

# FOR LEASE - La Marque Crossing

**AVAILABLE \$24.00 PSF/YR/NNN**

**Suite A 1,600 SF End Cap—coming soon**

**Suite C 1,360 SF Inline**

**Scan QR Code for  
Property Aerial**



## Property Details

- **Freestanding Shopping Center 14,260 SF**
- **Global Tenants**
- **Freeway Visibility**
- **Adjacent to Sam's Club and Walmart Supercenter**

## CURRENT TENANTS

AT&T

Little Caesars

GameStop

OneMain Financial

La Belle Nails & Spa

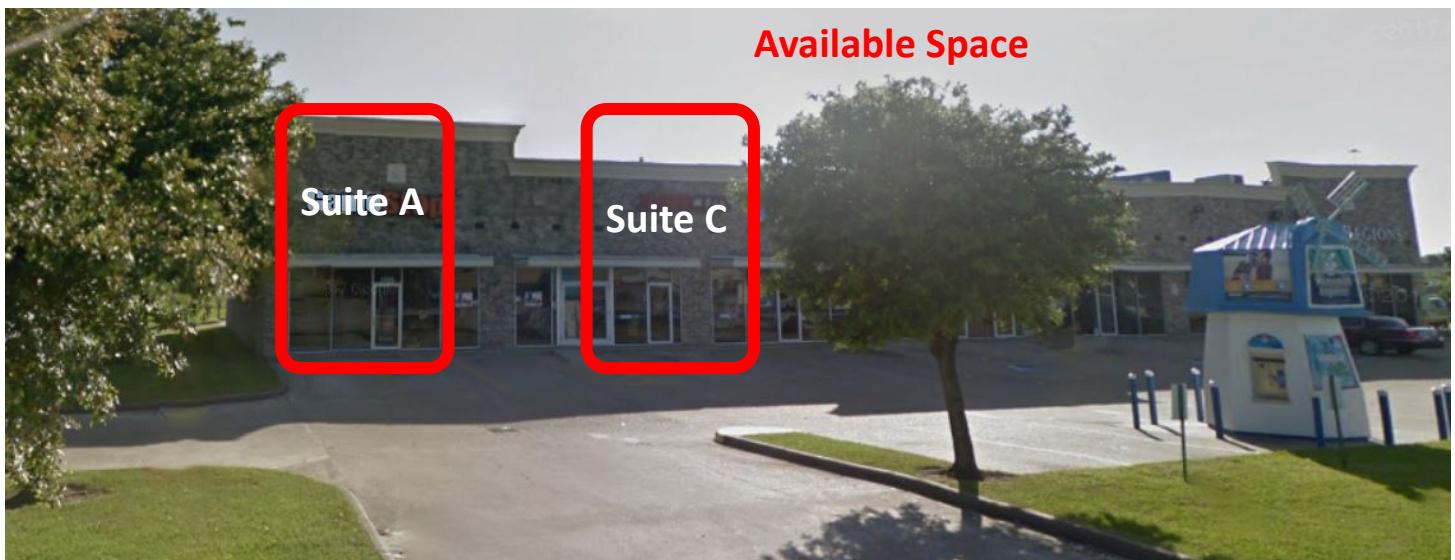
South Star Dental

