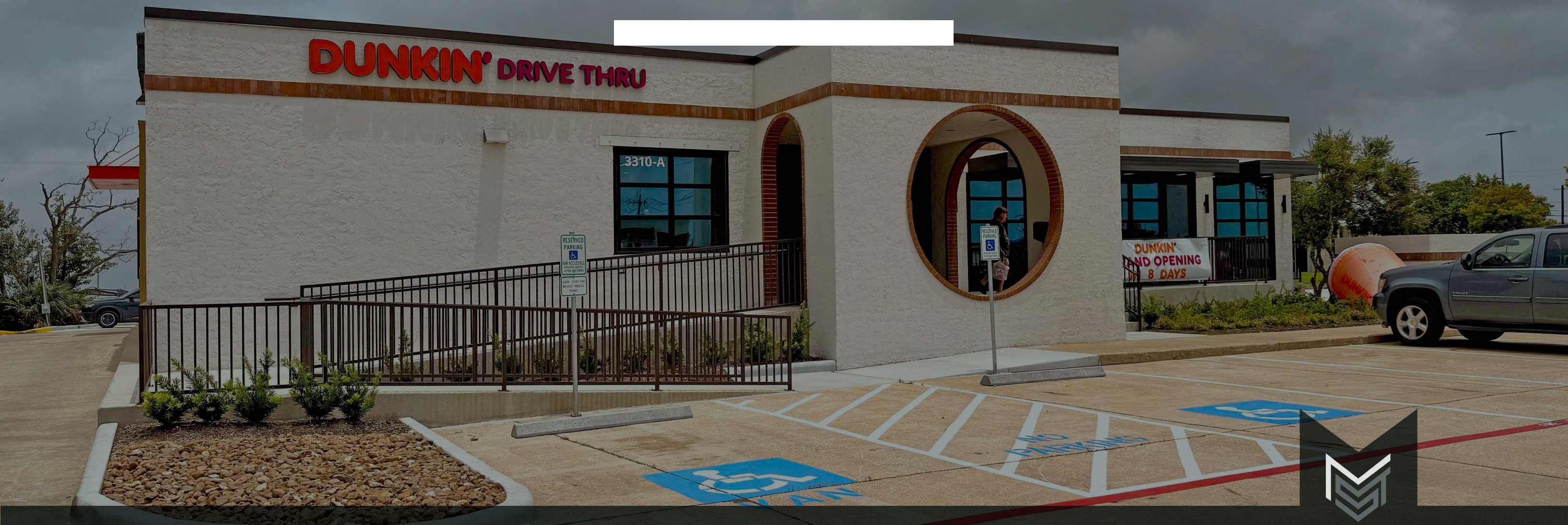


TEXAS CITY PLAZA



TEXAS CITY PLAZA

3310 PALMER HWY, TEXAS CITY, TEXAS 77590



MAIN STREET
COMMERCIAL PARTNERS

› TEXAS CITY DEMOGRAPHICS

TOTAL POPULATION

