

SugarOak
Realty, LLC®

GULFWAY PLAZA | LAND FOR SALE

11001 DELANY RD, LA MARQUE, TX 77568



.92 ACRE DEVELOPMENT SITE

TONYA SPANGLER

VICE PRESIDENT, SALES/LEASING

814.483.6512

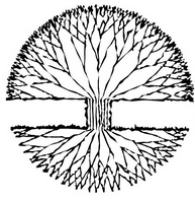
TONYAS@SUGAROAK.COM

ANDY WALSH

PRESIDENT/PRINCIPAL BROKER

804.308.1603

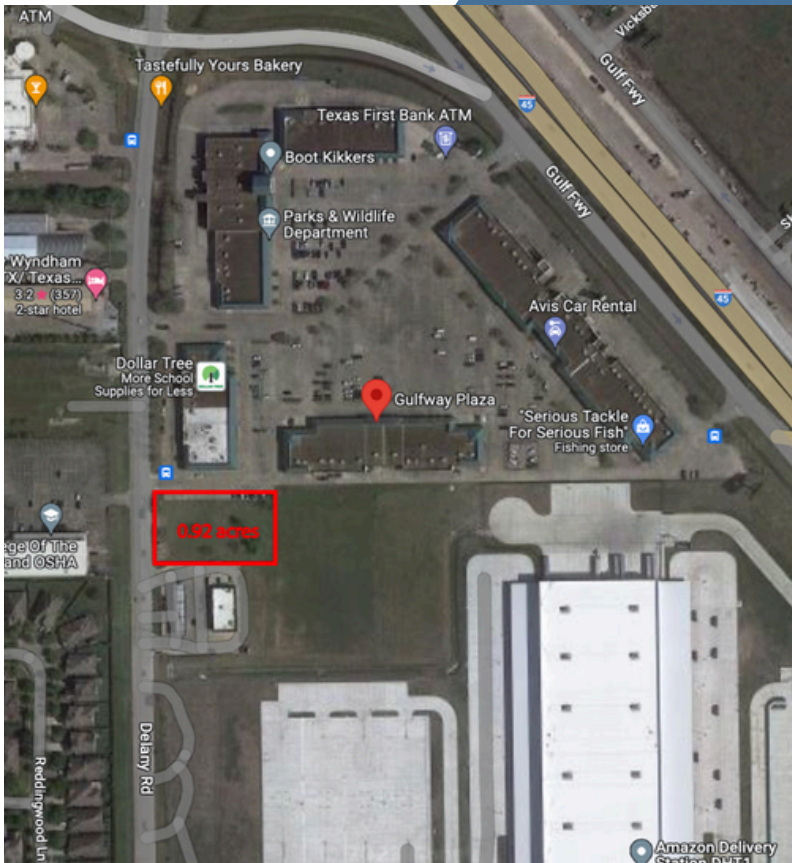
ANDYW@SUGAROAK.COM



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PROPERTY FEATURES

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- **.92 ACRE LOT CLOSE TO I-45 & 0.3 MILES FROM GULF FREEWAY**
- High traffic and great visibility on Delaney Road
- Next to Gulfway Plaza and Amazon Distribution Center
- Close proximity to numerous housing developments – over 2,000 homes within two minutes
- Developer owns the shopping center next door and is only interested in complementary development plans for the parcel.

