

CALL FOR MORE INFORMATION



FOR SALE

\$875,000
Owner Financing Available

AVAILABLE LAND

+/- 2.5 Acres

PROPERTY HIGHLIGHTS

- +/-2.5 Acres For Sale
- Prime location fronting I-45 Gulf Freeway in La Marque, TX
- Utilities available-adjacent to the southern edge of the property
- TxDOT approved curb cut off the feeder - recently built
- Nearby storm drain on the north side of the property
- Highly desirable levee protected Flood Zone X with a 0.2% annual chance of flood hazard
- Shared commercial driveway - can be expanded
- TxDOT's ROW is +/-12' from the I-45 feeder for maximum freeway visibility
- New underground fiber optic cable installed
- Approximately 1 mile south of a new +/-180,000 SF Amazon Hub in Galveston County
- Conveniently located less than 10 miles from the Port of Texas City and approximately 16 miles from the Port of Galveston

PROPERTY SNAPSHOT



41,048
2023 POPULATION
3 MILE RADIUS



23,120
2023 DAYTIME POPULATION
3 MILE RADIUS



\$91,887
2023 AVERAGE INCOME
3 MILE RADIUS



64,387 VPD
I-45

AREA TRAFFIC GENERATORS



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TRAFFIC COUNT

I-45: 64,387 VPD
(CoStar 2022)

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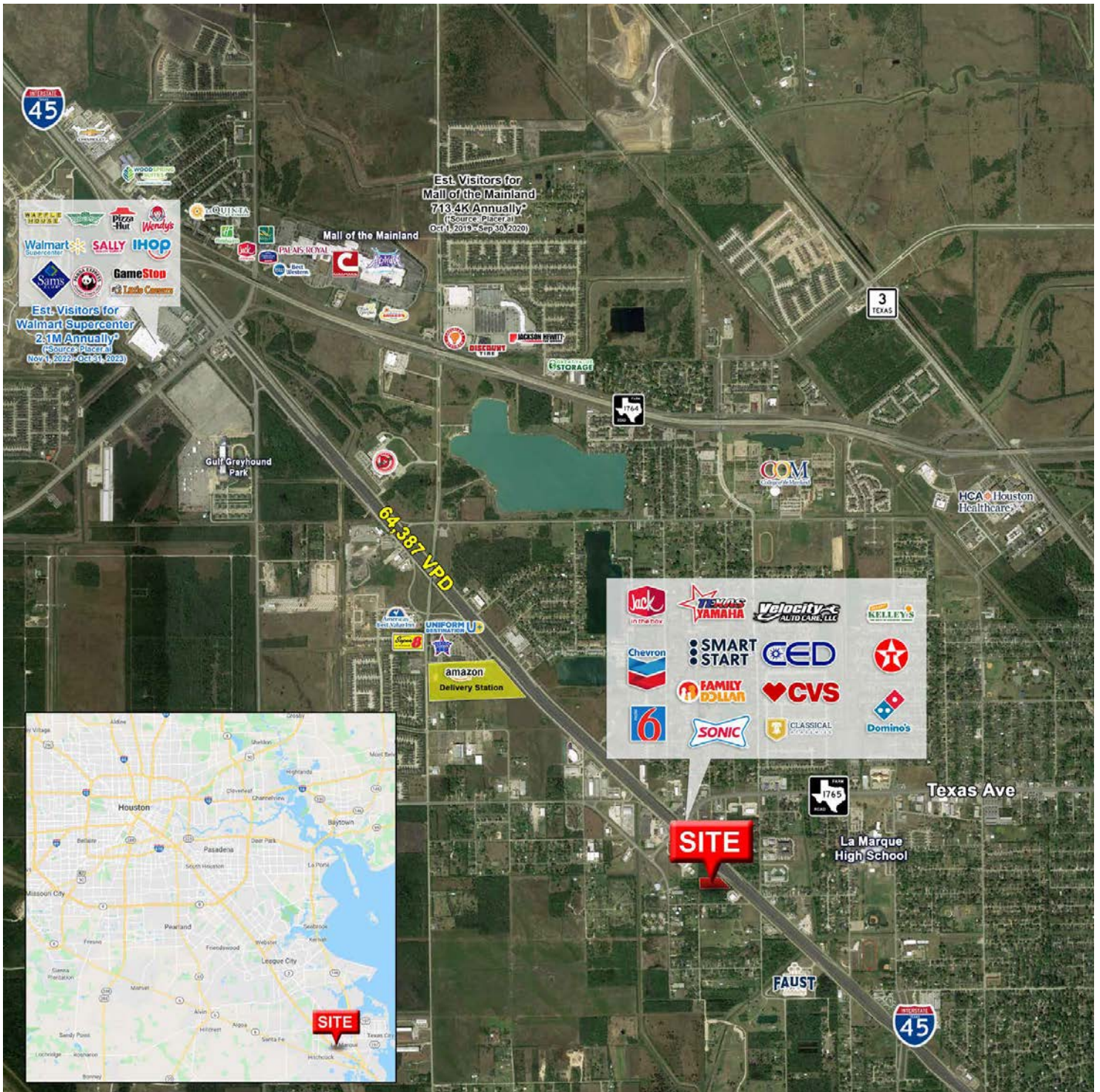
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La Marque - I-45 and Kirby