YEAR	2 MILES	3 MILES	5 MILES
2025	21,815	42,109	66,294

FUTURE TOTAL POPULATION

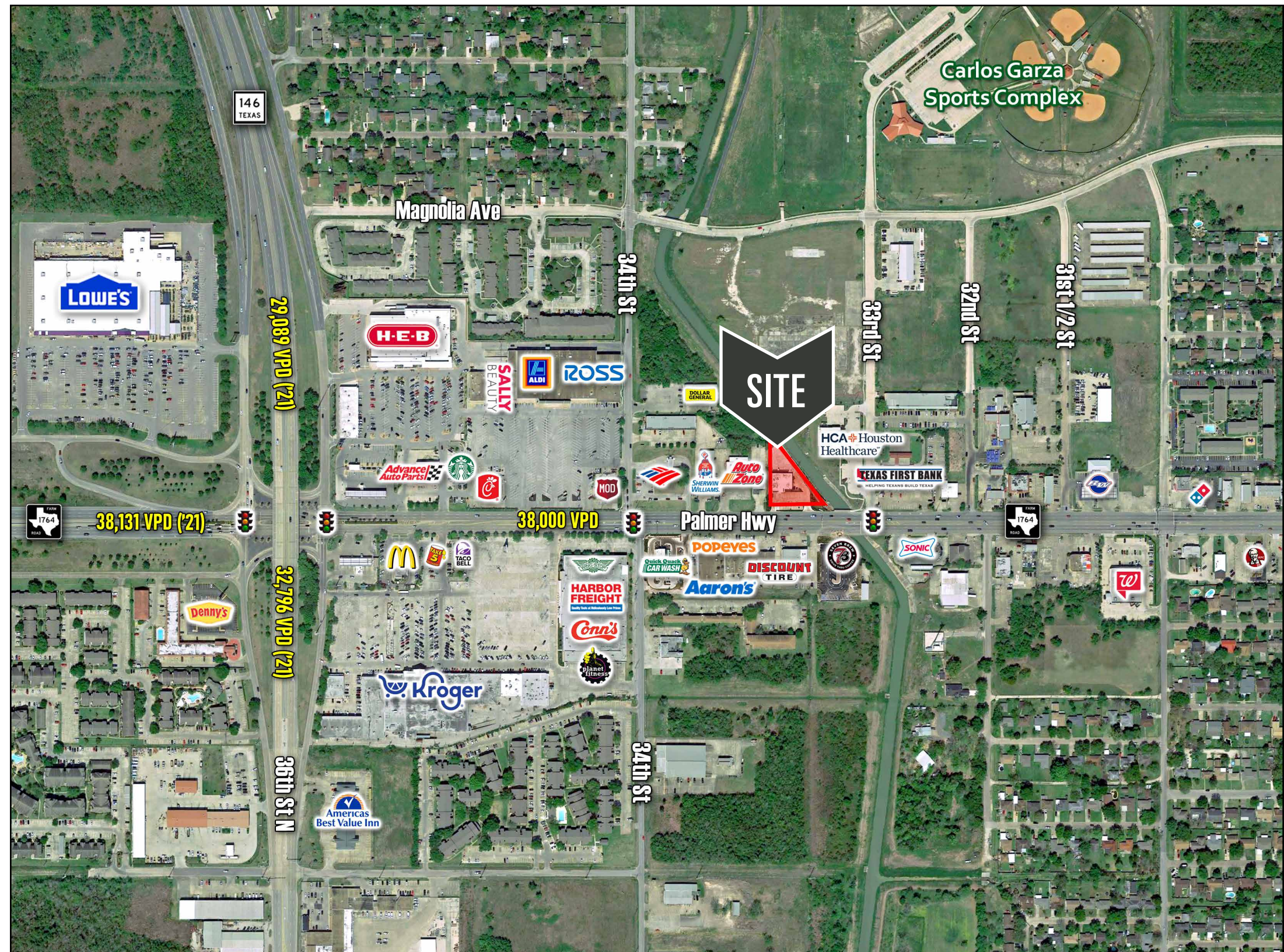
2030 TOTAL POPULATION	2 MILES	3 MILES	5 MILES
	22,040	42,987	68,939

