerage**



**Trent Vacek, CCIM, Vice President**

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**713-961-4666**

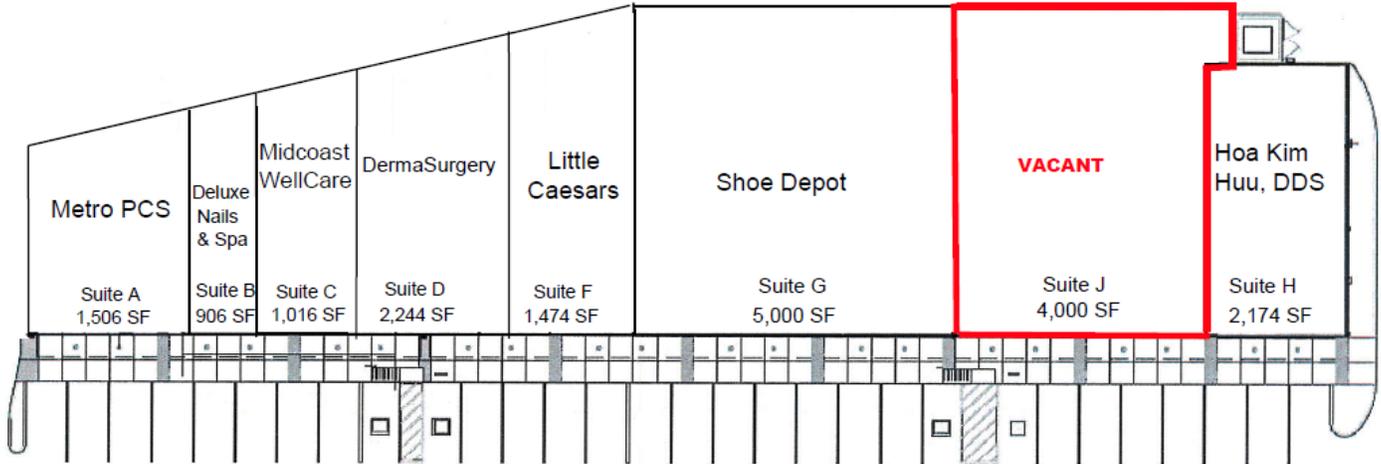
**www.cmirealestate.com**

**820 Gessner, Ste 1525, Houston, TX 77024**

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WEST LOOP VILLAGE

4,000 SF space has  
option to divide.



EL CAMPO RETAIL CENTER  
FM Highway 2765  
El Campo, TX 77437

# Demographic Summary Report

## West Loop Village

3703 FM 2765, El Campo, TX 77437

Building Type: **General Retail**      Total Available: **4,000 SF**  
 Secondary: **Storefront**      % Leased: **78.02%**  
 GLA: **18,195 SF**      Rent/SF/Yr: **\$17.00**  
 Year Built: **2007**



