

Space For Lease: 2,050 SF
8850 Spencer Hwy, La Porte Texas



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Retail / Medical Space
2nd Gen Space
Available April 2022
Base Lease Rate \$28 per/SF/Year

High traffic location across from
HEB and Walmart. Near
intersection of Spencer Hwy and
East Blvd

Daytime Population:
1Mile= 29,303 3Mile= 102940

Avg Household Income:
1Mile= \$82,402 3Mile= \$91,931

Traffic Count: 26,083
(Spencer Hwy at East Blvd)

The information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors or omissions, and is not in any way warranted by Ardent Commercial Realty Group, or by any agents, independent associates, subsidiaries, or employees of Ardent Commercial Realty Group. This information is subject to change without notice.

For More Information:

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E-mail: sir@ardent-us.com

Website: www.AH-us.com

Lease Rate \$28 P/SF/YR NNN

WAL-MART
ALWAYS LOW PRICES
Always

H-E-B
More Merchandise Better



Capital One



Chick-fil-A

Spencer Hwy



W Plantation Dr

**DISCOUNT
TIRE**

Appomattox



Cap

Spencer Hwy



Montgomery Ln

East Blvd

East Blvd

Cap

Ridgefield Rd

Spencer Hwy

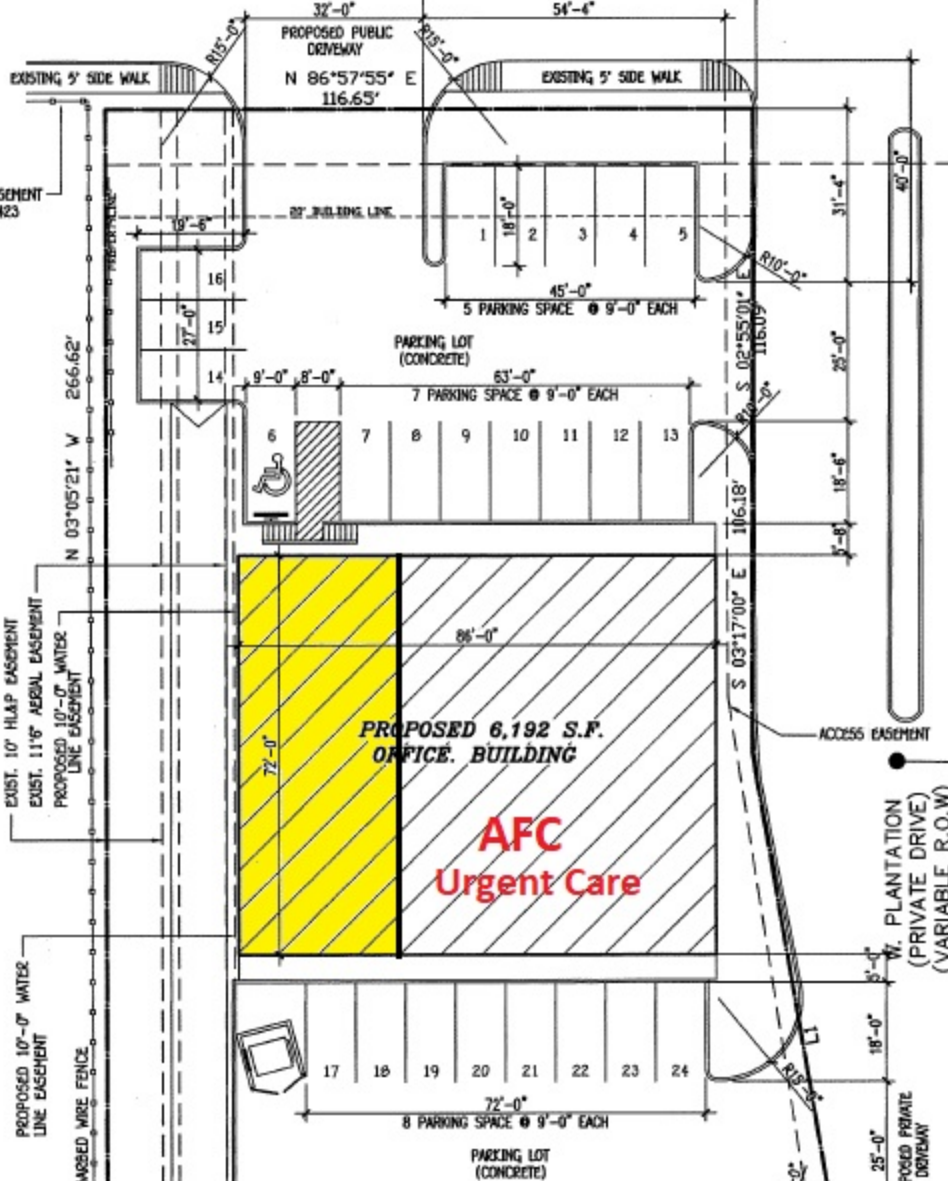
Bayer St



CVS URGENT CARE

MATTRESS EXPERTS

10' WATER LINE EASEMENT
H.C.C.F. NO. N175423



32'-0"
PROPOSED PUBLIC DRIVEWAY
N 86°57'55" E
116.65'

54'-4"

EXISTING 5' SIDE WALK

EXISTING 5' SIDE WALK

10'-6"

16'

15'

14'

9'-0"

8'-0"

6'

7'

8'

9'

10'

11'

12'

13'

72'-0"

86'-0"

17

18

19

20

21

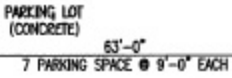
22

23

24

72'-0"

8 PARKING SPACE @ 9'-0" EACH



PROPOSED 6,192 S.F.
OFFICE BUILDING

AFC
Urgent Care

PARKING LOT
(CONCRETE)

EXIST. 10' HIAP EASEMENT
EXIST. 11'6" ABGAL EASEMENT
PROPOSED 10'-0" WATER
LINE EASEMENT

PROPOSED 10'-0" WATER
LINE EASEMENT
BARBED WIRE FENCE

N 03°05'21" W 266.62'

S 02°55'00" E 116.009'

S 03°17'00" E 116.18'

ACCESS EASEMENT

W. PLANTATION
(PRIVATE DRIVE)
(VARIABLE R.O.W)

PROPOSED PRIVATE
DRIVEWAY

31'-4"

25'-0"

18'-6"

5'-8"

5'-0"

15'-0"

25'-0"

40'-0"

15'-0"

R15'-0"

R15'-0"

R15'-0"

R15'-0"

R15'-0"

R15'-0"

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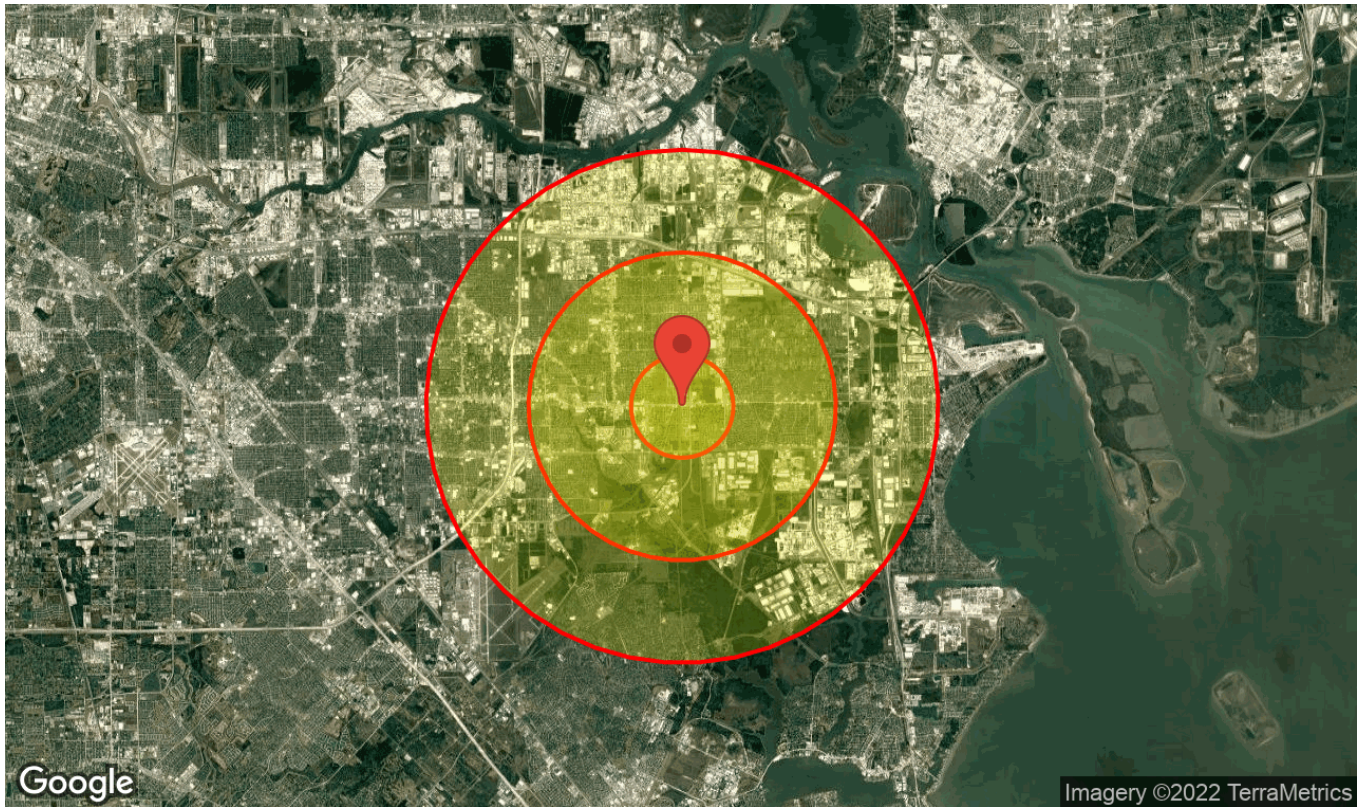
R15'-0"



