



SITE AVAILABLE | +/- 4 ACRE SITE

SW Corner of Cedar Drive and Bayou Road | La Marque, Texas 77568

AVAILABLE SPACE

Total +/- 4 Acres

RATES | NNN & PRICE

Call for Pricing

TRAFFIC COUNTS

Texas Ave and Bayou Road - 11,820 AADP

Source: TXDOT 2016

PROPERTY INFORMATION

- Located near Dollar General, Yatriz Party Hall event center, La Marque City Clerk's office, La Marque Fire Station, and La Marque Middle School
- Large parcel can be subdivided
- Commercial property available for Development

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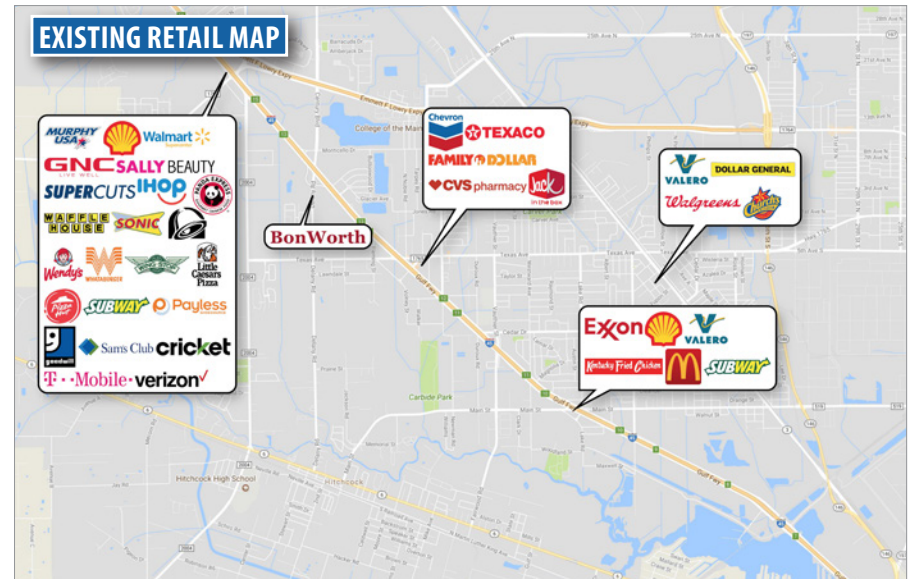
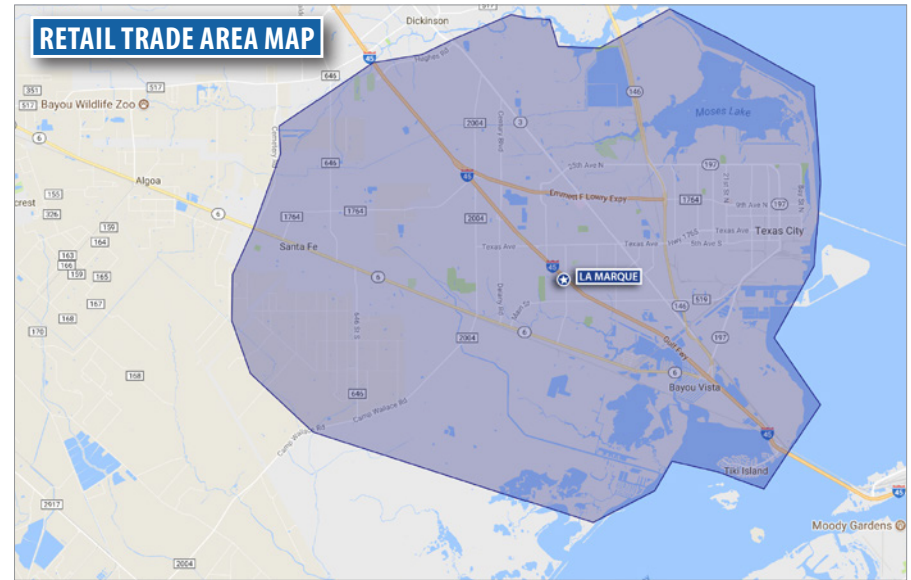
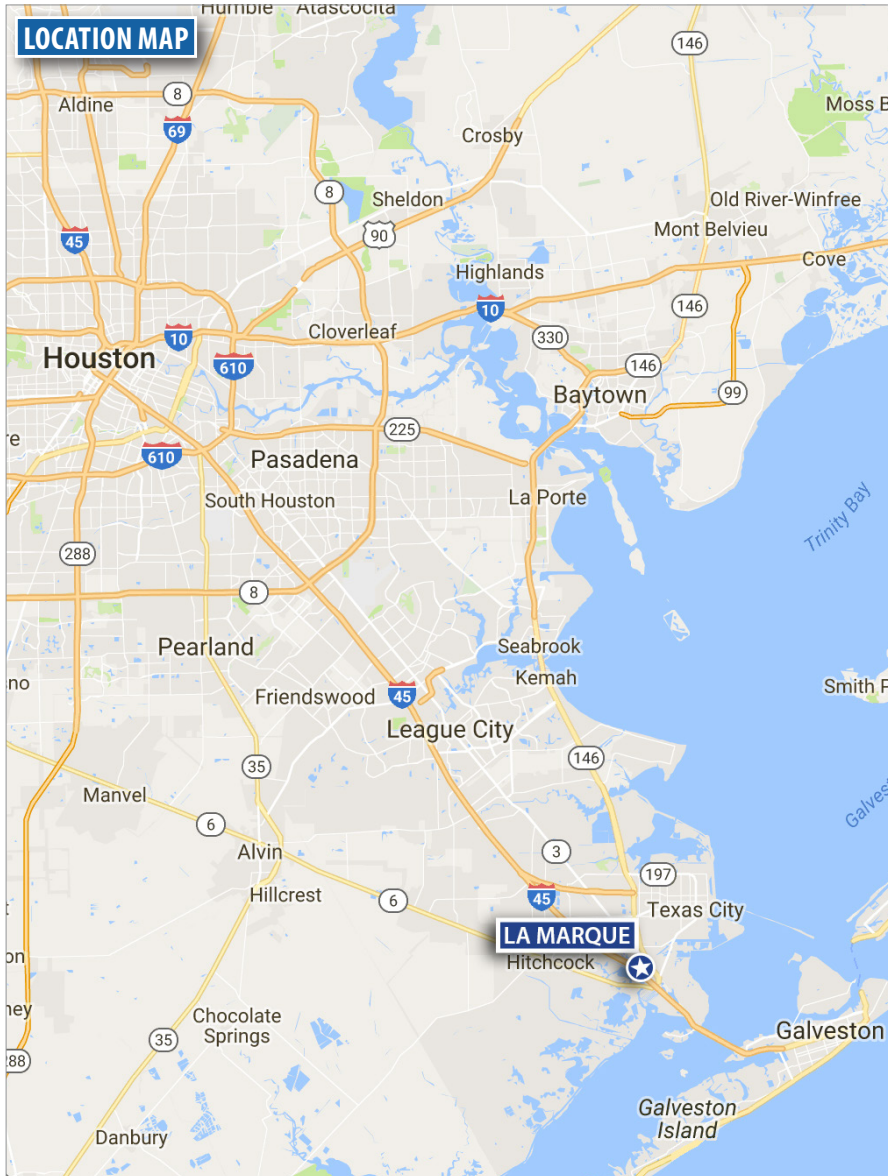
 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | www.theretailcoach.net

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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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