



165 Oyster Creek Drive Lake Jackson, TX 77566

#7064 - LAKE JACKSON, TX | RETAIL PROPERTY

FOR LEASE | 5,000 SF



PROPERTY DESCRIPTION

3,500 SF to 8,000 SF available. 50' W x 160' D. Situated between Family Dollar and Harbor Freight.

PROPERTY HIGHLIGHTS

- Diagonal to Brazos Mall (Corner of Route 288/Oyster Creek Dr)
- Strong retail market in Lake Jackson

OFFERING SUMMARY

| | |
|-----------------|-------------------|
| Available Size: | 3,500 to 8,000 SF |
| Building Size: | 31,192 |
| Lot Size: | 2.76 Acres |
| Lease Rate: | \$9.50 PSF |
| Tax Rate: | \$0.95 / SF |



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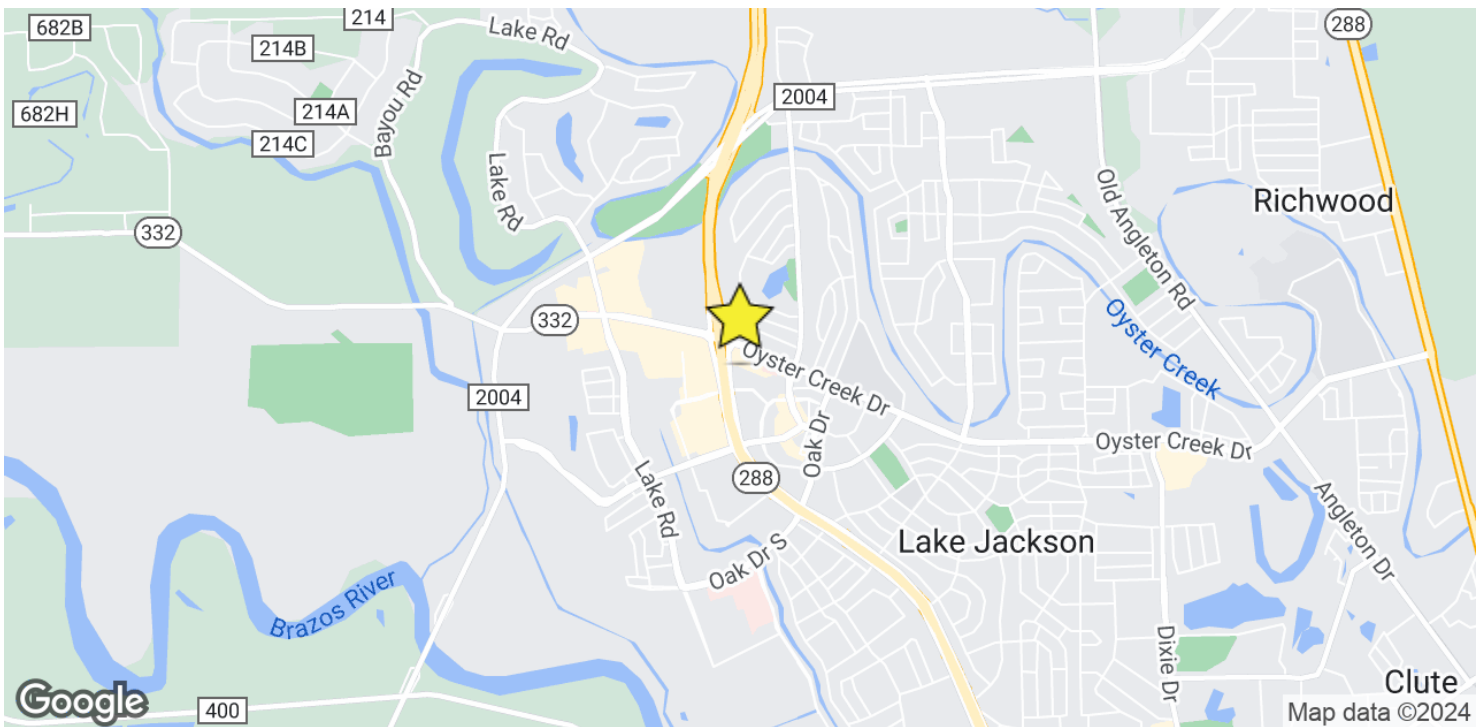
