

# FOR LEASE - PLANTATION VILLAGE

**\$1.00 PSF**  
**Broker Bonus!**

**457-491 This Way St**  
**Lake Jackson, TX 77566**

## Available Space

Suite	Size
463	2,346 SF
491	7,381 SF

## Rental Rate

**\$15.00 PSF/YR+NNN**



## Property Information:

- Close Proximity to SH 288
- Traffic Count: 18,790
- Office/Retail Space

**cmI brokerage**

*For Leasing Inquiries Please Contact:*  
**Trent Vacek, CCIM, Vice President**  
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The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by CMI Brokerage or by any agent, independent associate, subsidiary or employee of CMI Brokerage. This information is subject to change without notice.



Brazoria County Appraisal District

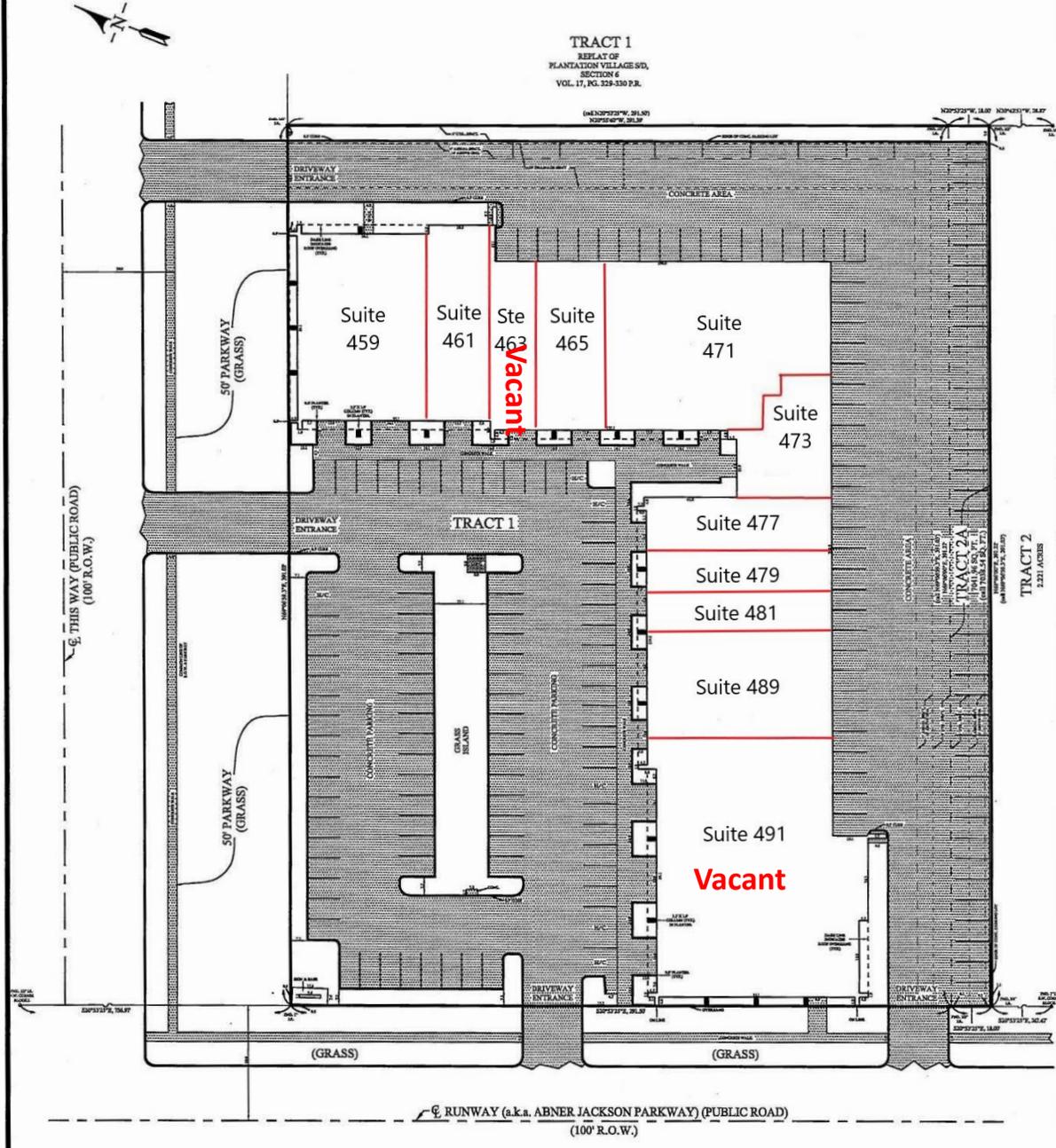
Map 239351

# SINGLETTY SURVEYING, INC.

Buyer: BRL/Plantation Village, Ltd.

## TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify to Commerce Bank and Stewart Title Guaranty Company that I have, this day, made a survey on the ground and prepared by physical inspection and measurements of property located on the corner of This Way and Abner Jackson Parkway, in the City of Lake Jackson, Texas being Tract 1, Block 1, of the Replat of Plantation Village Subdivision, Section 4 City of Lake Jackson, Brazoria County, Texas according to the plat thereof recorded in Volume 17, Pages 381-382 of the Plat Records, Brazoria County, Texas and Tract 2A, Block 1, Plantation Village Subdivision, Replat of Section 4, Block 1 Tract 2 as recorded in Volume 19, Pages 349-350 of the Plat Records, Brazoria County, Texas.



