

**SITE**

**LAGO CLARA**

**Outlets Blvd**

**SPRINGHILL SUITES  
MARRIOTT**

**INTERSTATE  
45**

**124,382 CPD '24**

**Tanger Outlets Houston**

- OLD NAVY**
- NIKE**
- FOSSIL**
- GAP**
- Disney**
- dressbarn**
- BR carter's**
- chico's**
- rue21**
- claire's**
- AÉROPOSTALE**

**LAGO MAR**  
A Land Tejas Community

**Lago Mira Blvd**

**Tanger**

**PAD SITES AVAILABLE  
AT TANGER OUTLETS HOUSTON  
GROUND LEASE OPPORTUNITY**

I-45 & Outlets Blvd | Texas City, TX



[WWW.BLUEOXGROUP.COM](http://WWW.BLUEOXGROUP.COM)

# PROPERTY INFORMATION:

**Address:** Interstate 45 & Outlets Blvd  
Texas City, TX 77539

**Size:** 6.99 AC (Divisible)

**Price:** Call For Pricing

## HIGHLIGHTS:

- Pad sites available for ground lease
- Utilities available
- Detention off site
- Adjacent to Buc-ee's Flagship Travel Center and close proximity to Lagoonfest Texas
- Approximately 250+ homes coming every year for the next 10 years
- I-45 frontage with access from I-45 and Lago Mira Blvd
- Lago Mar will have an estimated 4,000 homes upon completion
- Located in Dickinson ISD; Galveston County

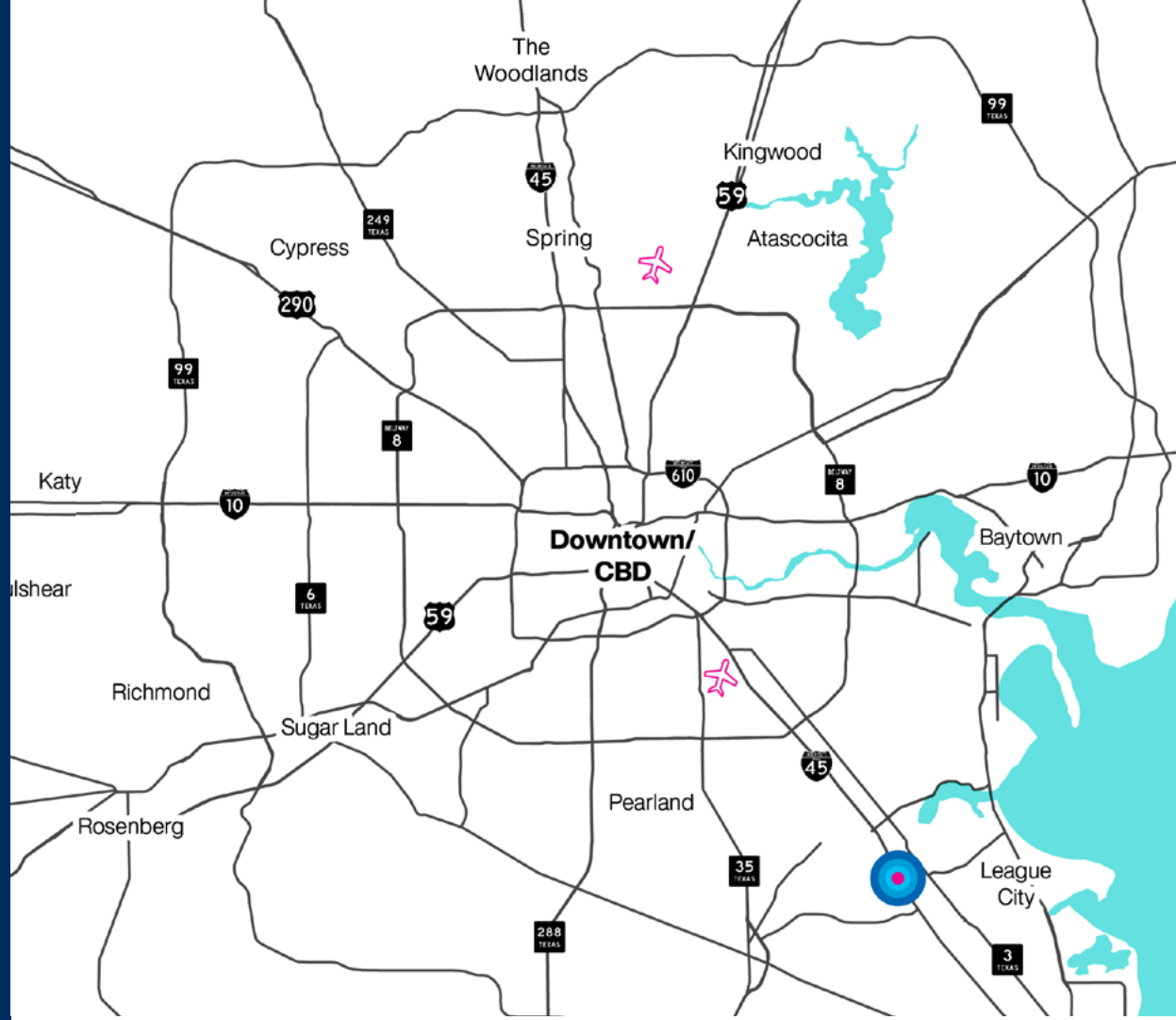
## TRAFFIC COUNTS:

