



SITE AVAILABLE | ± 46 ACRE SITE

FM 1764 | La Marque, Texas 77568



AVAILABLE SPACE

± 46 Acre Site

RATES | NNN & PRICE

\$3.95 Per SF

TRAFFIC COUNTS

Interstate 45 at FM 1764 - 141,300 CPD

FM 1764 at IH 45 - 50,700 CPD

Source: TXDOT 2014

PROPERTY INFORMATION

- ±46 acres of land located on the south side of FM 1764, just west of I-45 in La Marque, Texas (Galveston County)
- Adventure Point, a ±30 acre theme park, has broken ground next door to the Tanger Outlet
- Painted Meadows subdivision is building out its last lots just west of site on FM-1764

DEMOGRAPHICS (based on 2016 data)

Variable	Community Population	RTA
2016 Population	15,613	47,785
Average HH Income	\$55,103	\$60,006
Median Age	39.0	39.4

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

CONTACT

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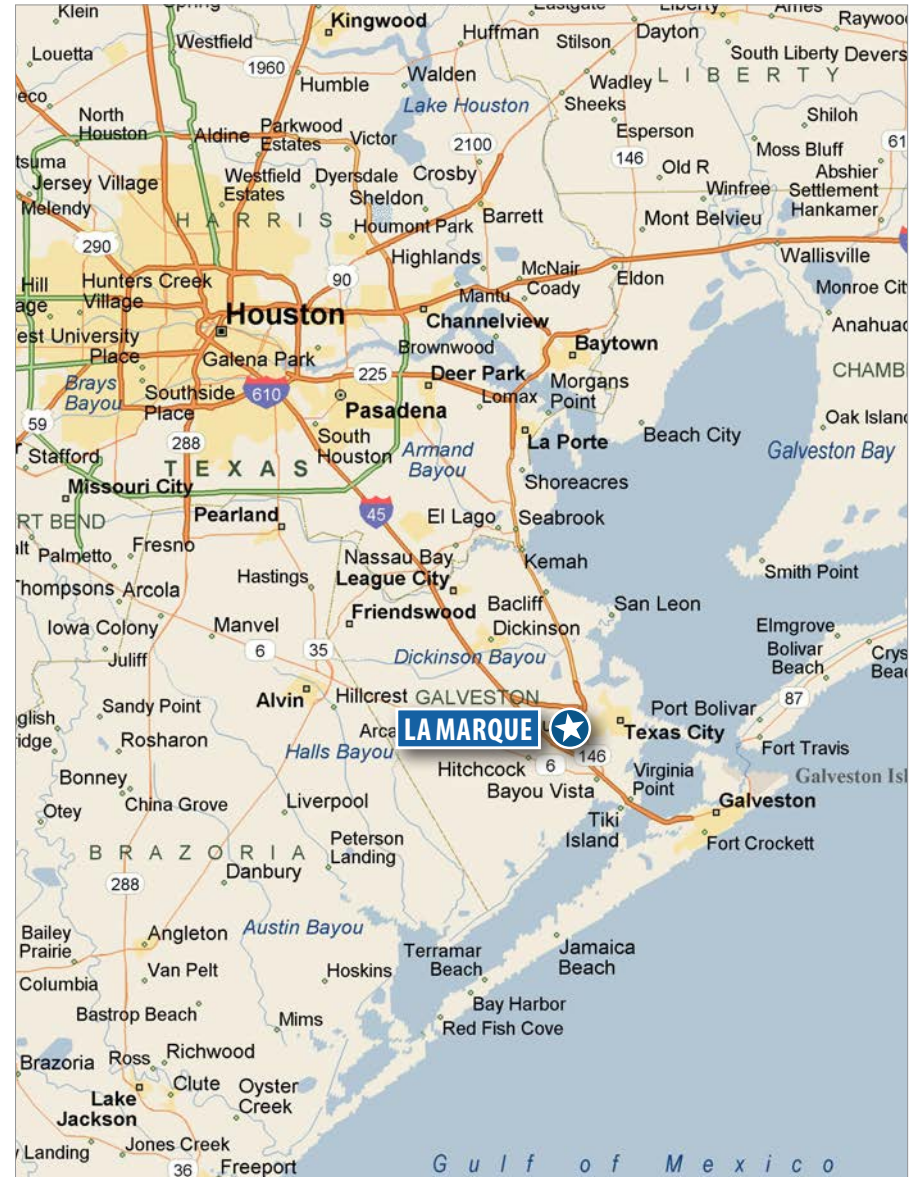
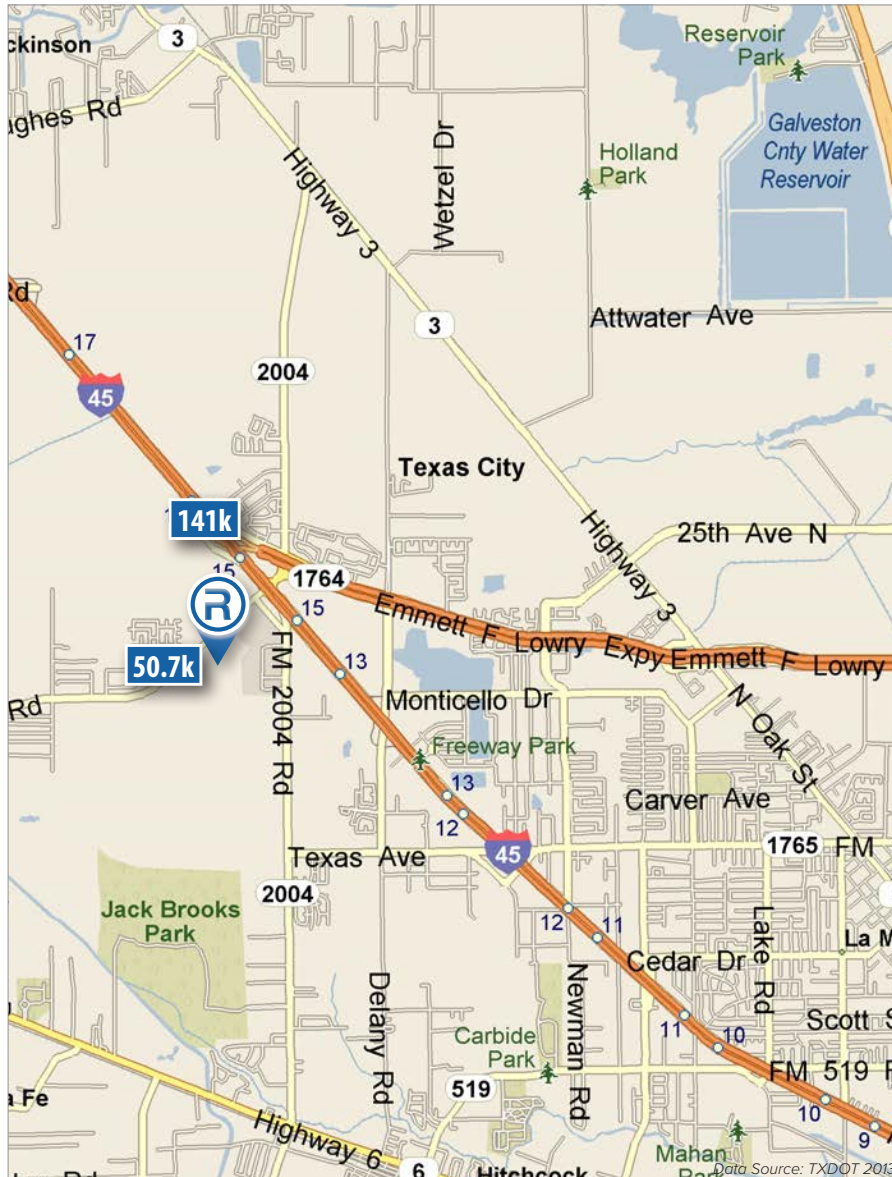
 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | www.theretailcoach.net

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