

# FOR LEASE WEST LOOP VILLAGE EL CAMPO, TX



3703 FM 2765  
El Campo, TX 77437



## AVAILABLE SPACE

*Second Generation Medical Space* SUITE D - 2,244 SF

*Second Generation Fitness Gym Space* SUITE J - 4,000 SF

**[Suite J Available Q3 2020 - Do Not Disturb Tenant]**

**\$17.00 SF/YR/NNN**



- ◆ Located at Hwy 71 and West Loop FM 2765
- ◆ Tenants include Little Caesars, Snap Fitness, 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

713-961-4666

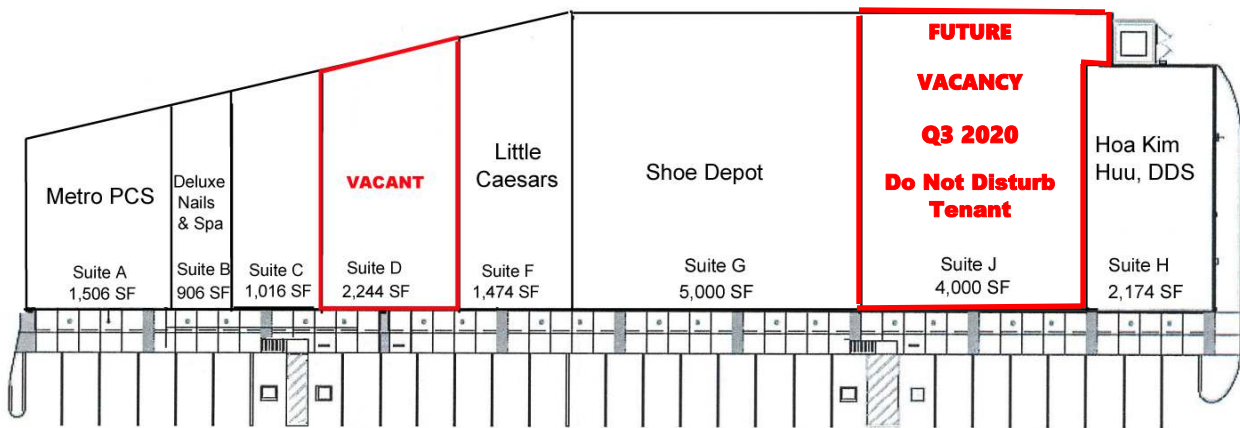
www.cmirealestate.com

tvacek@cmirealestate.com

820 Gessner, Ste 1525, Houston, TX 77024

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WEST LOOP VILLAGE



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

Not to Scale

## 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: **2,244 SF**  
 % Leased: **87.67%**  
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2024 Projection	2,005	14,198	16,948
2019 Estimate	1,967	13,743	16,313
2010 Census	2,030	13,171	15,134
Growth 2019 - 2024	1.93%	3.31%	3.89%
Growth 2010 - 2019	-3.10%	4.34%	7.79%
<b>2019 Population by Hispanic Origin</b>	619	6,661	7,918
<b>2019 Population</b>	1,967	13,743	16,313
White	1,862 94.66%	12,206 88.82%	14,524 89.03%
Black	73 3.71%	1,274 9.27%	1,455 8.92%
Am. Indian & Alaskan	5 0.25%	67 0.49%	85 0.52%
Asian	16 0.81%	74 0.54%	96 0.59%
Hawaiian & Pacific Island	0 0.00%	7 0.05%	9 0.06%
Other	12 0.61%	116 0.84%	143 0.88%
U.S. Armed Forces	0	0	0
<b>Households</b>			
2024 Projection	767	5,103	6,039
2019 Estimate	753	4,937	5,812
2010 Census	781	4,728	5,396
Growth 2019 - 2024	1.86%	3.36%	3.91%
Growth 2010 - 2019	-3.59%	4.42%	7.71%
Owner Occupied	566 75.17%	3,249 65.81%	3,884 66.83%
Renter Occupied	187 24.83%	1,688 34.19%	1,928 33.17%
<b>2019 Households by HH Income</b>	753	4,938	5,813
Income: <\$25,000	152 20.19%	1,245 25.21%	1,465 25.20%
Income: \$25,000 - \$50,000	154 20.45%	1,173 23.75%	1,338 23.02%
Income: \$50,000 - \$75,000	109 14.48%	781 15.82%	971 16.70%
Income: \$75,000 - \$100,000	122 16.20%	700 14.18%	870 14.97%
Income: \$100,000 - \$125,000	110 14.61%	523 10.59%	596 10.25%
Income: \$125,000 - \$150,000	34 4.52%	126 2.55%	142 2.44%
Income: \$150,000 - \$200,000	65 8.63%	222 4.50%	251 4.32%
Income: \$200,000+	7 0.93%	168 3.40%	180 3.10%
<b>2019 Avg Household Income</b>	\$74,373	\$68,578	\$67,787
<b>2019 Med Household Income</b>	\$66,250	\$51,491	\$52,458

**Traffic Count Report**

**West Loop Village**  
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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Farm-to-Market Road 2765	Point West Dr	0.03 NE	2018	1,672	MPSI	.07
2 W Loop St	Sandy Corners Rd	0.04 NE	2018	5,337	MPSI	.18
3 N Wharton St	Tura St	0.24 SE	2018	1,092	MPSI	.21
4 N Mechanic St	Tura St	0.17 SE	2018	7,647	MPSI	.28



## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### 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 coincidental 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.

<u>CMI Brokerage an Affiliate of Central Management, Inc.</u>	<u>390205</u>	<u>cmi@cmirealestate.com</u>	<u>(713)961-4666</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>		

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date