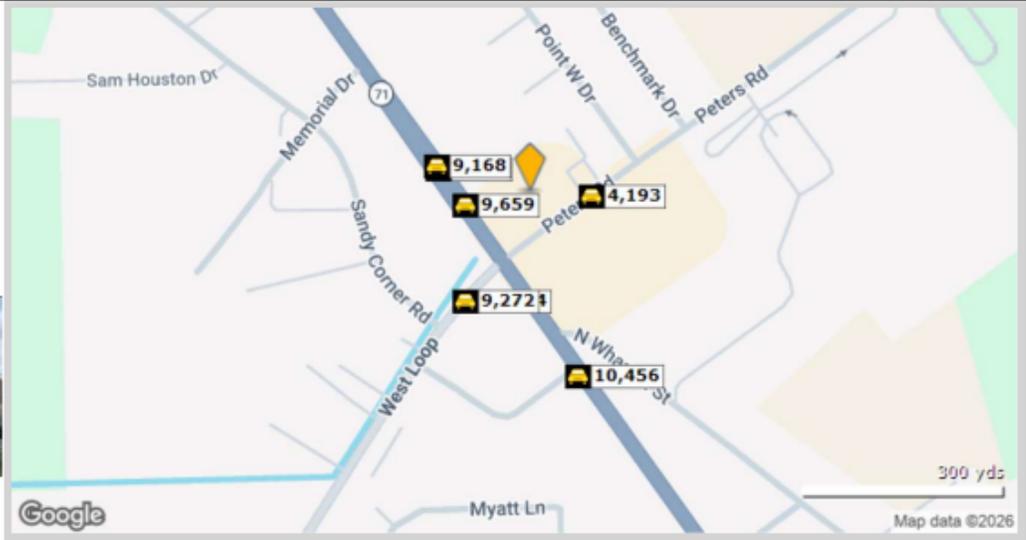
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	2,265	14,207	16,465
2024 Estimate	2,258	14,018	16,264
2020 Census	2,310	13,608	15,886
Growth 2024 - 2029	0.31%	1.35%	1.24%
Growth 2020 - 2024	-2.25%	3.01%	2.38%
<b>2024 Population by Hispanic Origin</b>	792	7,019	8,121
<b>2024 Population</b>	2,258	14,018	16,264
White	1,666 73.78%	7,669 54.71%	8,978 55.20%
Black	68 3.01%	1,303 9.30%	1,420 8.73%
Am. Indian & Alaskan	17 0.75%	119 0.85%	136 0.84%
Asian	7 0.31%	69 0.49%	75 0.46%
Hawaiian & Pacific Island	0 0.00%	0 0.00%	0 0.00%
Other	500 22.14%	4,857 34.65%	5,656 34.78%
U.S. Armed Forces	0	0	0
<b>Households</b>			
2029 Projection	856	5,122	5,923
2024 Estimate	853	5,056	5,854
2020 Census	874	4,920	5,729
Growth 2024 - 2029	0.35%	1.31%	1.18%
Growth 2020 - 2024	-2.40%	2.76%	2.18%
Owner Occupied	651 76.32%	3,231 63.90%	3,800 64.91%
Renter Occupied	202 23.68%	1,825 36.10%	2,053 35.07%
<b>2024 Households by HH Income</b>	853	5,057	5,854
Income: <\$25,000	116 13.60%	1,201 23.75%	1,335 22.80%
Income: \$25,000 - \$50,000	103 12.08%	1,278 25.27%	1,476 25.21%
Income: \$50,000 - \$75,000	94 11.02%	629 12.44%	732 12.50%
Income: \$75,000 - \$100,000	121 14.19%	691 13.66%	796 13.60%
Income: \$100,000 - \$125,000	188 22.04%	411 8.13%	465 7.94%
Income: \$125,000 - \$150,000	80 9.38%	261 5.16%	377 6.44%
Income: \$150,000 - \$200,000	99 11.61%	454 8.98%	497 8.49%
Income: \$200,000+	52 6.10%	132 2.61%	176 3.01%
<b>2024 Avg Household Income</b>	\$102,678	\$72,406	\$74,094
<b>2024 Med Household Income</b>	\$98,449	\$51,410	\$52,781

**Traffic Count Report**

**West Loop Village**

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	North Mechanic Street	Fm 2765	0.06 SE	2020	9,659	AADT	.06
2	Farm-to-Market Road 2765	Point West Dr	0.03 NE	2024	4,201	MPSI	.06
3	I 20-N Business	Point West Dr	0.03 NE	2020	3,011	AADT	.06
4	Farm-to-Market Road 2765	Point West Dr	0.03 NE	2025	4,193	MPSI	.06
5	North Mechanic Street	Fm 2765	0.10 SE	2025	9,412	MPSI	.08
6	N Mechanic St	Fm 2765	0.10 SE	2024	9,168	MPSI	.08
7	West Loop Street	Sandy Corners Rd	0.03 SW	2025	11,755	MPSI	.11
8	West Loop Street	18479 Drw	0.05 SE	2021	11,574	AADT	.11
9	W Loop St	18479 Drw	0.05 SE	2023	9,272	MPSI	.11
10	North Mechanic Street	Tura St	0.17 SE	2025	10,456	MPSI	.16





# 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.

CMI Brokerage	390205-BB	cmi@cmirealestate.com	713.961.4666
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Victor E. Vacek, Jr.	153348-B	vev@cmirealestate.com	713.961.4666
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Trent Vacek	506635-SA	tvacek@cmirealestate.com	713.961.4666
Name of Sales Agent/Associate	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date