

# FM 2004 & FM 1764 La Marque, TX

- Surrounded by a 280 acre subdivision
- Approx. 2 AC conveniently located on the NEC of FM 2004 & FM 1764 (Texas Ave) La Marque, TX 77568
- Close proximity to Gulf Greyhound Park, Wal-Mart, and Mall of the Mainland
- Approximately 1 mile from I-45

#### LOCATION

NEC of FM 2004 & Texas Ave. La Marque, TX 77568

#### **AVAILABLE**

1.898 ACRES (82,692 SF)

# Contact Charlie Scott

713.533.3020

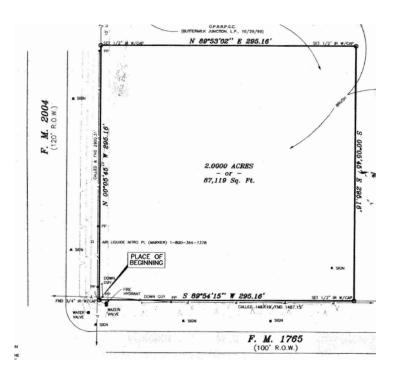
cscott@newregionalplanning.com

## Contact Blake Tartt III

713.523.2929

btartt@newregionalplanning.com

# 1.898 Acres For Sale



# Demographics





\$ \$95,501 (5 mi)



## Traffic Counts

TEXAS AVE.

East of FM 2004

5,232 VPD ('21)



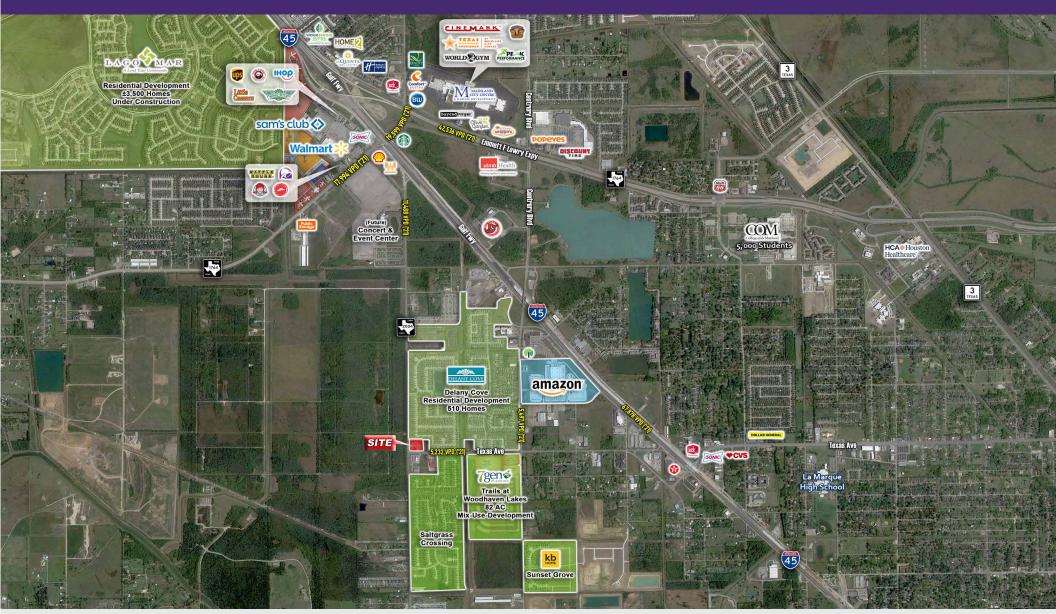
#### FOR MORE INFORMATION, PLEASE CONTACT

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BLAKE TARTT III | btartt@newregionalplanning.com | newregionalplanning.com | 713.523.2929

1600 West Loop South, Suite 600 | Houston, TX 77027

**1.898 Acres for Sale** NEC of FM 2004 & Texas Ave.



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This property is subject to prior sale, lease or financing, change in price, rental or other conditions, corrections, errors, omissions or removal from the market without notice. All information contained in this property packet, while based on and supplied by sources deemed reliable, is not, in any way, warranted or guaranteed, either expressed or implied by New Regional Planning, Inc. All information contained herein should be verified to the satisfaction of the person(s) replying thereon. This property packet is solely for informational purposes and under no circumstances whatsoever should be deemed a contract, note, memorandum or any other form of binding commitment.



