



# SITE AVAILABLE | +/- 45 ACRE SITE

45 Southbound Feeder Road | La Marque, TX 77568



## AVAILABLE SPACE

+/- 45 Acres

## RATES | NNN & PRICE

\$4.00/SF

## TRAFFIC COUNTS

Interstate 45- 66,097 AADT

Source: TXDOT 2016

## PROPERTY INFORMATION

- Close proximity to Sam's Club, Tanger Outlets, Mall of the Mainland, and much more.
- Commercially zoned property perfect for retail Development with 1,600 feet of Interstate frontage.
- Located across Delany Road from the densely populated Delany Cove neighborhood.

## 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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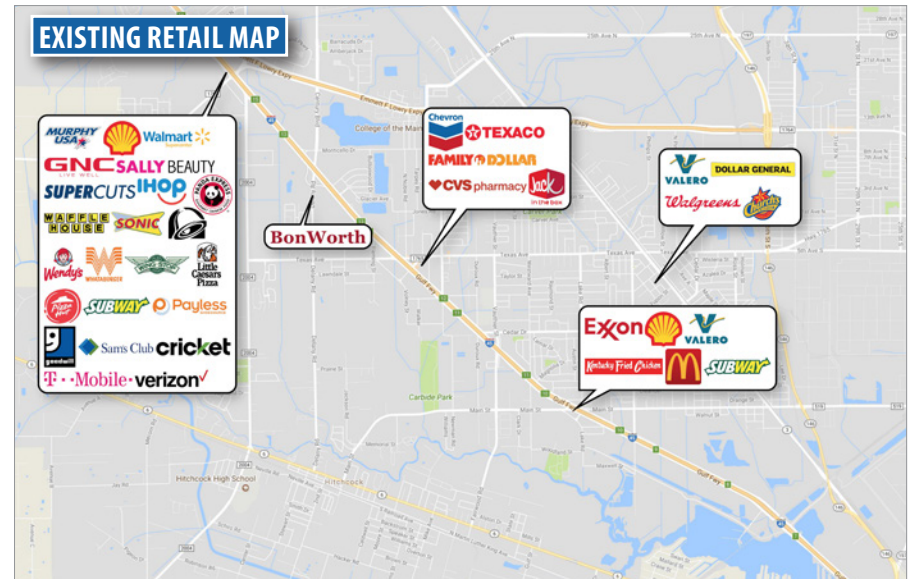
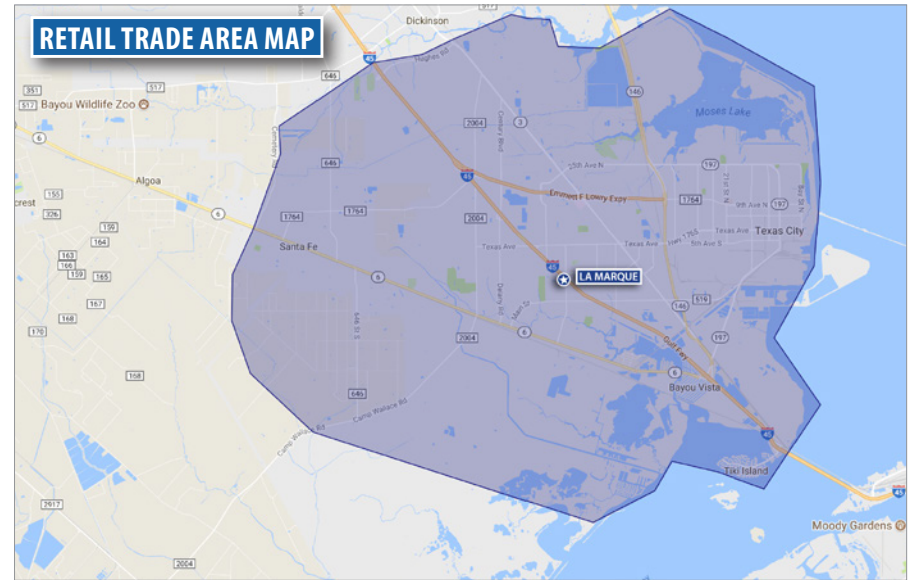
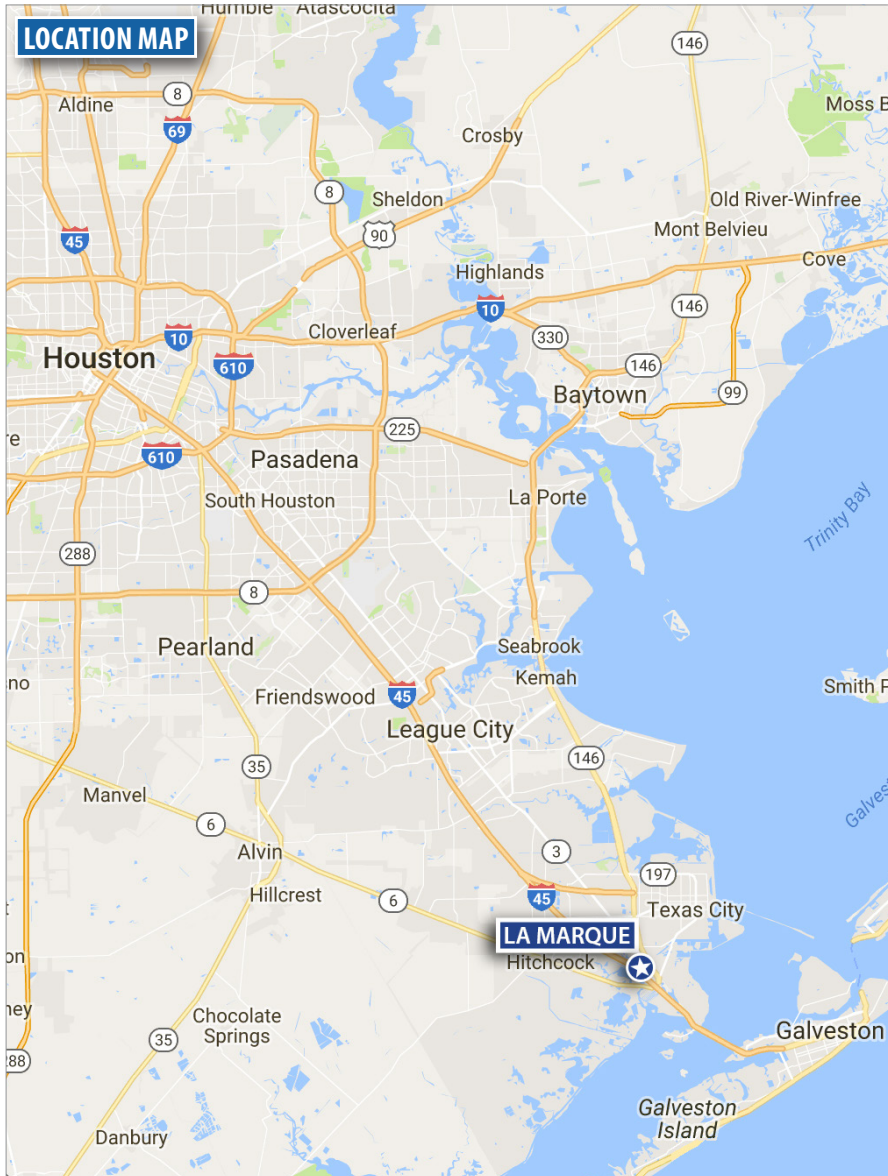
 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | [www.theretailcoach.net](http://www.theretailcoach.net)

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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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