# Demographic Summary Report

## Plantation Village

457-491 This Way St, Lake Jackson, TX 77566

Building Type: **Class B Office**

Class: **B**

RBA: **36,830 SF**

Typical Floor: **36,830 SF**

Total Available: **9,727 SF**

% Leased: **73.59%**

Rent/SF/Yr: **\$15.00**



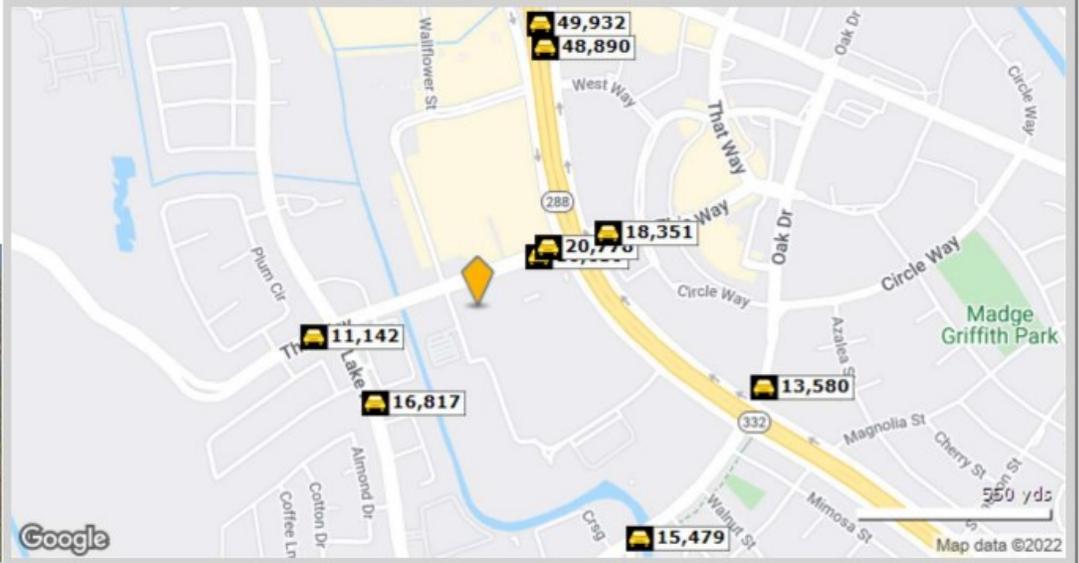
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2027 Projection	7,366	37,900	56,509
2022 Estimate	6,717	34,847	51,878
2010 Census	6,009	33,243	48,829
Growth 2022 - 2027	9.66%	8.76%	8.93%
Growth 2010 - 2022	11.78%	4.83%	6.24%
<b>2022 Population by Hispanic Origin</b>	1,718	9,528	17,487
<b>2022 Population</b>	6,717	34,847	51,878
White	5,571 82.94%	29,908 85.83%	44,235 85.27%
Black	511 7.61%	2,754 7.90%	4,725 9.11%
Am. Indian & Alaskan	51 0.76%	273 0.78%	469 0.90%
Asian	450 6.70%	1,216 3.49%	1,444 2.78%
Hawaiian & Pacific Island	2 0.03%	33 0.09%	42 0.08%
Other	131 1.95%	663 1.90%	964 1.86%
U.S. Armed Forces	0	5	12
<b>Households</b>			
2027 Projection	3,020	14,455	20,656
2022 Estimate	2,744	13,265	18,914
2010 Census	2,430	12,685	17,793
Growth 2022 - 2027	10.06%	8.97%	9.21%
Growth 2010 - 2022	12.92%	4.57%	6.30%
Owner Occupied	1,484 54.08%	8,714 65.69%	12,525 66.22%
Renter Occupied	1,261 45.95%	4,551 34.31%	6,389 33.78%
<b>2022 Households by HH Income</b>	2,744	13,263	18,915
Income: <\$25,000	268 9.77%	1,314 9.91%	2,112 11.17%
Income: \$25,000 - \$50,000	574 20.92%	2,079 15.68%	3,355 17.74%
Income: \$50,000 - \$75,000	592 21.57%	2,936 22.14%	3,928 20.77%
Income: \$75,000 - \$100,000	323 11.77%	1,428 10.77%	2,191 11.58%