**Interstate 45:** 124,382 CPD '24

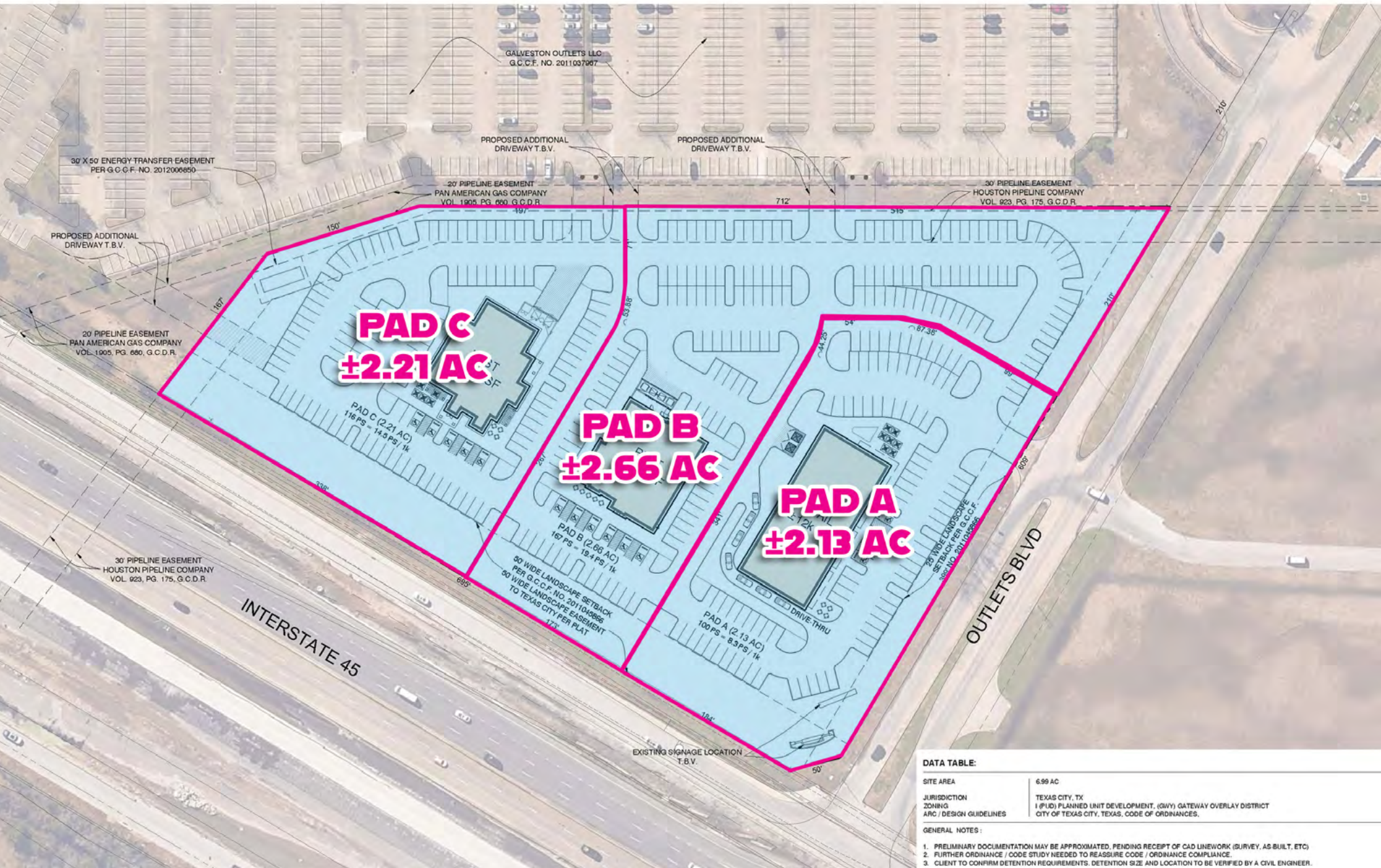
**Holland Rd:** 3,876 CPD '22

## 2025 DEMOGRAPHICS:

	3 Mile	5 Miles	7 Miles
<b>Population</b>	38,554	94,383	189,524
<b>Daytime Pop.</b>	17,958	43,196	87,945
<b>Avg HH Income</b>	\$108,526	\$112,133	\$121,818



# CONCEPTUAL SITE PLAN



86 Lots  
22.2 Ac.  
60'x120' Typ.

54 Lots  
13.1 Ac.  
55'x120' Typ.

LAGO MAR  
A Land Tejas Community

151 Lots  
Ac.  
50'x120' Typ.

Exit Ramp



Gulf Freeway

HOLLAND ROAD

The Huntington at Lago Mar Senior Living 140 Units

New Retail Development Coming Soon

Holland Rd

3,876 CPD '22

Holland Rd

**SITE**

Lago Mira Blvd



5,000+ Visitors Per Day

TDECU YOUR CREDIT UNION



Entrance Ramp

LAGO CLARA

±440 Acres Total  
±278 Acres of Single Family Homes  
±162 Acres of Commercial Reserves fronting I-45