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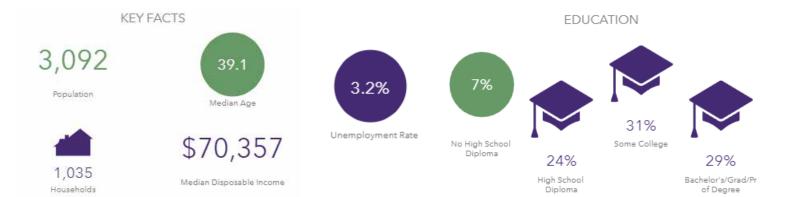
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|  | 1 mile    | 3 miles   | 5 miles   |
|--|-----------|-----------|-----------|
| Population Summary                     |           |           |           |
| 2010 Total Population                  | 1,306     | 22,321    | 50,371    |
| 2020 Total Population                  | 2,645     | 31,734    | 61,950    |
| 2020 Group Quarters                    | 3         | 580       | 825       |
| 2022 Total Population                  | 3,092     | 35,381    | 66,415    |
| 2022 Group Quarters                    | 3         | 636       | 828       |
| 2027 Total Population                  | 3,122     | 40,498    | 73,365    |
| 2022-2027 Annual Rate                  | 0.19%     | 2.74%     | 2.01%     |
| 2022 Total Daytime Population          | 2,288     | 28,676    | 53,820    |
| Workers                                | 638       | 8,070     | 15,285    |
| Residents                              | 1,650     | 20,606    | 38,535    |
| 2022 Population by Race/Ethnicity      |           |           |           |
| Total                                  | 3,093     | 35,381    | 66,414    |
| White Alone                            | 47.3%     | 44.7%     | 50.7%     |
| Black Alone                            | 23.6%     | 31.7%     | 26.3%     |
| American Indian Alone                  | 1.3%      | 0.7%      | 0.8%      |
| Asian Alone                            | 2.8%      | 2.1%      | 1.6%      |
| Pacific Islander Alone                 | 0.1%      | 0.1%      | 0.1%      |
| Some Other Race Alone                  | 9.3%      | 7.8%      | 7.8%      |
| Two or More Races                      | 15.5%     | 12.8%     | 12.6%     |
| Hispanic Origin                        | 31.6%     | 25.3%     | 24.9%     |
| Diversity Index                        | 82.2      | 79.9      | 78.2      |
| lousing Unit Summary                   |           |           |           |
| 2020 Housing Units                     | 921       | 12,915    | 25,624    |
| Vacant Housing Units                   | 2.4%      | 8.9%      | 9.1%      |
| 2022 Housing Units                     | 1,108     | 14,567    | 27,710    |
| Owner Occupied Housing Units           | 79.9%     | 61.2%     | 63.2%     |
| Renter Occupied Housing Units          | 13.5%     | 29.1%     | 27.3%     |
| Vacant Housing Units                   | 6.6%      | 9.8%      | 9.5%      |
| 2027 Housing Units                     | 1,143     | 16,815    | 30,832    |
| Owner Occupied Housing Units           | 78.7%     | 63.5%     | 64.9%     |
| Renter Occupied Housing Units          | 12.8%     | 25.6%     | 24.9%     |
| Vacant Housing Units                   | 8.5%      | 10.9%     | 10.2%     |
| Median Household Income                |           |           |           |
| 2022                                   | \$84,671  | \$75,910  | \$71,111  |
| 2027                                   | \$88,251  | \$86,242  | \$83,654  |
| 022 Households by Income               |           |           |           |
| Average Household Income               | \$97,774  | \$99,850  | \$95,501  |
| 027 Households by Income               |           |           |           |
| Average Household Income               | \$107,436 | \$116,833 | \$112,309 |
| 022 Affordability, Mortgage and Wealth |           |           |           |
| Housing Affordability Index            | 148       | 133       | 127       |
| Percent of Income for Mortgage         | 14.0%     | 16.3%     | 17.2%     |
| refeelt of income for horigage         | 17.070    | 10.570    | 17.2/0    |



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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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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 Nam<br>Primary Assumed Business Name | e or License No.         | Email           | Phone |
|---|--------------------------|-----------------|-------|
| Designated Broker of Firm   | License No.              | Email           | Phone |
| Licensed Supervisor of Sales Agen<br>Associate                    | License No.              | Email           | Phone |
| Sales Agent/Associate's Name                                      | License No.              | Email           | Phone |
| Buy   | er/Tenant/Seller/Landlor | d Initials Date |       |

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov