

CALL FOR MORE INFORMATION



FOR LEASE

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AVAILABLE SPACE

1,500 SF - 15,000 SF

PROPERTY HIGHLIGHTS

- First retail development in the +2,000 acre master planned community Lago Mar
- New I-45 Highway Intersection to be completed December 2023 which will allow access to the east and west sides of I-45 with dedicated exit ramps
- Located just west of I-45 across from the Lagoon Amenity Village/Lagoonfest Texas
- Lago Mar was voted Best Master-Planned Community in 2021 by Greater Houston Association of Builders
- 8.49% annual growth projected for the next 5 years within 1 mile of the property
- Expected delivery date Q3 2024
- 3,000 homes completed out of the 4,000 planned

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



20,906
2023 POPULATION
3 MILE RADIUS



12,674
2023 DAYTIME POPULATION
3 MILE RADIUS



\$100,230
2023 AVERAGE INCOME
3 MILE RADIUS



88,835 VPD
GULF FREEWAY

DEVELOPED BY:



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Commons at Lago Mar TX

NEC OF LAGO MAR BLVD & CRYSTAL VIEW BLVD
TEXAS CITY, TX 77510



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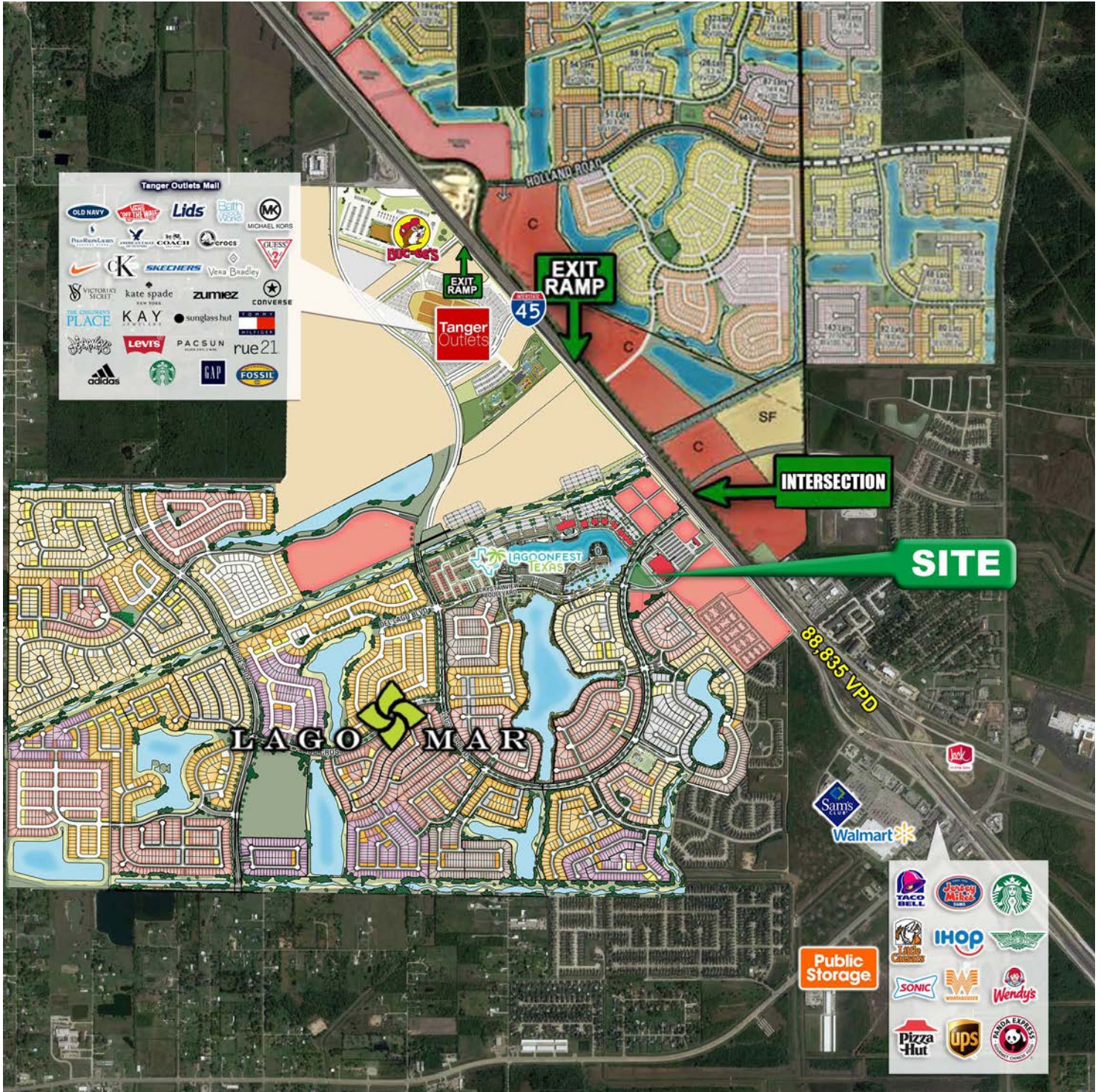
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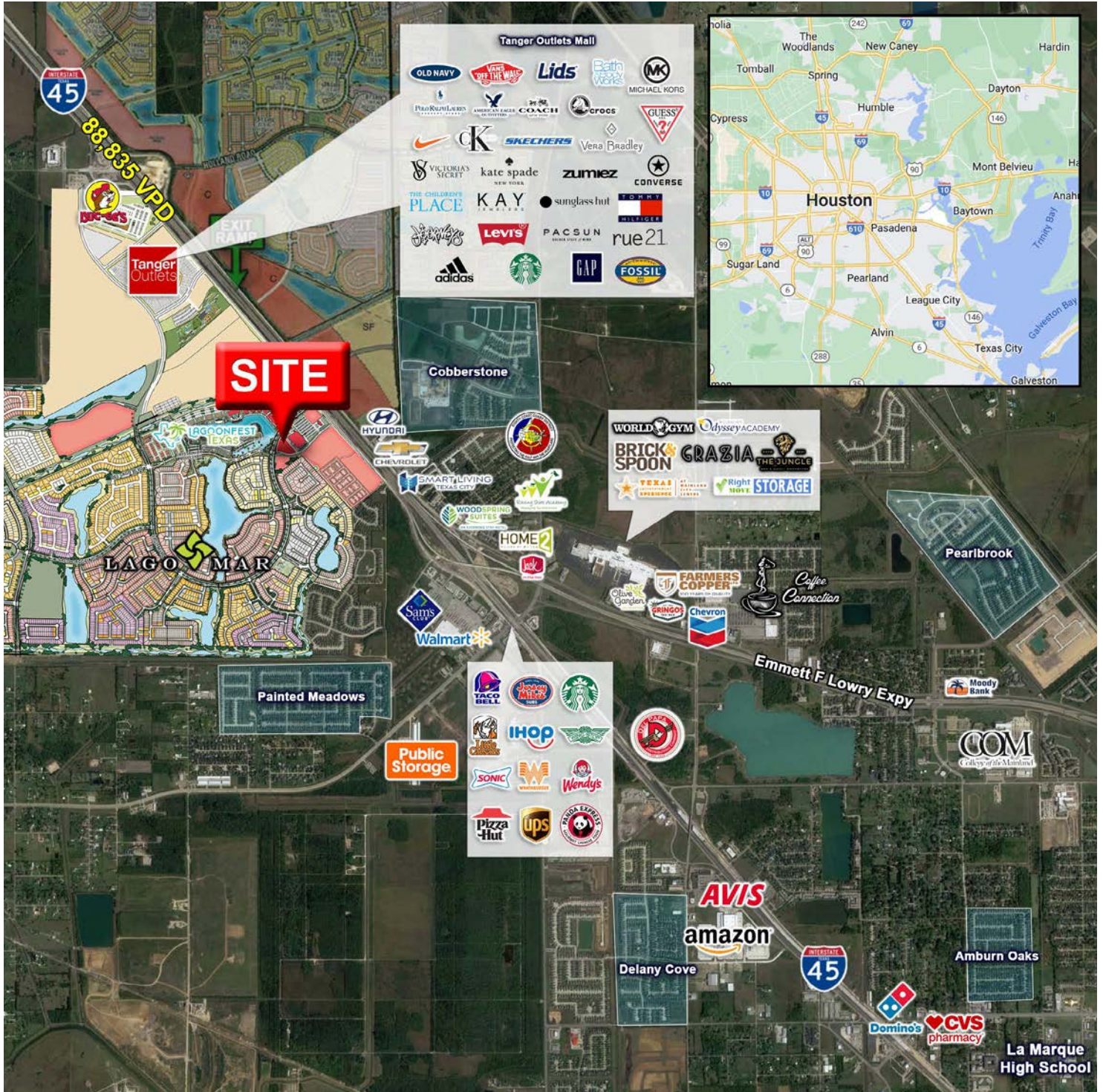
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Houston's coolest crystal lagoon makes a splash with most floating cabanas in the U.S.

Last summer, Lagoonfest Texas nearly broke the internet when the beachy destination introduced its unique, floating cabanas – cleverly dubbed “aquabanas” – to its crystal blue waters.

Now, the 12-acre lagoon at Lago Mar in Texas City now boasts the largest collection of floating cabanas in North America – just in time for the triple-digit onslaught of a scorching Houston summer. Lagoonfest has added 18 new aquabanas to its fleet for a total of 22 on the water.

For the uninitiated, floating cabanas combine the thrill of water activities with the chill of sipping cocktails in a cabana. Lagoonfest's collection includes picnic cabanas with a center table with drink holders, shaded seating, and a king lounger for tanning, per a release.

Three floating cabanas – called party cabanas (naturally) – are connected to a center inflatable

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island. They are more than 370 feet long and can accommodate more than 180 people at once.

These party and regular cabanas are perfect for private parties, group getaways, or big birthday bashes – all popular draws at the lagoon, notes Uri Man, CEO of the Lagoon Development Company. Prices for the day-long floating cabana rentals start at \$450.

When not sipping, lounging, and dipping in to cool off, visitors can also rent kayaks, sailboats, stand-up paddleboards, and bumper boats. Active fun comes via the floating obstacle course and the 42-foot Titan slide. Full menus of food and bar options are also available.

By the numbers, the 12-acre Lago Mar lagoon is the largest in Texas and offers visitors more shoreline than any other man-made lagoon in the U.S. Containing more than 24 million gallons of water, the lagoon's liner system is large enough to cover the entire Galleria mall – or 14 NFL football fields. Another fun fact: The lagoon surface is equivalent to some 1,350 home swimming pools.

Last year, the lagoon saw more than 80,000 visitors from around the state to its white, sandy shores.

Those interested can find tickets, availability, and more information at the official Lagoonfest site.

Lagoonfest Texas; 12600 Crystal View Blvd. Hours are 10 am–8 pm Mondays, Thursdays, Fridays, and Saturdays and 11 am–8 pm Sundays. Individual ticket prices start at \$22; season passes start at \$69.

<https://houston.culturemap.com/news/city-life/07-12-22-lagoonfest-houston-texas-city-floating-cabanas-how-much-rental-aquabanas-lago-mar-address/>

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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.

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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