

# RETAIL FOR LEASE



tropical  
SMOOTHIE  
CAFE

±8,840 SF  
END CAP  
(DIVISIBLE)

±1,700 SF  
IN-LINE  
AVAILABLE



## LA MARQUE SHOPPES

4975 FM 1764, La Marque, Texas 77658

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**Palo Duro Commercial Partners**

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**LA MARQUE SHOPPES**



# La Marque Shoppes | Available For Lease

## LOCATION

SEC OF I-45 & FM 1764  
4975 FM 1764, LA MARQUE TEXAS 77658

## AVAILABLE

±8,840 SF (DIVISIBLE)  
end cap shell space

±1,700 SF  
in-line shell space

## LEASE RATE

\$34.00 PSF

## NNN RATE

\$10.00 PSF

## PROPERTY HIGHLIGHTS

- 2024 Completed Class A Retail Center - Brand New Shell Construction
- Future Traffic Light at FM 1764
- Immediate access to I-45 and Emmett Lowry Expressway from FM 1764
- Rapid home growth nearby with the Lago Mar and Delany Cove master-planned communities with a combined total of 7,000 homes projected upon full buildout

## TRAFFIC COUNTS

FM 1764: 20,153 vpd ('23)

I-45 at FM 1764: 85,903 vpd ('22)

## AREA RETAILERS



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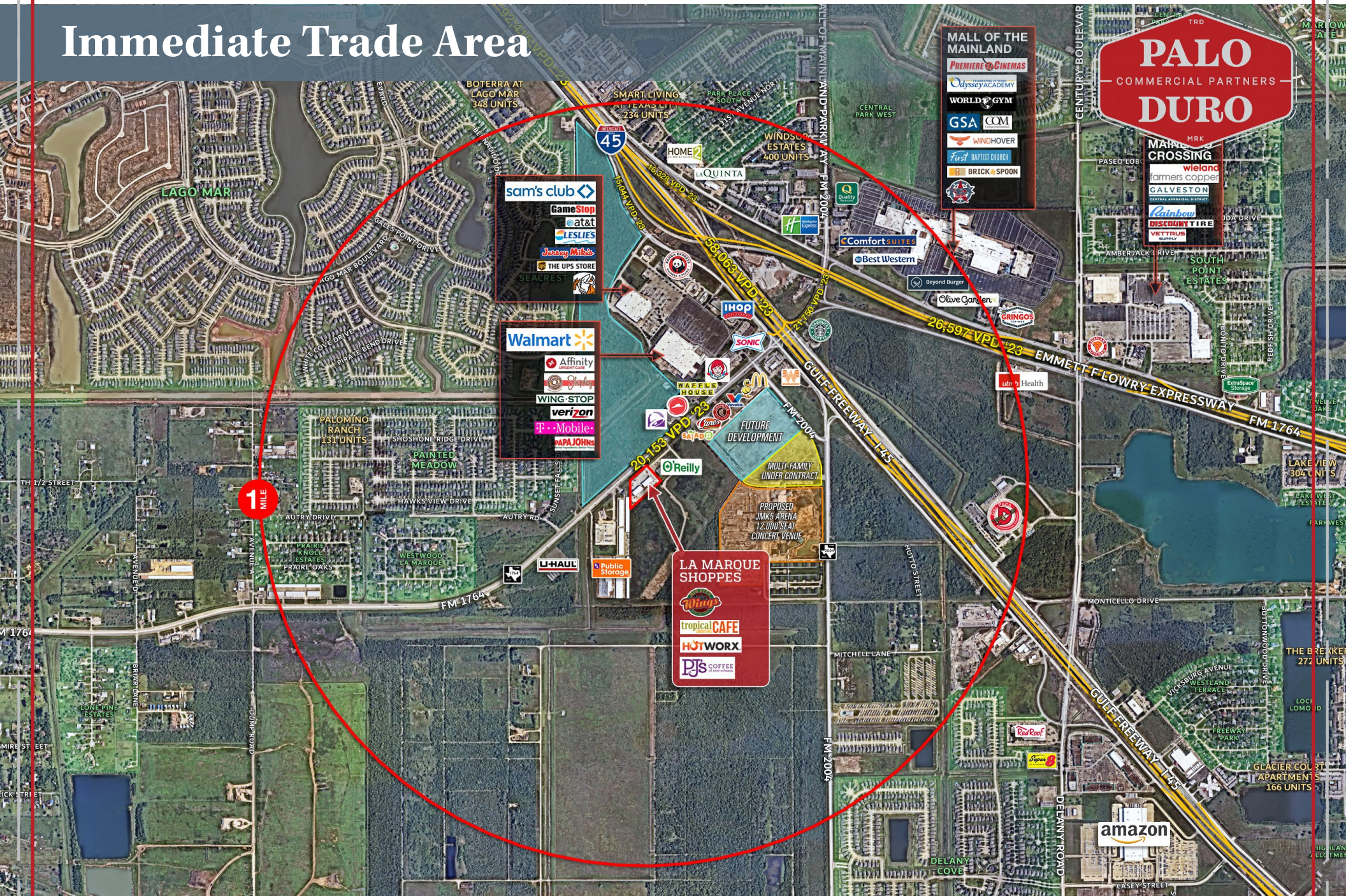


## 2024 DEMOGRAPHIC OVERVIEW

VARIABLE	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	4,594	32,518	84,027
PROJECTED POPULATION (5 YRS)	5,237	35,995	88,441
TOTAL HOUSING UNITS	1,846	13,279	34,687
PROJ. TOTAL HOUSING UNITS (5 YRS)	2,139	14,867	36,920
MEDIAN HOME VALUE	\$318,429	\$308,435	\$287,191
AVG. HOUSEHOLD INCOME	\$118,228	\$108,393	\$98,830



# Immediate Trade Area



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# Intersection & Access



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# Availability



## SITE PLAN LEGEND

- LEASED
- LOI/ AT LEASE
- AVAILABLE



DRIVE THRU

PJS COFFEE

±1,700 SF  
AVAILABLE

HOTWORKX  
24 HOUR INFRARED FITNESS STUDIO



±8,840 SF  
END CAP  
AVAILABLE  
(DIVISIBLE)

tropical CAFE  
SMOOTHIE

DRIVE THRU

O'Reilly



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# Property Photos



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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 licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

950 Maverick Partners, LLC d/b/a Palo Duro Commercial Partners		9012690	281.995.2200
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<b>BUYER, SELLER, LANDLORD OR TENANT</b>		<b>DATE</b>	

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