Catalon at Lago Mar Phase II 70 Units

SPRINGHILL SUITES MARRIOTT

Outlets Blvd

124,382 CPD '24

Tanger Outlets Houston

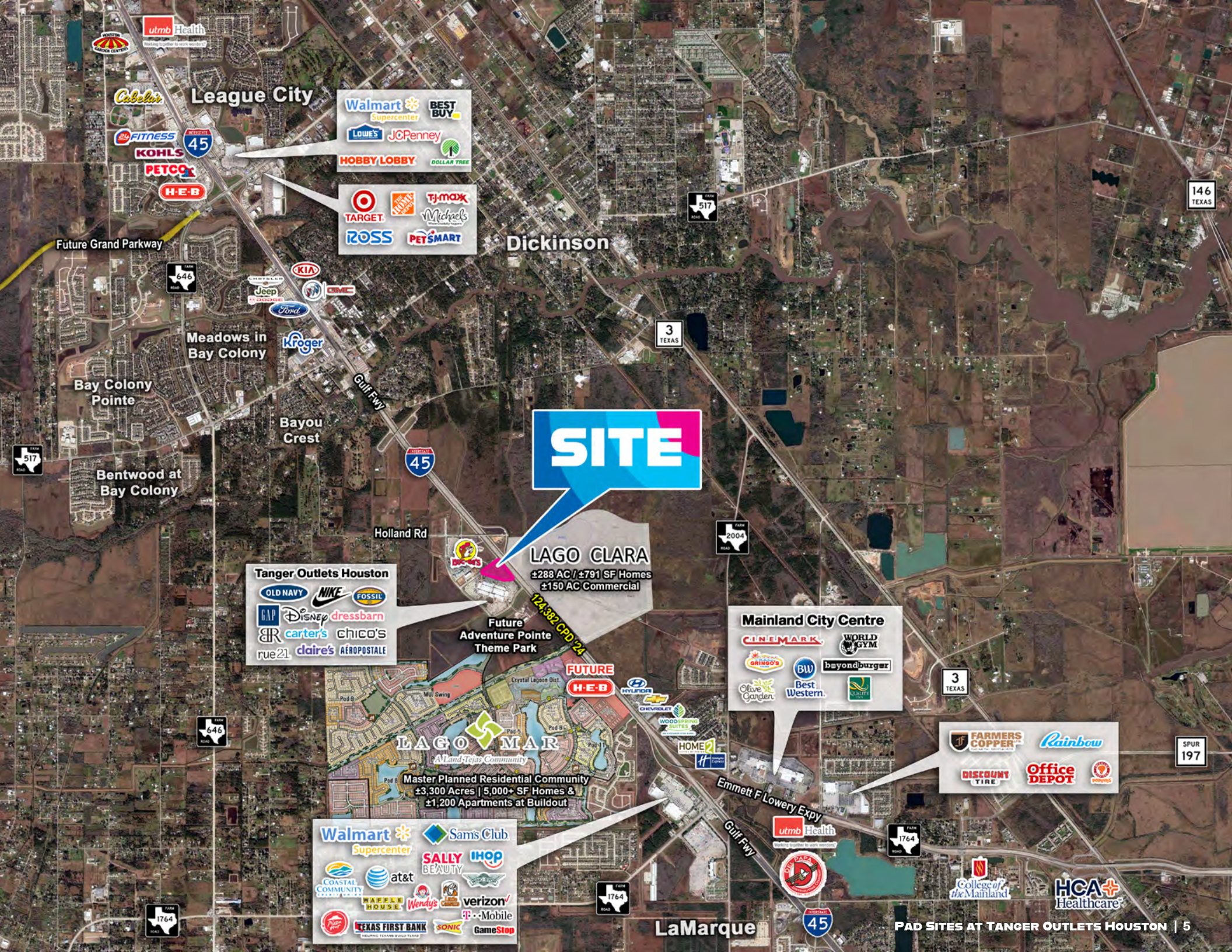


LAGO MAR  
A Land Tejas Community

Master Planned Residential Community  
±3,300 Acres | 5,000+ SF Homes &  
±1,200 Apartments at Buildout

Lago Mira Blvd

Fashion Way



# League City

**Walmart Supercenter**  
**BEST BUY**  
**LOWE'S** **JCPenney**  
**HOBBY LOBBY** **DOLLAR TREE**

**Target** **TJ-MAXX**  
**ROSS** **PETSMART**  
**Michael's**

# Meadows in Bay Colony

# Dickinson

# SITE

**LAGO CLARA**  
 ±288 AC / ±791 SF Homes  
 ±150 AC Commercial

**Tanger Outlets Houston**

**OLD NAVY** **NIKE** **FOSSIL**  
**GAP** **Disney** **dressbarn**  
**carter's** **chico's**  
**rue21** **claire's** **AÉROPOSTALE**