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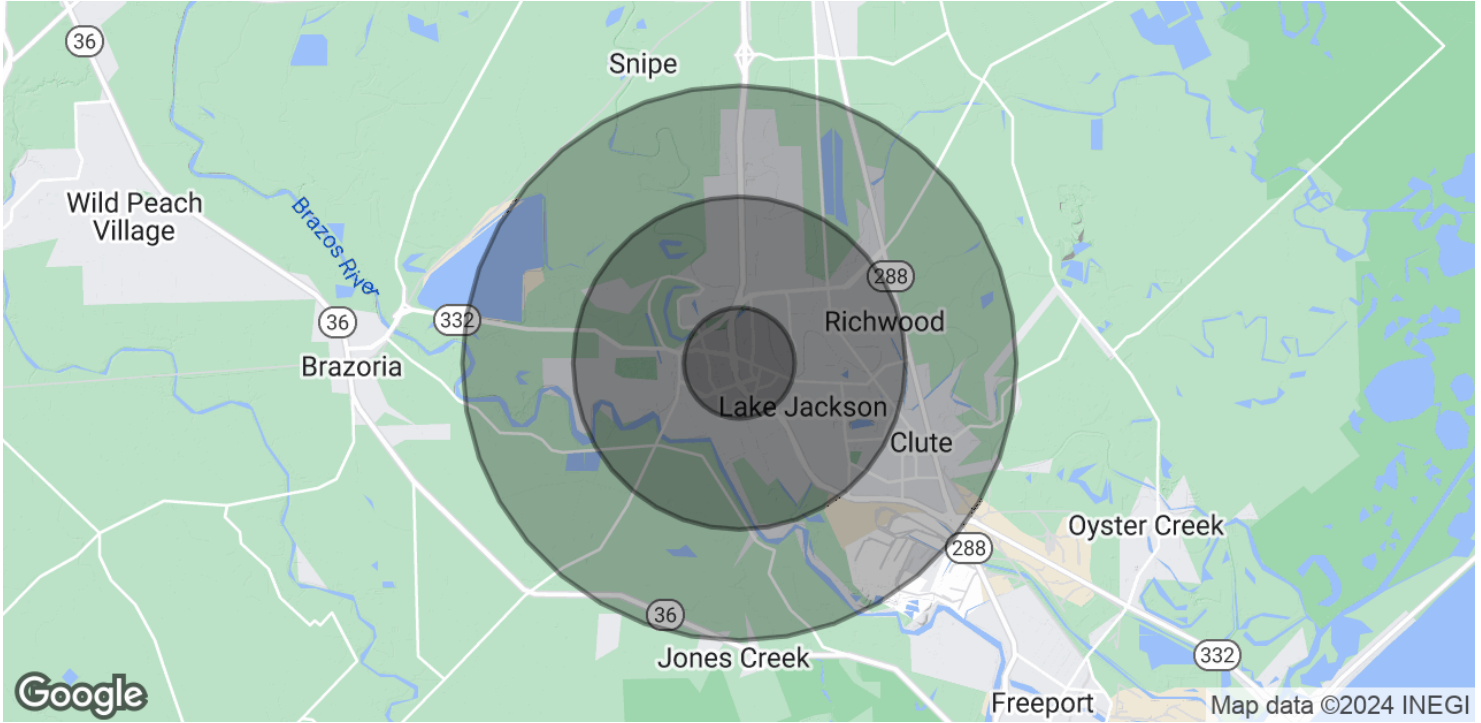
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 7,003 | 32,407 | 48,798 |
| Average age | 33.9 | 35.1 | 34.4 |
| Average age (Male) | 35.0 | 35.3 | 34.6 |
| Average age (Female) | 34.0 | 35.4 | 34.9 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total households | 2,623 | 11,873 | 17,639 |
| # of persons per HH | 2.7 | 2.7 | 2.8 |
| Average HH income | \$76,462 | \$77,613 | \$74,417 |
| Average house value | \$151,231 | \$158,453 | \$154,414 |

* Demographic data derived from 2020 ACS - US Census

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