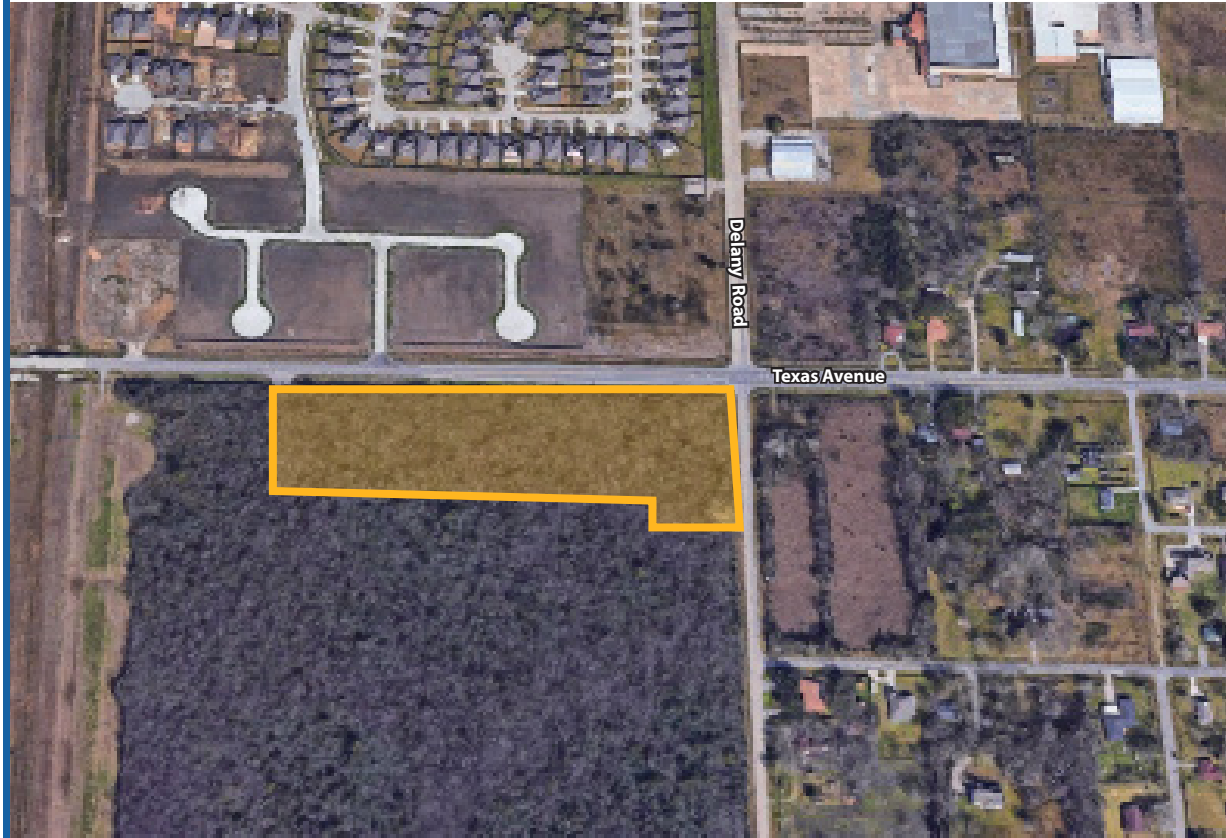




SITE AVAILABLE | 6.4 ACRE SITE

SW corner of Texas Ave and Delany Rd | La Marque, Texas 77568



AVAILABLE SPACE

6.4 Acre Site

RATES | NNN & PRICE

Call for pricing

TRAFFIC COUNTS

Texas Avenue - 12,018 AADP

Source: TXDOT 2016

PROPERTY INFORMATION

- Large commercial property on highly trafficked Texas Ave
- Located across from the newly constructed Lenar Homes at Delany Cove
- One mile from Interstate 45

DEMOGRAPHICS (based on 2017 data)

Variable	Community Population	RTA
2017 Population	16,063	97,186
Average HH Income	\$59,151	\$67,184
Median Age	38.8	39.2

* RTA – Retail Trade Area; the geographic area from which retailers derive approximately 80-85% of their business.

CONTACT

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 The Retail Coach
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 662.231.0608

Alex Getty, Executive Director
 La Marque Economic Development Corporation
 agetty@lmedc.com
 409.938.9258

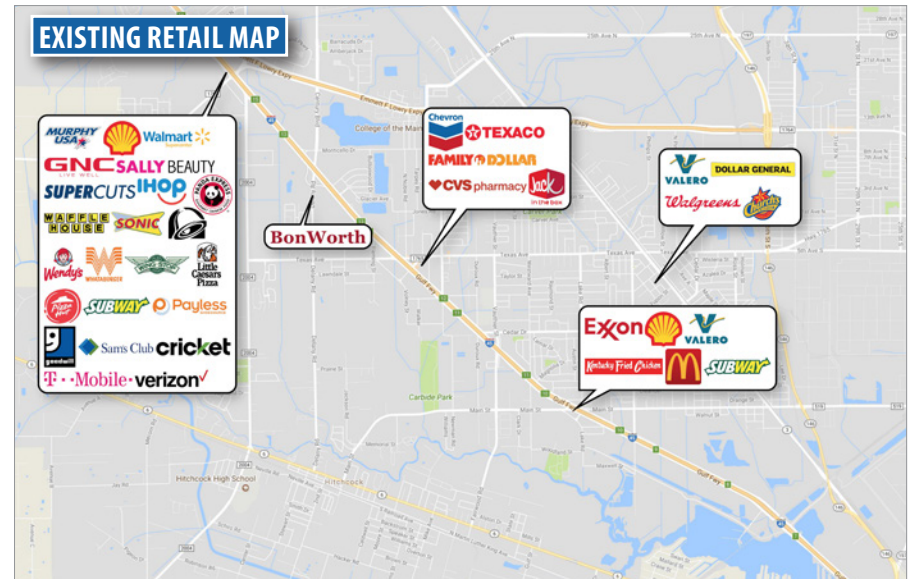
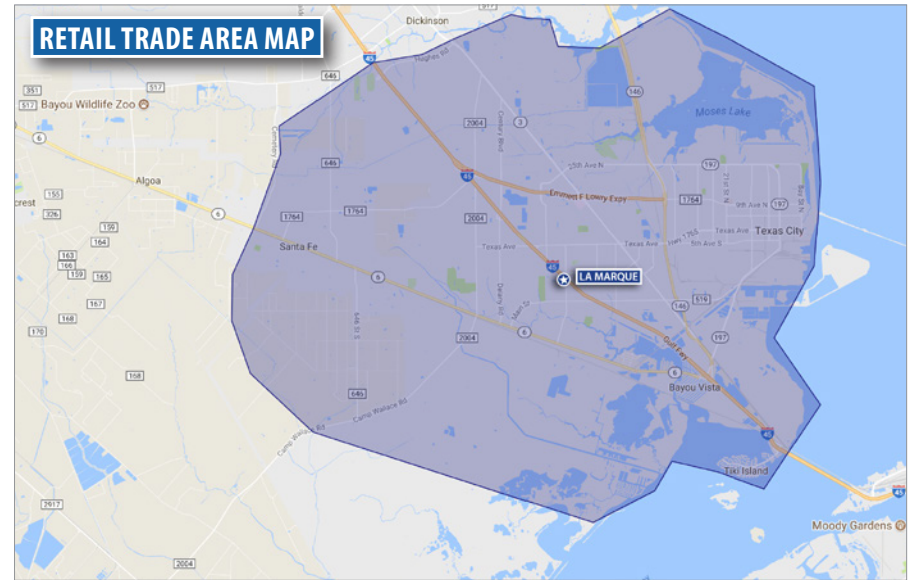
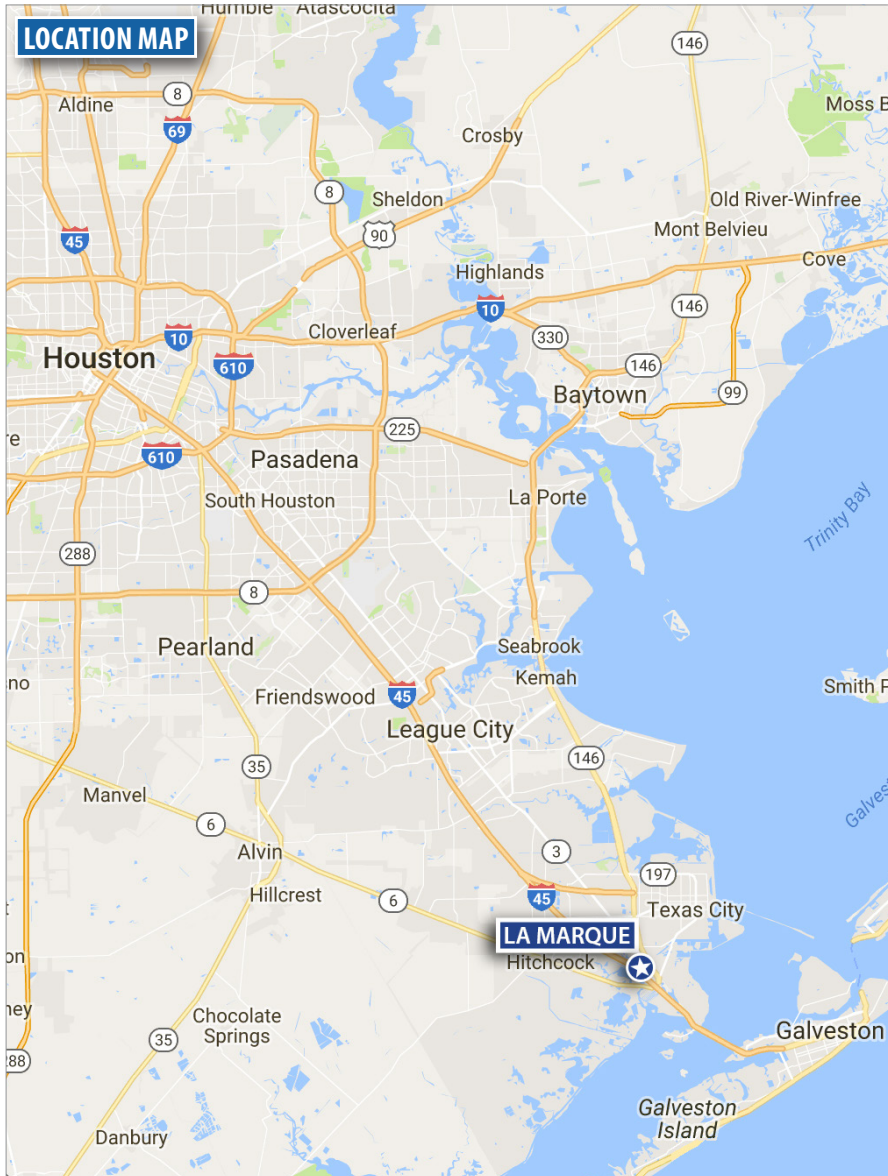
 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | www.theretailcoach.net

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SITE AVAILABLE | +/- 0.85 ACRE SITE

SE Intersection of Interstate 45 and FM 1764 | La Marque, Texas 77568



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