**Future Adventure Pointe Theme Park**

**Mainland City Centre**

**CINEMARK** **WORLD GYM**  
**GRINGO'S** **BW** **beyondburger**  
**Olive Garden** **Best Western**

# LAGO MAR

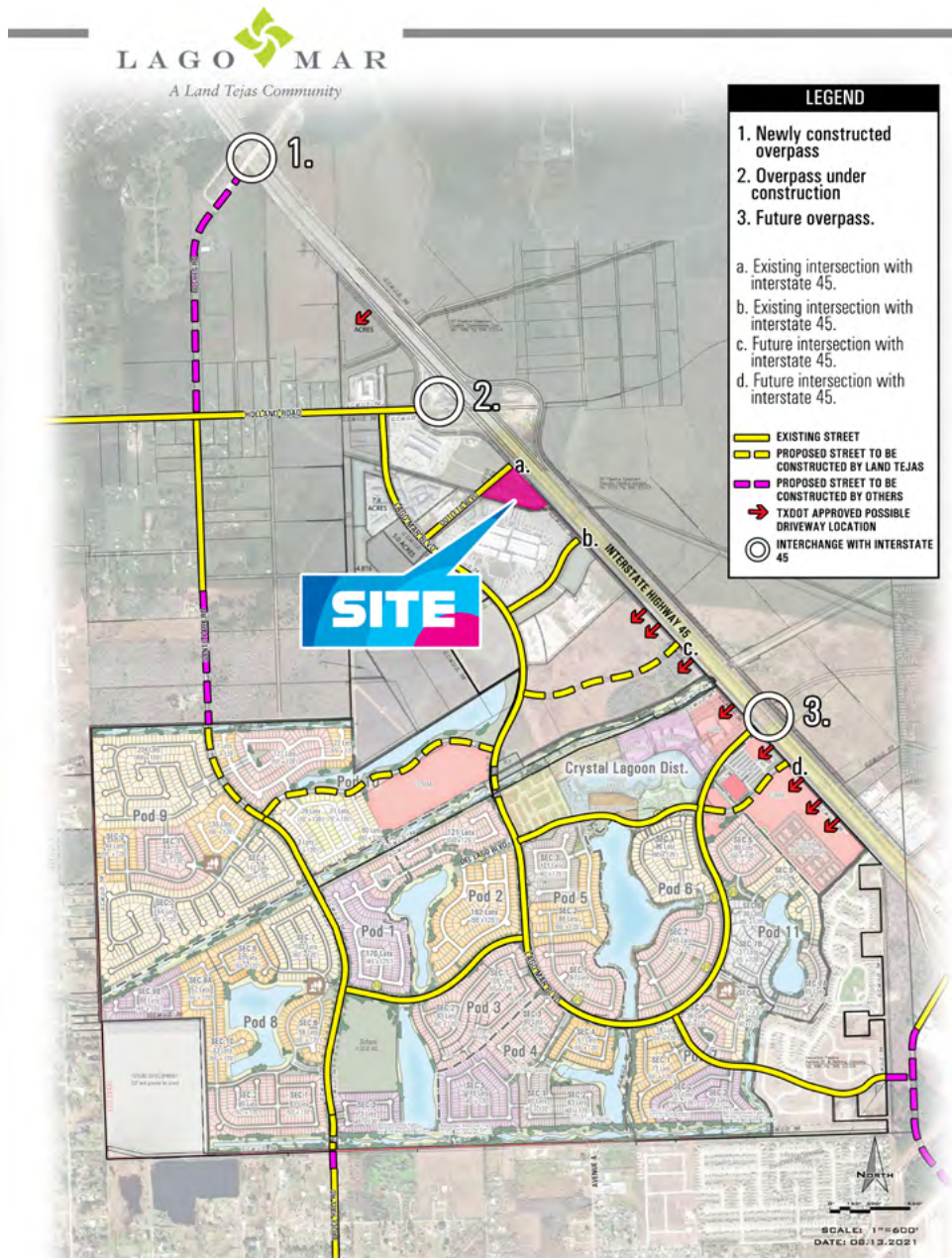
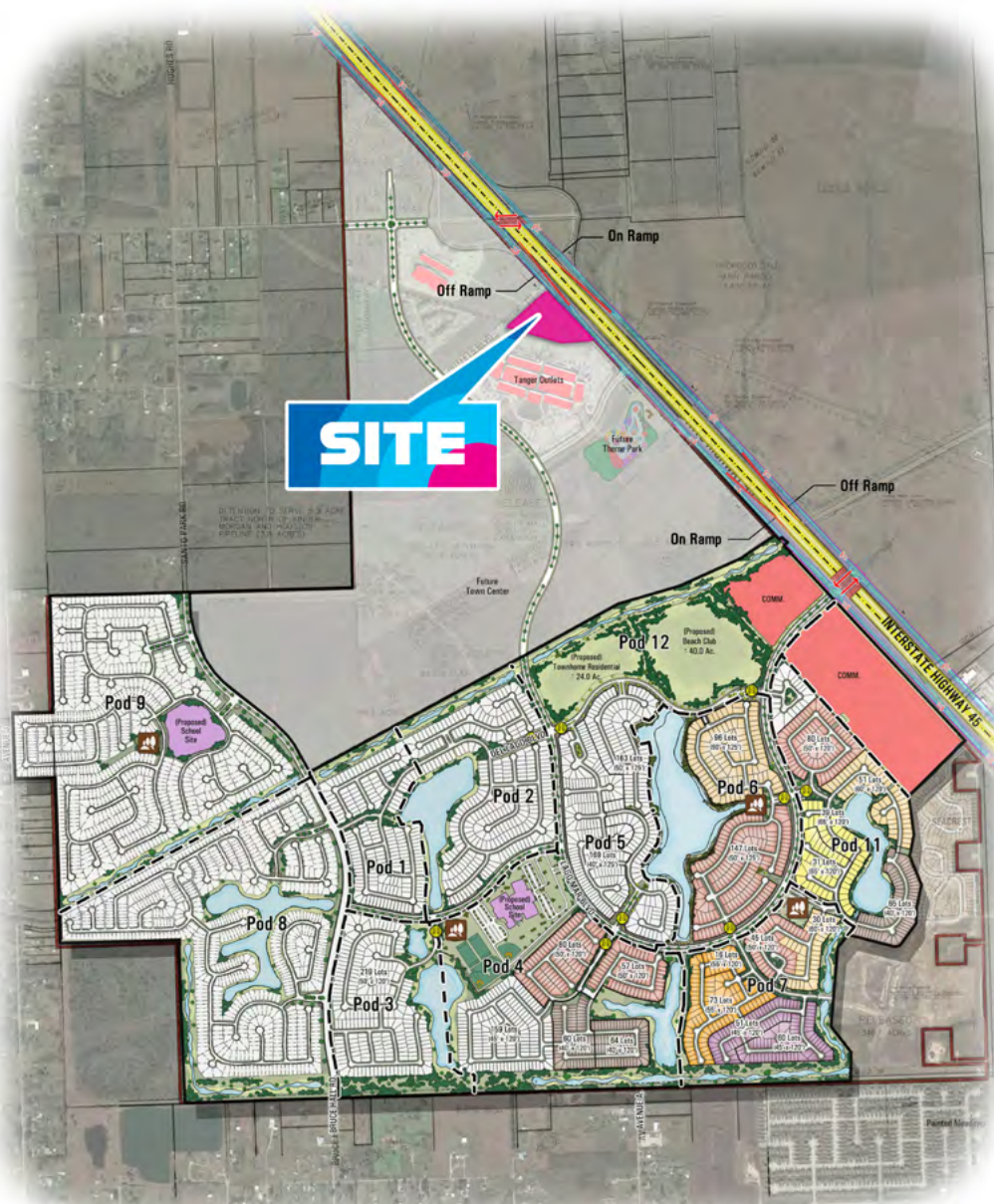
**Master Planned Residential Community**  
 ±3,300 Acres | 5,000+ SF Homes &  
 ±1,200 Apartments at Buildout