MEDIAN HOUSEHOLD INCOME

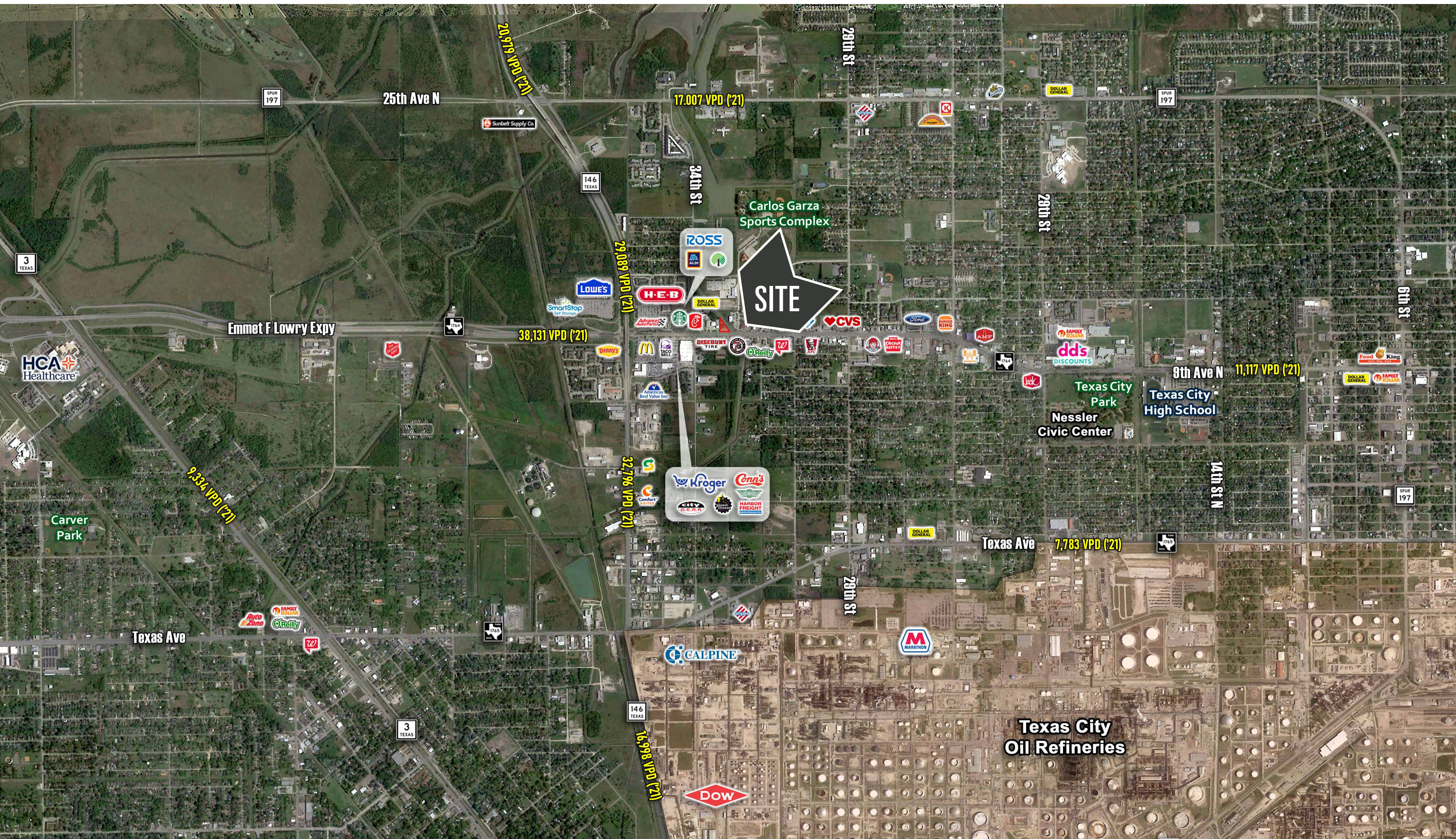
YEAR	2 MILES	3 MILES	5 MILES
2025	\$62,820	\$61,117	\$65,790