Income: \$100,000 - \$125,000	281 10.24%	1,475 11.12%	2,158 11.41%
Income: \$125,000 - \$150,000	287 10.46%	1,222 9.21%	1,635 8.64%
Income: \$150,000 - \$200,000	283 10.31%	1,523 11.48%	1,912 10.11%
Income: \$200,000+	136 4.96%	1,286 9.70%	1,624 8.59%
<b>2022 Avg Household Income</b>	\$92,554	\$106,380	\$100,739
<b>2022 Med Household Income</b>	\$72,565	\$80,296	\$75,713

## Traffic Count Report

### Plantation Village

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 Class: **B**  
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 Typical Floor: **36,830 SF**  
 Total Available: **9,727 SF**  
 % Leased: **73.59%**  
 Rent/SF/Yr: **\$15.00**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 This Way	This Way	0.02 SW	2022	10,659	MPSI	.14
2 This Way	Hwy 332	0.04 NE	2022	20,778	MPSI	.16
3 Lake Rd	Tangerine Ct	0.04 S	2022	16,817	MPSI	.22
4 This Way	Hwy 288	0.05 W	2022	18,351	MPSI	.25
5 This Way	Lake Rd	0.04 NE	2022	11,142	MPSI	.27
6 State Hwy 288	Oyster Creek Dr	0.17 N	2022	48,890	MPSI	.45
7 Oak Dr S	Medical Dr	0.02 W	2022	15,479	MPSI	.46
8 TX 121	Oyster Creek Dr	0.17 N	2020	49,932	AADT	.48
9 Oak Dr	Hwy 288	0.05 SW	2022	13,518	MPSI	.49
10 Oak Drive	Hwy 288	0.05 SW	2020	13,580	AADT	.49



# 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.

CMI Brokerage	390205	cmi@cmirealestate.com	(713) 961-4666
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Victor Vacek, Jr.	153348	vvacek@cmirealestate.com	(713) 961-4666
Designated Broker of Firm	License No.	Email	Phone
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