DAYTIME POPULATION REPORT

Prepared By: Stephan Robinson

Radius: 1, 3, 5 miles Latitude: 29.66362 Longitude: -95.10086



Source: Pitney Bowes 2022 data

8850 Spencer Hwy B, La Porte, TX 77571, USA

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Disclaimer: The information provided on siteprospects.com has been obtained from public and private sources believed to be accurate and reliable. While we do not doubt their accuracy, we have not verified the information and make no guarantees, warranties or representations about their accuracy. It is your responsibility to independently confirm the accuracy and validity of any information provided on siteprospects.com.

POPULATION

	Radius 1 mile	Radius 3 mile	Radius 5 mile
2010 Residential Population	19,654	85,989	157,016
2018 Residential Population	22,388	94,482	170,965
2023 Residential Population	25,151	103,326	184,880
Annual Population Growth	553	1,769	2,783

Daytime Population Report

	Radius 1 mile	Radius 3 mile	Radius 5 mile
Total Daytime Population	29,303	102,940	174,241
Total Employees	17,492	53,459	80,711
Total Daytime at Home Population	11,811	49,481	93,530
Daytime Employee/At Home Population Ratio	1.48 : 1	1.08 : 1	0.86 : 1

■ Employees ■ At Home Population



Demographics Details

Population	1 mile(s)	3 mile(s)
2000 Census Population	18,482	77,489
2010 Census Population	19,654	85,989
2018 Population Estimate	22,388	94,482
2023 Population Projection	25,151	103,326
% Growth 2000 - 2010	6.34 %	10.97 %
% Growth 2010 - 2018	13.91 %	9.88 %
% Growth 2018 - 2023	12.34 %	9.36 %

Household Income	1 mile(s)	3 mile(s)
2018 Household income: Less than \$10,000	407	1,166
2018 Household income: \$10,000 to \$14,999	228	603
2018 Household income: \$15,000 to \$19,999	237	830
2018 Household income: \$20,000 to \$24,999	220	801
2018 Household income: \$25,000 to \$29,999	259	1,054
2018 Household income: \$30,000 to \$34,999	328	1,092
2018 Household income: \$35,000 to \$39,999	321	1,077
2018 Household income: \$40,000 to \$44,999	270	891
2018 Household income: \$45,000 to \$49,999	312	1,126
2018 Household income: \$50,000 to \$59,999	719	2,705
2018 Household income: \$60,000 to \$74,999	1,025	3,735
2018 Household income: \$75,000 to \$99,999	1,160	5,516
2018 Household income: \$100,000 to \$124,999	1,288	4,625
2018 Household income: \$125,000 to \$149,999	449	2,811
2018 Household income: \$150,000 to \$199,999	562	2,816
2018 Household income: \$200,000 or more	207	1,536
2018 Household income: Median	\$ 73,791	\$ 80,297
2018 Household income: Aggregate	\$ 660,553,464	\$ 3,056,567,437
2018 Household income: Average	\$ 82,402	\$ 91,931

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensees asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