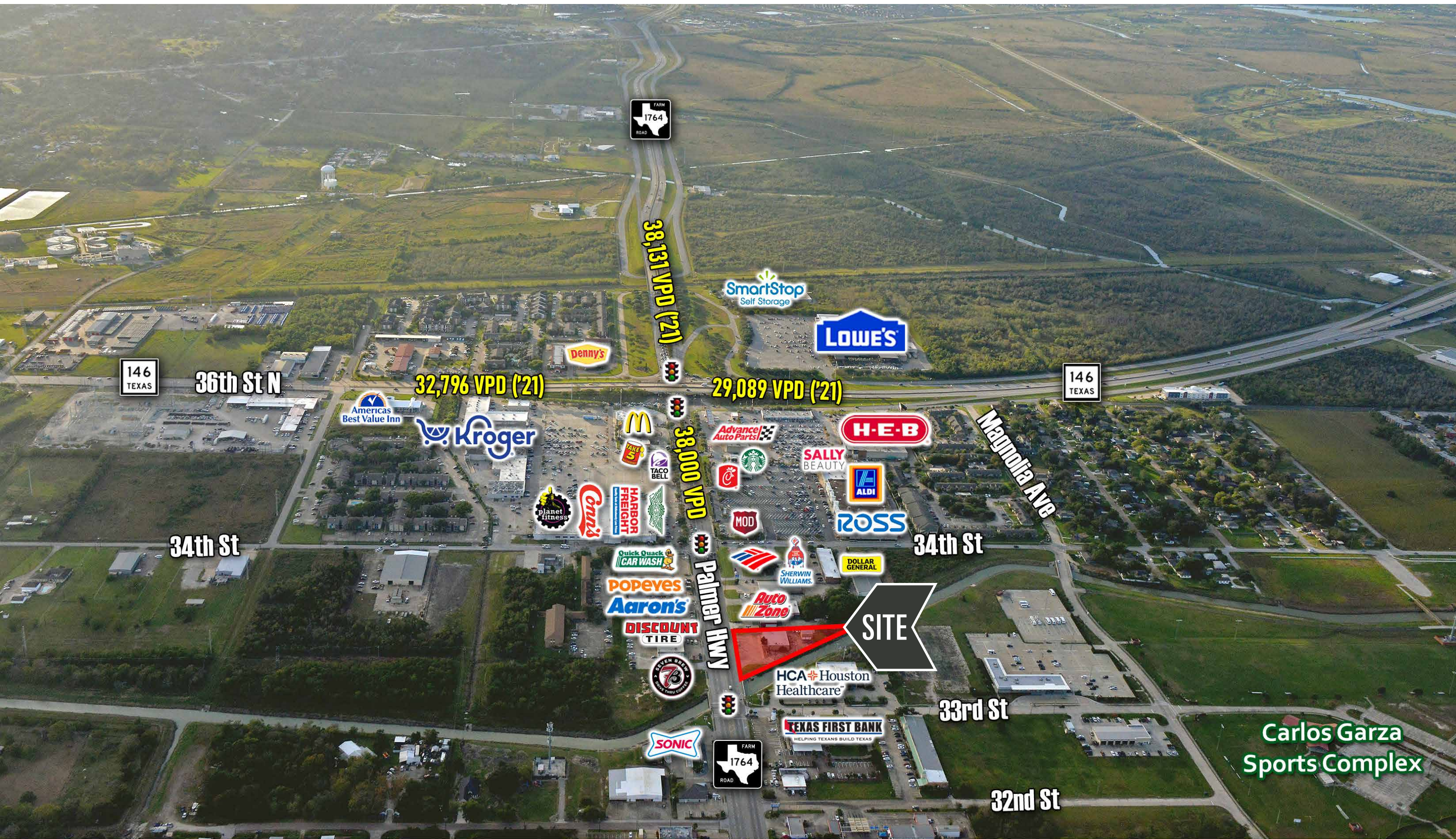
- » 2,789 SF End Cap available shadow anchored by Kroger and HEB
- » Premier signage opportunity being located off of Palmer Highway & Hwy 146 near the region's retail destination
- » Anchored intersection with a New HEB at the NEC of the Intersection, Kroger at the SEC, and a Lowes Home Improvement at the NWC



MARKET AERIAL



> OBLIQUE AERIAL



146
TEXAS

36th St N

32,796 VPD ('21)

38,131 VPD ('21)

29,089 VPD ('21)