**6408 I-45**

**La Marque, TX 77568**



## Available Space



**Trent Vacek, CCIM, Vice President**

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**713-961-4666**

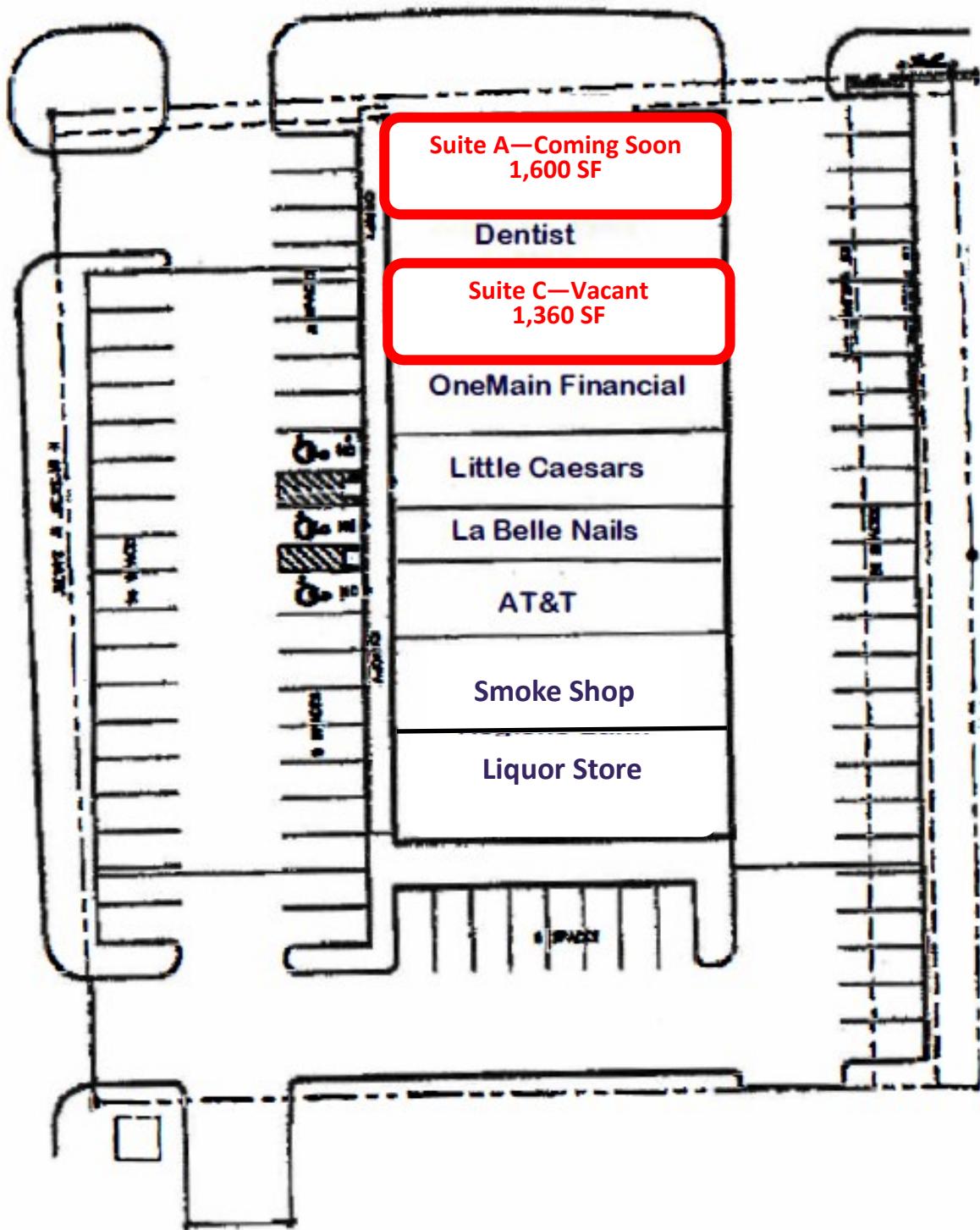
[www.cmirealestate.com](http://www.cmirealestate.com)

**CMI BROKERAGE**

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Houston, TX 77024

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## Demographic Summary Report

### La Marque Crossing Shopping Center

6408 Gulf Fwy, La Marque, TX 77568

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **14,260 SF**  
 Year Built: **2005**

