

SUMMARY

HIGHLIGHTS

- EXCELLENT VISIBILITY
- CONSISTENT DAYTIME TRAFFIC
- EASY ACCESS
- MEDICAL END CAP SPACE
- SHARED ENTRANCE WITH TWO DEPARTMENT STORES

DESCRIPTION

SIZE	16,120 SF RETAIL CENTER ON SF LAND
BUILT	2018
PARKING	73 SPACES
ADDT'L	MULTIPLE CURB-CUTS

NOTABLE CO-TENANTS & FOOT TRAFFIC DRIVERS



The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions.

LA MARQUE CROSSING



SITE PLAN

TENANT KEY

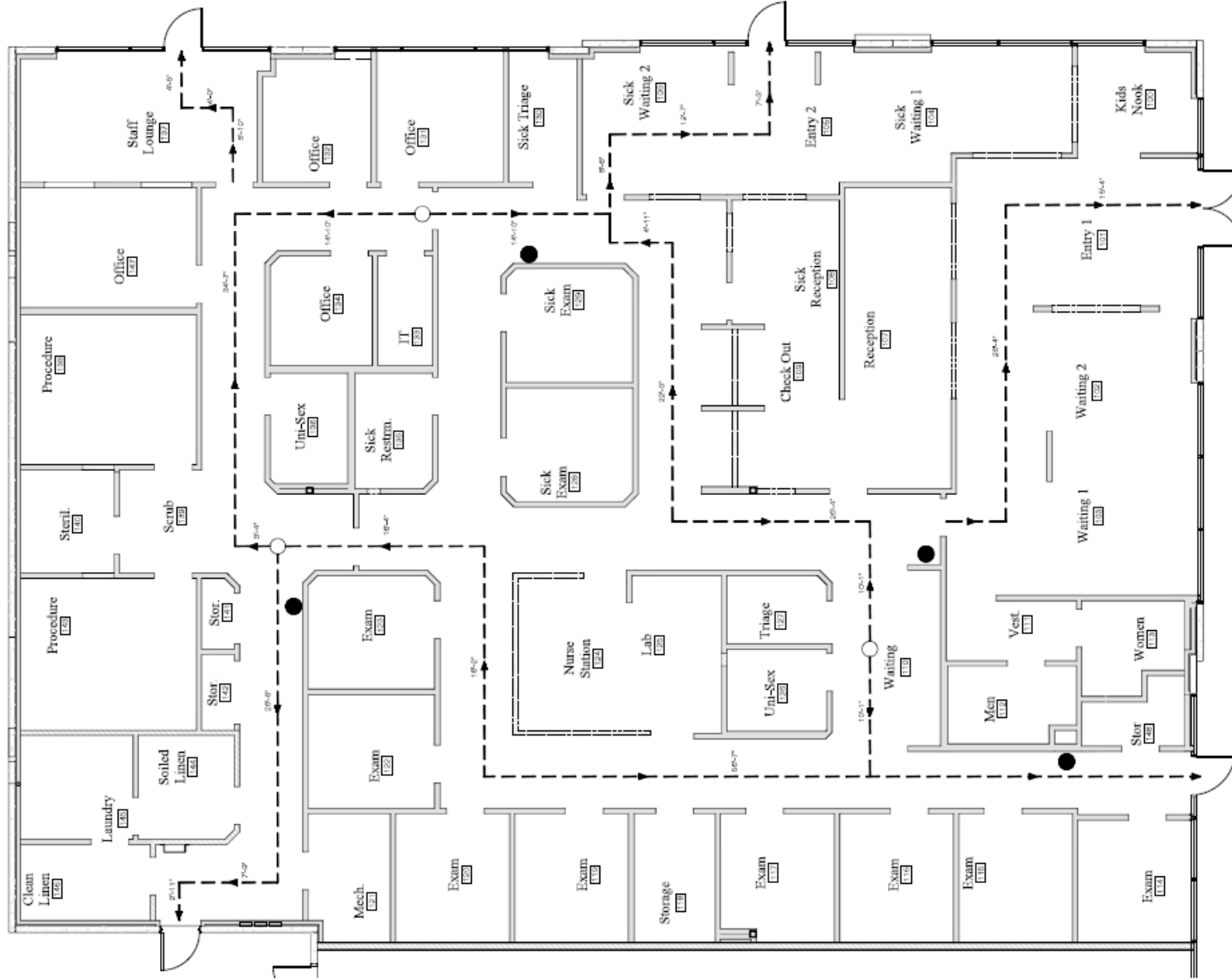
#	Tenant	SF
100	Family Practice Clinic	6,731
400	Leslie's Poolmart	3,350
500	Jersey Mike's	1,440
600	UPS	1,400
700	Hangry Joe's	2,165



GULF FREEWAY

SUITE 100: 6,731 SF

LA MARQUE CROSSING



DEMOGRAPHICS

Population	1 MI	3 MI	5 MI
2023 Population	5,460	22,772	82,953
2028 Population	5,954	24,407	87,028
Est. 5yr Growth	1.8%	1.4%	1.0%
Average Age	38.4	38.6	38.2

Population by Race

White	4,206	15,113	59,811
Black	978	6,548	19,230
Am. Indian & Alaskan	43	184	619
Asian	127	439	1,573
Hawaiian & Pacific Island	6	23	87
Hispanic Origin	1,164	5,063	21,748

Households

2023 Total Households	2,010	8,578	31,078
HH Growth 2023-2028	1.9%	1.5%	1.1%
Median Household Inc	\$92,231	\$71,763	\$70,888
Avg Household Inc	\$115,560	\$96,777	\$90,396
Avg Household Size	2.6	2.6	2.7
Avg Household Vehicles	2.00	2.00	2.00

Housing

Median Home Value	\$255,093	\$200,356	\$178,808
Median Year Built	2010	2002	1987

Employment

Daytime Employment	2,524	7,211	21,656
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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		



EXCLUSIVE LEASING BROKER

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