

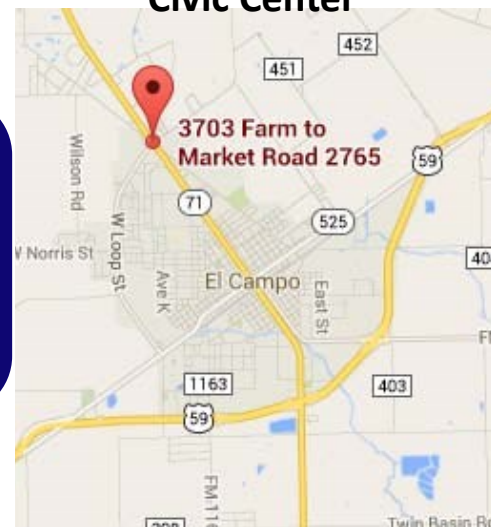
FOR LEASE WEST LOOP VILLAGE EL CAMPO, TX



**Divisible Options
Available**

**3703 FM 2765
El Campo, TX 77437**

**Across from the El Campo
Civic Center**



AVAILABLE SPACE

Second Generation Fitness Gym Space
SUITE J - 4,000 SF — Space is Divisible
\$17.00 SF/YR/NNN

- ◆ Located at Hwy 71 and West Loop FM 2765
- ◆ Tenants include DermSurgery, Little Caesars, Shoe Dept & Metro PCS
- ◆ Super Wal-Mart, El Campo Memorial Hospital, Stripes Convenience Store and the Civic Center are located across the street

cmu brokerage



Trent Vacek, CCIM, Vice President

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713-961-4666

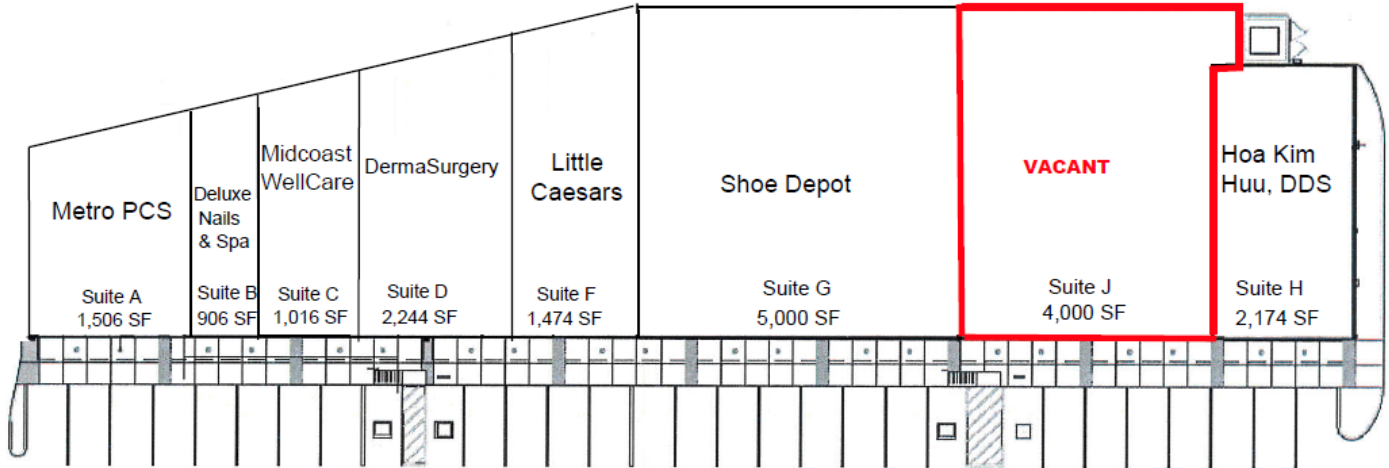
www.cmirealestate.com

820 Gessner, Ste 1525, Houston, TX 77024

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WEST LOOP VILLAGE

4,000 SF space has
option to divide.