**FARMERS COPPER** **Rainbow**  
**DISCOUNT TIRE** **Office DEPOT**

**Walmart Supercenter** **Sams Club**  
**SALLY BEAUTY** **IHOP**  
**at&t** **Waffle House** **Wendy's** **verizon**  
**GameStop** **SONIC** **TEXAS FIRST BANK**

# LaMarque

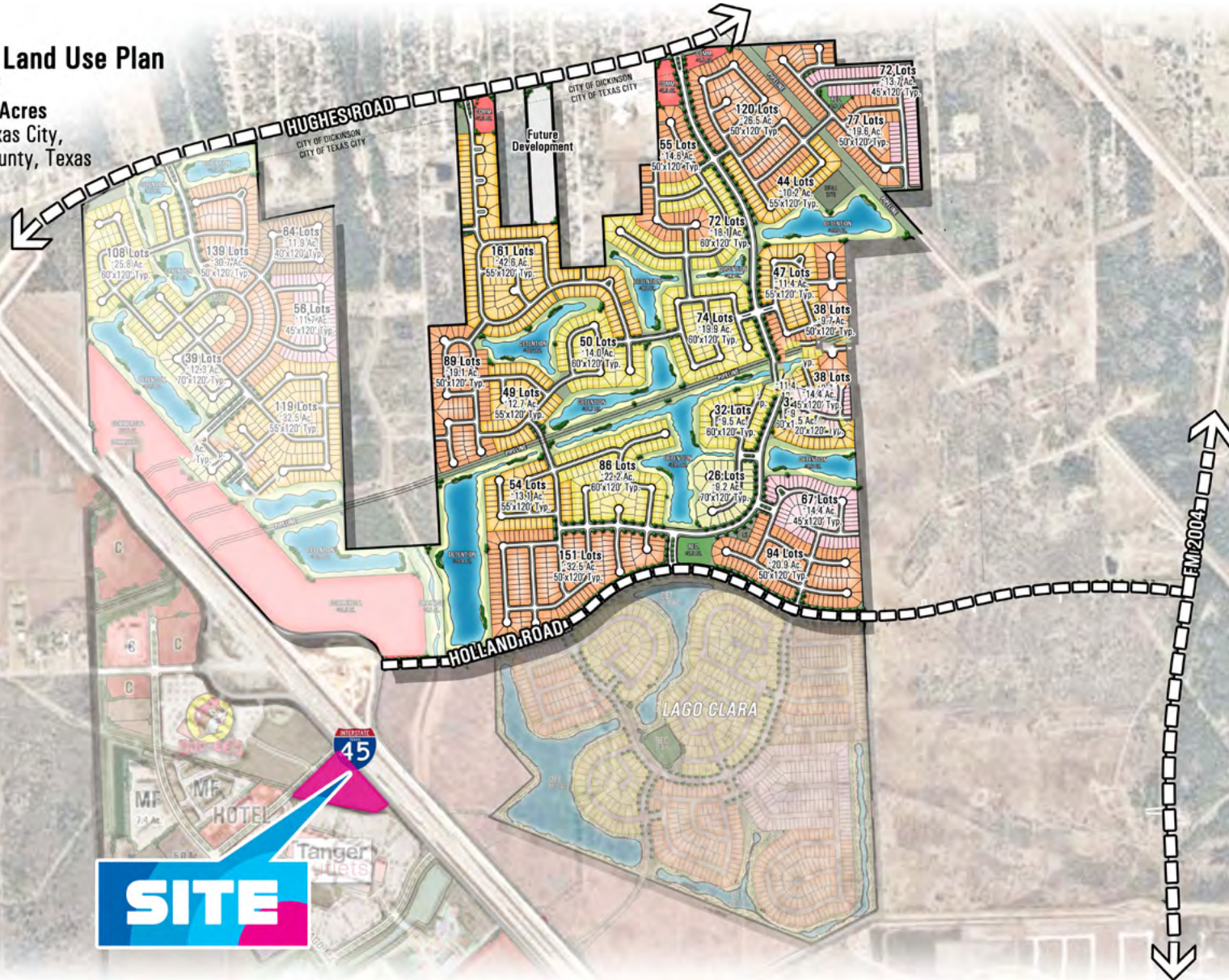
# RESIDENTIAL DEVELOPMENT



# RESIDENTIAL DEVELOPMENT

## A Conceptual Land Use Plan

of  
±811.0 Acres  
City of Texas City,  
Galveston County, Texas





# 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.

### **Blue Ox Brokerage, LLC**

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

### **Joshua Jacobs**

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

### **Claire Salazar**

### **Duncan Brooks Shanklin III**

Sales Agent/Associate's Name

### **9009549**

License No.

### **448255**

License No.

License No.

### **764131**

### **618418**

License No.

### **jj@blueoxgroup.com**

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### **713.804.7777**

Phone

### **713.230.8882**

Phone

Phone

### **713.574.6281**

### **713.966.2738**

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

**SITE**

LAGO CLARA

Outlets Blvd

SPRINGHILL SUITES  
MARRIOTT

45

Tanger Outlets Houston

# PAD SITES AVAILABLE AT TANGER OUTLETS HOUSTON GROUND LEASE OPPORTUNITY

I-45 & Outlets Blvd | Texas City, TX

LAGO MAR  
A Land Texas Community

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