

**FOR LEASE**



**April 2024 Delivery**



# LA MARQUE CENTER

SEQ OF I-45 & FM-1764 | 1009 FM 1764, LA MARQUE, TEXAS 77658

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**AVAILABLE**

BUILDING 1: ±8,840 SF  
 BUILDING 2: ±1,700 SF

**LEASE RATE**

\$34.00 PSF

**NNN**

\$10.00 PSF NNN

**PROPERTY HIGHLIGHTS**

- April 2024 Delivery
- Restaurant Patio Space Available
- Plans for a future traffic signal of FM 1764 mid-block on the property which would create 2 valuable commercial corners
- Property located in near the rapidly growing communities of Lago Mar and Delaney Cove with a combined 7,000 homes projected upon build out
- Adjacent to the Tanger Outlets “Adventure Point” (under development)
- 1 End Cap Remaining

**TRAFFIC COUNTS**

18,174 VPD on FM-1764 | 85,903 VPD on I-45  
 43,420 VPD on Emmett F Lowry Expy (TXDOT 2022)

**AREA RETAILERS**



**DEMOGRAPHICS**

	2023 POPULATION	2028 PROJ. POPULATION	DAYTIME POPULATION	AVERAGE HH INCOME
1 MILE	4,287	6,938	3,480	\$126,225
3 MILE	31,174	39,664	22,858	\$109,482
5 MILE	82,215	92,357	61,999	\$100,048

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Lago Mar  
4,000 Homes  
14,000 Residents

Future  
Mixed-Use  
Development

sam's club

Walmart  
2.2 Million  
units/yr

18,174 VPD (22)

Hotel  
Coming Soon

**SITE**

Future  
Multifamily

**OBLIQUE AERIAL**



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# MARKET AERIAL



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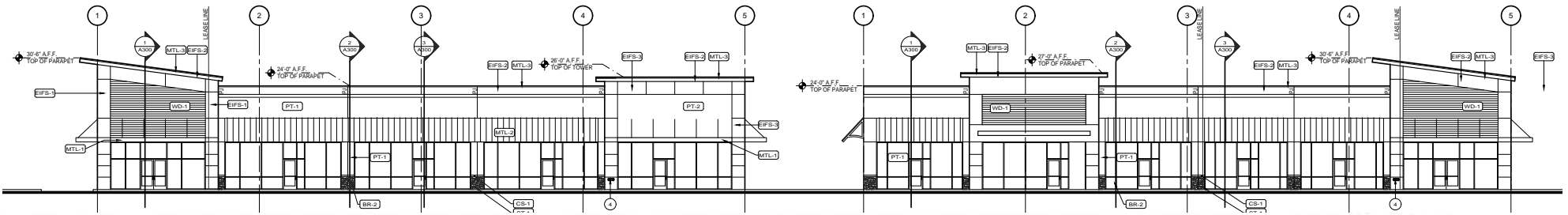