I-45 AND KIRBY-LA MARQUE-TX
0 GULF FREEWAY, TX 77568



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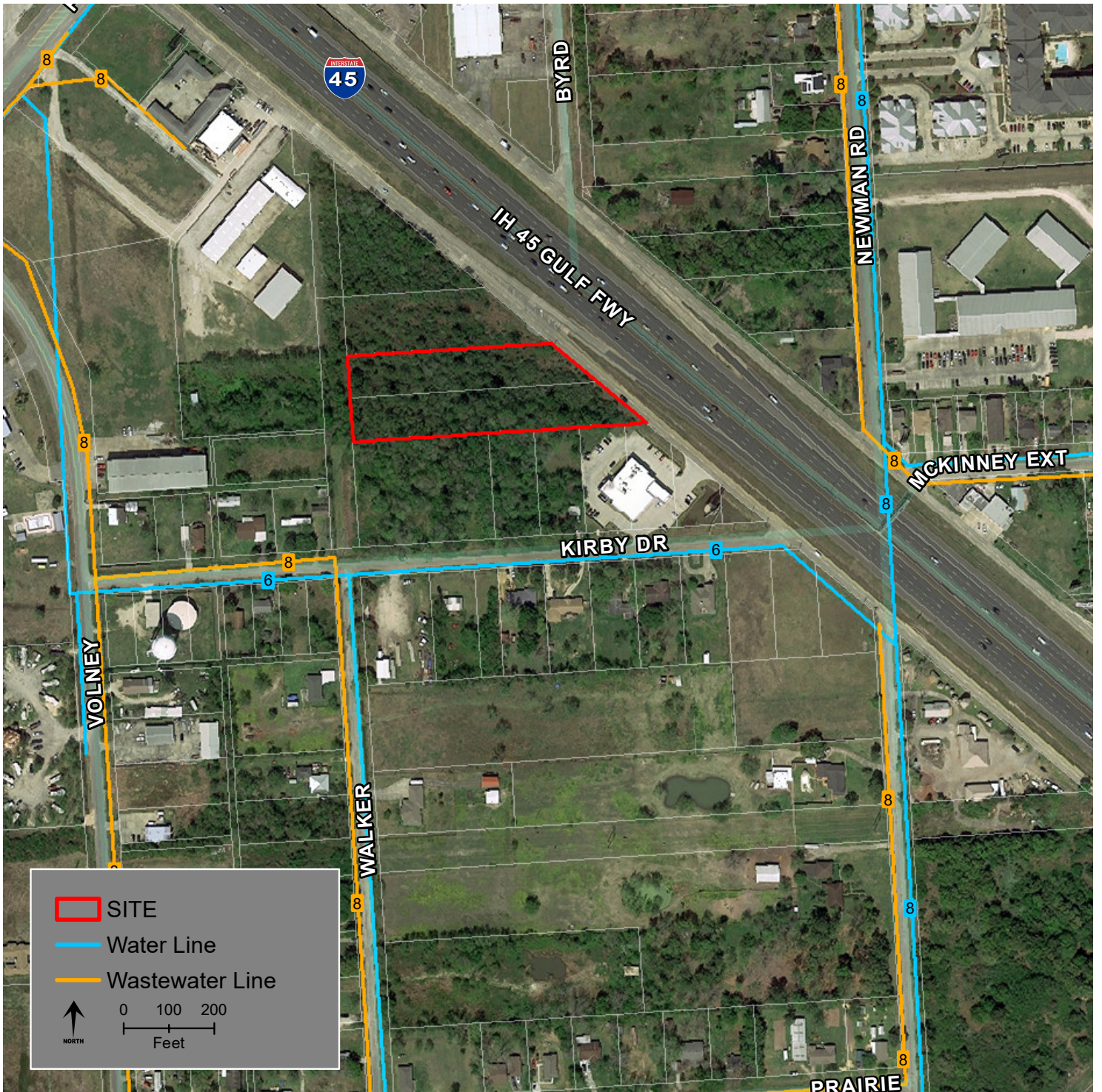


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La Marque Named Top Ten Hottest Communities

The City of La Marque, located in Galveston County just 15 miles from Houston and 4 miles from Galveston, has been recognized as one of the top ten “hottest communities” in the region according to the Houston Association of Realtors®. This acknowledgment is based on several factors, including the average sales price of homes, the percentage of transactions year-over-year, and the average days a home is on the market. According to HAR.com, La Marque had the 6th most significant percentage increase in home purchases in the second quarter of 2023, with transactions increasing 17.4% year-over-year, with the average price of a home being \$221,764. La Marque experienced a population increase of 30% between 2010 and 2019.



“Although we are starting to see an increase in activity in some areas inside the loop, affordable housing continues to be the focus, and that’s attracting more people to smaller, outlying suburbs,” said HAR Chair Cathy Treviño with Side, Inc. La Marque ranked the 6th out of a list of 50 of the hottest communities in the Houston area and is the second-fastest-growing city in Galveston County.

The city’s commitment to enhancing recreational spaces and investing in infrastructure has played a pivotal role in attracting new residents and businesses alike. The La Marque Economic Development Corporation, in conjunction with the La Marque City Council, Werner Construction, and HELM Design Group LLC, has started construction on the distinct Renaissance District to make downtown more walkable, bikeable and pedestrian-friendly.

La Marque’s inclusion in HAR.com’s list of the top ten hottest communities reaffirms its status as a flourishing city with a promising future. Whether it’s the welcoming community, thriving business opportunities, or access to excellent schools, La Marque has truly captured the hearts of homebuyers and investors alike.

Source: https://issuu.com/cityoflamarque/docs/fall_2023_inside_la_marque_issuu

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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Reliance Retail LLC or Texas RS LLC dba RESOLUT RE	603091 or 9003183	leads@resolutre.com	512.474.5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David Simmonds or Gavin Fite	459263 or 438039	leads@resolutre.com	512.474.5557
Designated Broker of Firm	License No.	Email	Phone
David Simmonds or Gavin Fite	459263 or 438039	leads@resolutre.com	512.474.5557
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