Total Available: **5,360 SF**  
 % Leased: **62.41%**  
 Rent/SF/Yr: **\$24.00**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	6,873	30,299	91,314
2024 Estimate	6,205	28,262	86,196
2020 Census	4,208	24,472	80,422
Growth 2024 - 2029	10.77%	7.21%	5.94%
Growth 2020 - 2024	47.46%	15.49%	7.18%
<b>2024 Population by Hispanic Origin</b>	<b>1,827</b>	<b>7,699</b>	<b>24,949</b>
<b>2024 Population</b>	<b>6,205</b>	<b>28,262</b>	<b>86,196</b>
White	3,113 50.17%	13,004 46.01%	43,612 50.60%
Black	1,252 20.18%	7,771 27.50%	18,589 21.57%
Am. Indian & Alaskan	16 0.26%	87 0.31%	335 0.39%
Asian	242 3.90%	745 2.64%	1,746 2.03%
Hawaiian & Pacific Island	0 0.00%	0 0.00%	0 0.00%
Other	1,582 25.50%	6,655 23.55%	21,913 25.42%
U.S. Armed Forces	72	204	280
<b>Households</b>			
2029 Projection	2,502	10,951	33,345
2024 Estimate	2,254	10,202	31,413
2020 Census	1,544	8,978	29,605
Growth 2024 - 2029	11.00%	7.34%	6.15%
Growth 2020 - 2024	45.98%	13.63%	6.11%
Owner Occupied	1,489 66.06%	6,767 66.33%	21,183 67.43%
Renter Occupied	765 33.94%	3,434 33.66%	10,230 32.57%
<b>2024 Households by HH Income</b>	<b>2,256</b>	<b>10,201</b>	<b>31,412</b>
Income: <\$25,000	155 6.87%	1,081 10.60%	4,783 15.23%
Income: \$25,000 - \$50,000	288 12.77%	1,830 17.94%	5,624 17.90%
Income: \$50,000 - \$75,000	561 24.87%	1,891 18.54%	5,645 17.97%
Income: \$75,000 - \$100,000	285 12.63%	1,511 14.81%	5,059 16.11%
Income: \$100,000 - \$125,000	387 17.15%	1,257 12.32%	3,308 10.53%
Income: \$125,000 - \$150,000	216 9.57%	994 9.74%	2,384 7.59%
Income: \$150,000 - \$200,000	106 4.70%	590 5.78%	2,303 7.33%
Income: \$200,000+	258 11.44%	1,047 10.26%	2,306 7.34%
<b>2024 Avg Household Income</b>	<b>\$109,751</b>	<b>\$102,447</b>	<b>\$92,227</b>
<b>2024 Med Household Income</b>	<b>\$85,877</b>	<b>\$79,939</b>	<b>\$73,610</b>

## Traffic Count Report

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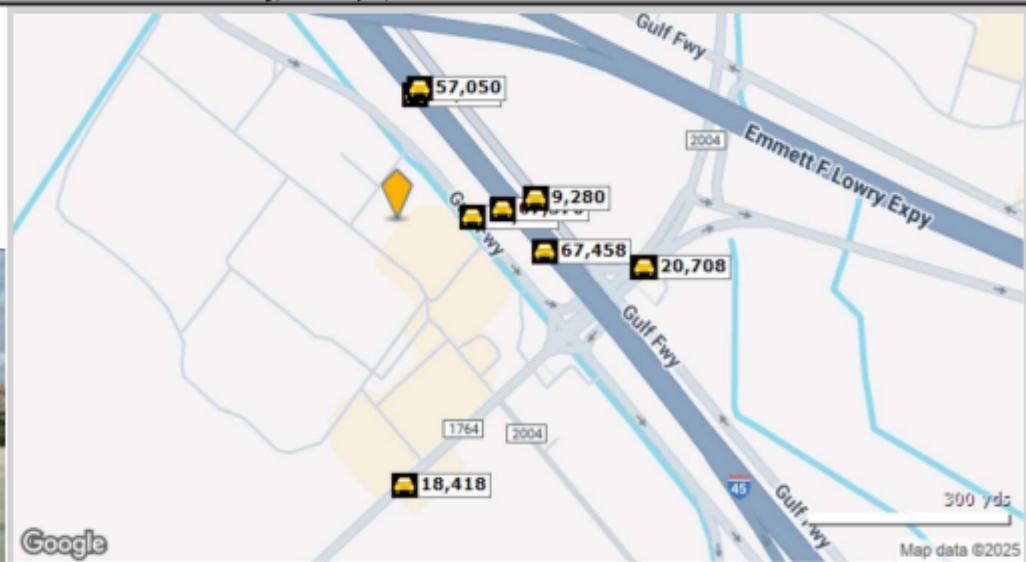
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Google

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Gulf Freeway Frontage Road	FM 1764	0.12 NW	2021	14,290	AADT	.07
2	Gulf Fwy	FM 1764	0.12 NW	2023	14,331	MPSI	.07
3	Gulf Freeway	FM 1764	0.06 SE	2025	67,570	MPSI	.09
4	I- 45	Gulf Fwy	0.04 NW	2024	59,492	MPSI	.11
5	I- 45	Gulf Fwy	0.04 NW	2025	57,050	MPSI	.11
6	Gulf Freeway Frontage Road	Gulf Fwy	0.12 NW	2021	9,280	AADT	.12
7	I- 45	FM 1764	0.06 SE	2023	67,458	MPSI	.13
8	FM 2004 Rd	Gulf Fwy	0.03 SW	2023	20,273	MPSI	.22
9	FM 2004	Gulf Fwy	0.03 SW	2024	20,708	MPSI	.22
10	FM 1764	FM 2004	0.11 NE	2024	18,418	MPSI	.22



## 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.*

2-10-2025



### 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.

### 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. 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.

**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.

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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	