146
TEXAS

34th St

Kroger

McDonald's

Advance Auto Parts

H-E-B

Magnolia Ave

34th St

Harbor Freight

ALDI

ROSS

Quick Quack Car Wash

Popeyes

Aaron's

Discount Tire

SONIC

HCA Houston Healthcare

TEXAS FIRST BANK

33rd St

32nd St

Carlos Garza Sports Complex

SITE

> LOOKING WEST



> LOOKING EAST



Texas City
Oil Refineries

34th St

HCA Houston
Healthcare

SITE

TEXAS FIRST BANK
HELPING TEXANS BUILD TEXAS

W

SONIC

SEVEN BREW
DRIVE THRU COFFEE

38,000 VPD

FARM
1764
ROAD

Palmer Hwy

DISCOUNT
TIRE

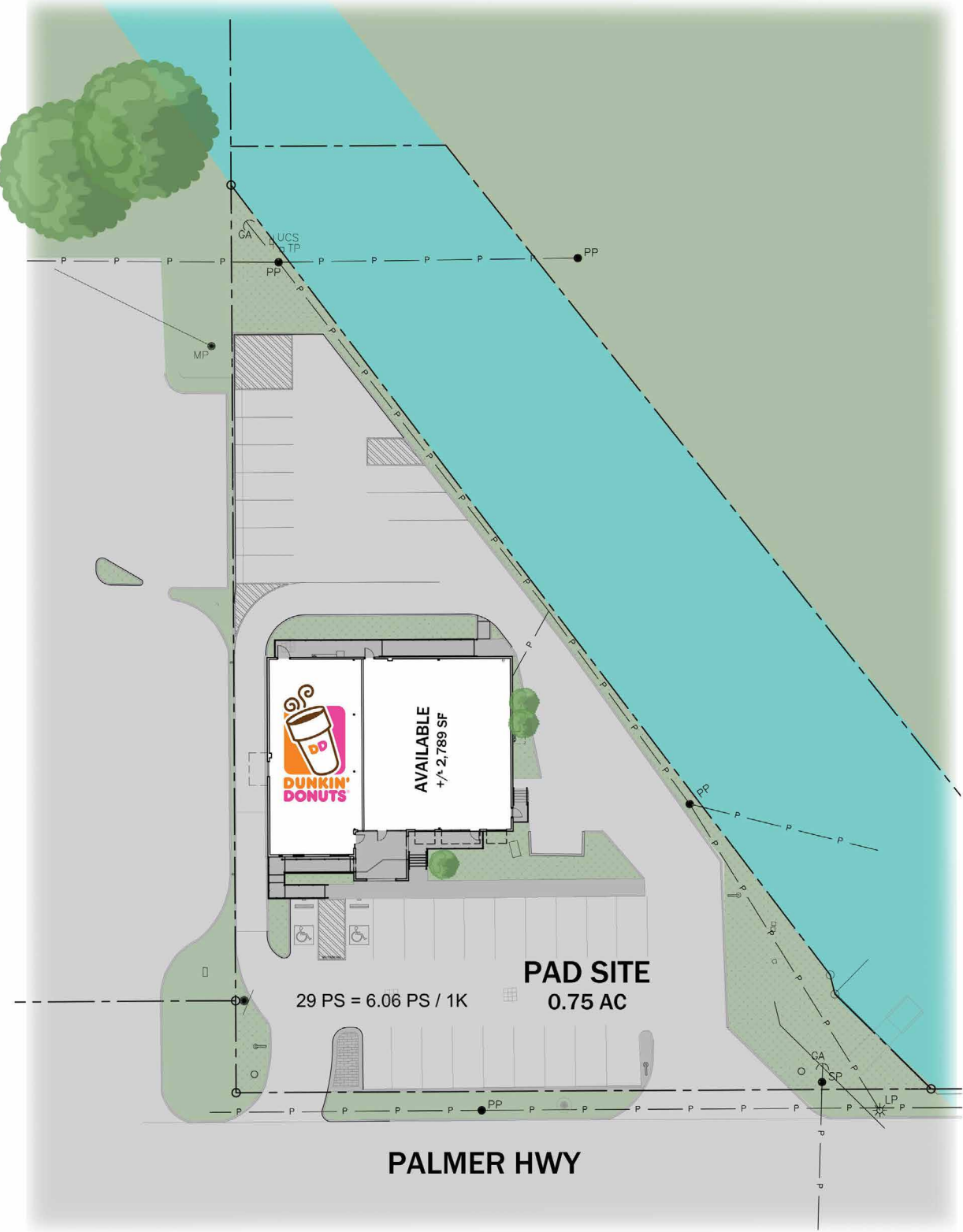
> SITE AERIAL



> SITE PLAN

» 2,789 SF End Cap Available
» (Can Subdivide)

01 SITE PLAN
SCALE: 1" = 20'-0"



TEXAS CITY PLAZA

DUNKIN' DRIVE THRU

3310 PALMER HWY, TEXAS CITY, TEXAS 77590

3310-A

DUNKIN'
AND OPENING
IN 8 DAYS



**JOHN FELITTO
& CONNOR LYNCH**

 281.768.8000

 WWW.MAINSTCP.COM

MAIN STREET
COMMERCIAL PARTNERS



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:
 - 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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0