# TRADE AREA

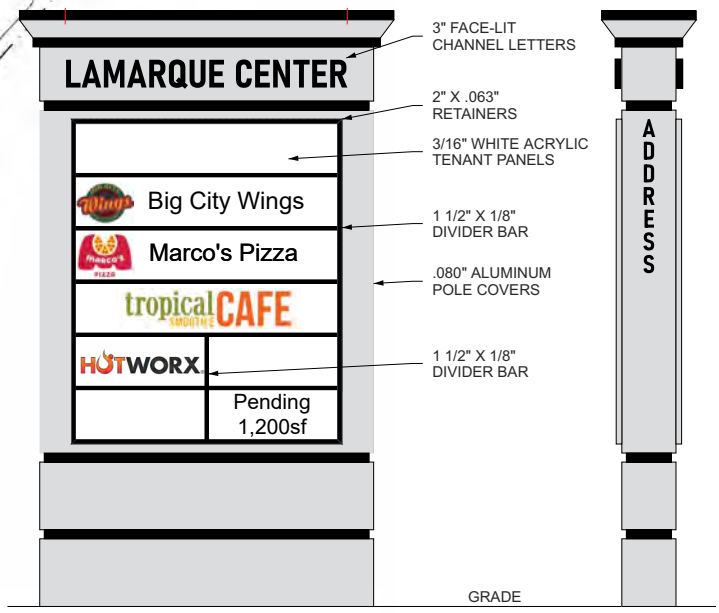
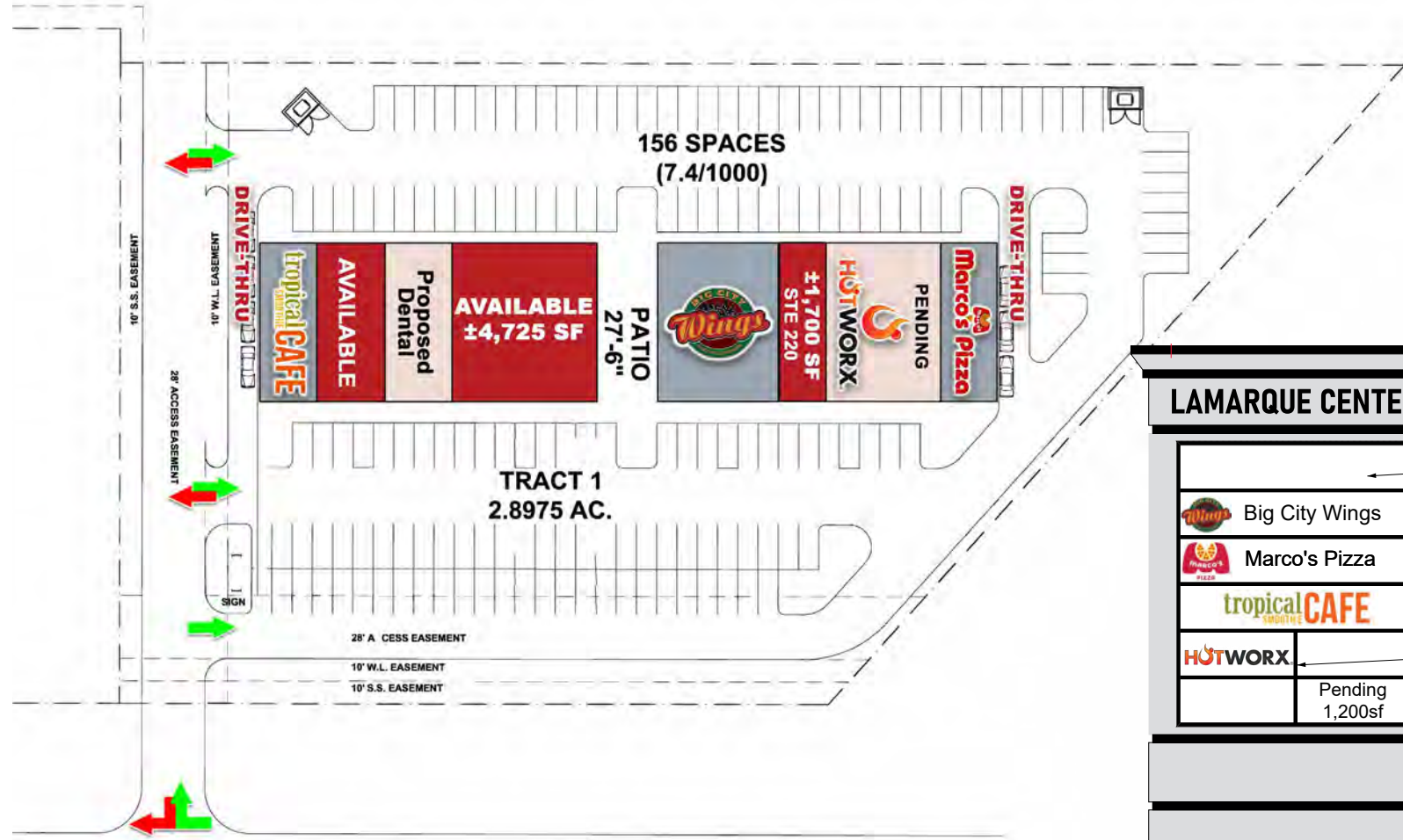


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- AVAILABLE**
- PENDING**
- LEASED**



**F.M. 1764**

# SITE PLAN



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# 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.

<b>950 Maverick Partners, LLC d/b/a Palo Duro Commercial Partners</b>	<b>9012690</b>		<b>281-995-2200</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Jeffrey Stephen Hayes</b>	<b>491387</b>	<b>Jeff@palodurocp.com</b>	<b>281-995-2200</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Stephen Pheigaru</b>	<b>610516</b>	<b>Stephen@palodurocp.com</b>	<b>281-995-2200</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Jesse Hernandez</b>	<b>660459</b>	<b>Jesse@palodurocp.com</b>	<b>281-995-2200</b>
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](http://www.trec.texas.gov)

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