EL CAMPO RETAIL CENTER
FM Highway 2765
El Campo, TX 77437

Demographic Summary Report

West Loop Village

3703 FM 2765, El Campo, TX 77437

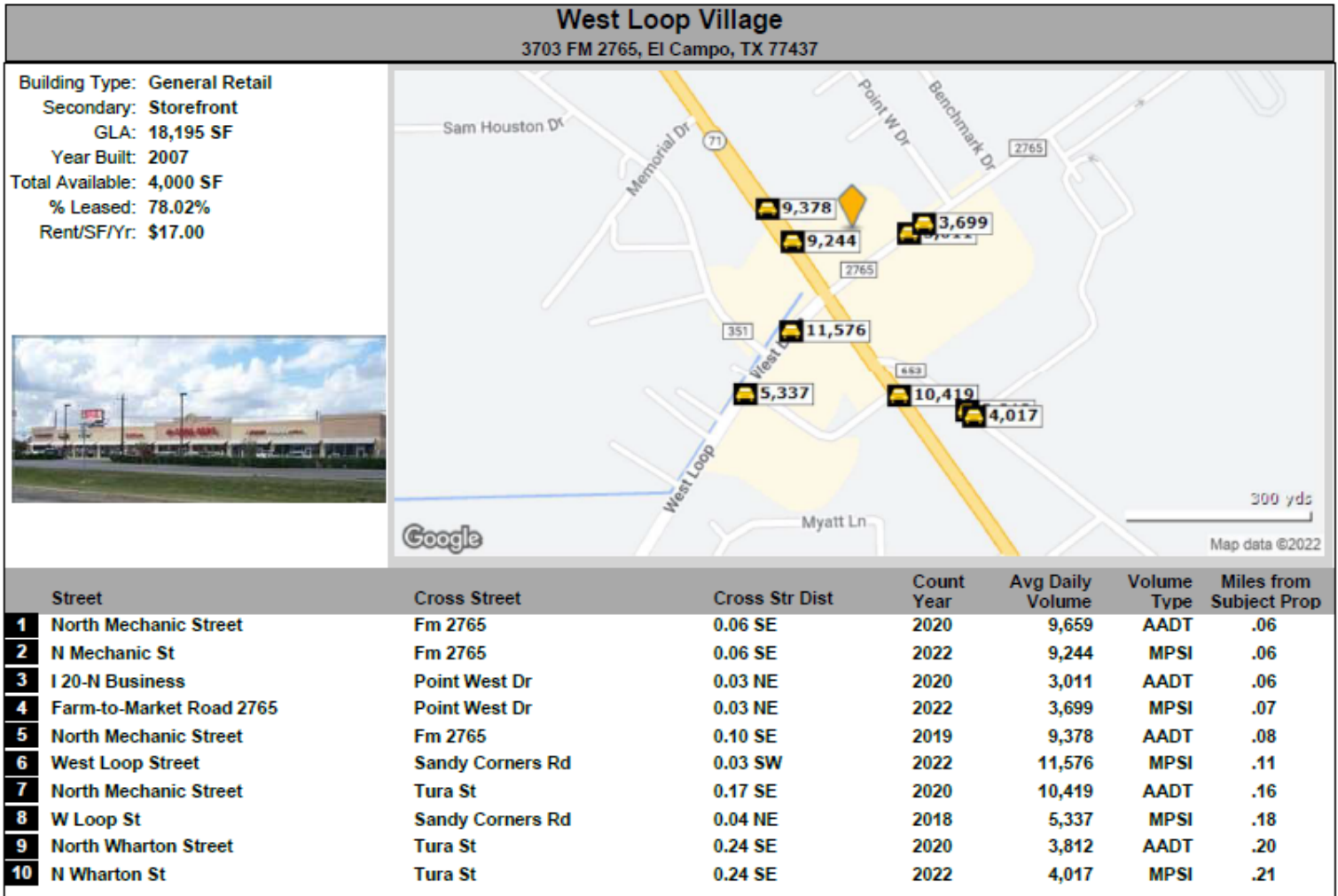
Building Type: General Retail
 Secondary: Storefront
 GLA: 18,195 SF
 Year Built: 2007

Total Available: 4,000 SF
 % Leased: 78.02%
 Rent/SF/Yr: \$17.00



Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	2,083	13,248	15,714
2022 Estimate	2,109	13,283	15,708
2010 Census	2,186	13,093	15,232
Growth 2022 - 2027	-1.23%	-0.26%	0.04%
Growth 2010 - 2022	-3.52%	1.45%	3.13%
2022 Population by Hispanic Origin			
2022 Population	2,109	13,283	15,708
White	1,998 94.74%	11,788 88.75%	13,974 88.96%
Black	74 3.51%	1,217 9.16%	1,384 8.81%
Am. Indian & Alaskan	5 0.24%	73 0.55%	90 0.57%
Asian	19 0.90%	76 0.57%	101 0.64%
Hawaiian & Pacific Island	0 0.00%	15 0.11%	17 0.11%
Other	14 0.66%	115 0.87%	141 0.90%
U.S. Armed Forces	0	0	0
Households			
2027 Projection	800	4,758	5,586
2022 Estimate	811	4,770	5,586
2010 Census	840	4,704	5,429
Growth 2022 - 2027	-1.36%	-0.25%	0.00%
Growth 2010 - 2022	-3.45%	1.40%	2.89%
Owner Occupied	611 75.34%	3,105 65.09%	3,694 66.13%
Renter Occupied	200 24.66%	1,666 34.93%	1,892 33.87%
2022 Households by HH Income			
Income: <\$25,000	157 19.33%	1,269 26.59%	1,460 26.14%
Income: \$25,000 - \$50,000	124 15.27%	1,006 21.08%	1,211 21.68%
Income: \$50,000 - \$75,000	102 12.56%	704 14.75%	798 14.29%
Income: \$75,000 - \$100,000	97 11.95%	531 11.13%	657 11.76%
Income: \$100,000 - \$125,000	155 19.09%	562 11.78%	639 11.44%
Income: \$125,000 - \$150,000	82 10.10%	321 6.73%	347 6.21%
Income: \$150,000 - \$200,000	77 9.48%	279 5.85%	346 6.19%
Income: \$200,000+	18 2.22%	100 2.10%	128 2.29%
2022 Avg Household Income	\$86,129	\$69,973	\$70,473
2022 Med Household Income	\$80,928	\$54,549	\$54,149

Traffic Count Report





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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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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