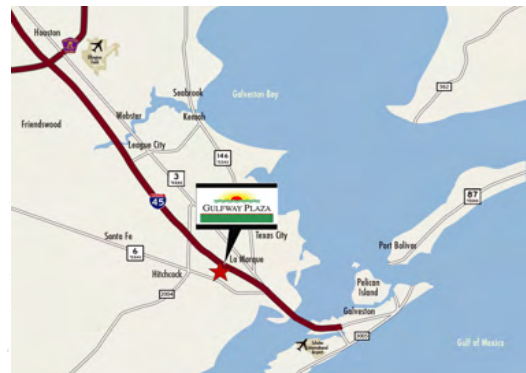


# FOR LEASE

# GULFWAY PLAZA

11009 DELANEY ROAD, LA MARQUE, TX



## PROPERTY FEATURES

- **Directly adjacent to AMAZON Distribution Center**
- 176,529 SF retail and service community center
- Parking ratio of 4.8:1,000 SF
- Traffic counts: 60,000 VPD
- Located along I-45 with excellent Interstate visibility, approximately 30 miles south of Houston and 15 miles north of Galveston
- Co-tenancy: Dollar Tree, Barcenas Mexican Grill, Budget/Avis Car Rental, Cobalt Engineering & Inspections, KPAC Dance & Gym, Bootkickers Bingo, Islanders Tackle, Armstrong McCall Professional Beauty Supply and much more!

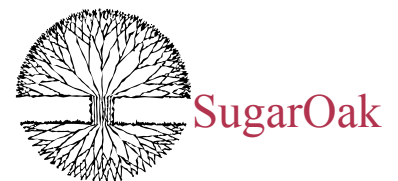
## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Miles
Population	2,315	29,097	51,014	179,758
Average HH Income	\$ 54,097	\$ 58,879	\$ 58,940	\$ 73,547
Median Age	37.8	37.9	38	36.4

## For more information, please contact:

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# FOR LEASE

# GULFWAY PLAZA

11009 DELANEY ROAD, LA MARQUE, TX

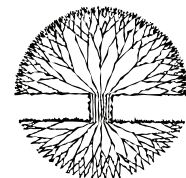


ADDRESS	TENANT	SQ.FT.	ADDRESS	TENANT	SQ.FT.
11025-33	DOLLAR TREE	10,800	14025	APPLIED HEALTH CARE NURSING DIVISION	2,200
11021	MANDI'S CLOSET	3,000	14029	BARKER, JAMES (THE BAMBI EFFECT)	2,400
11013	BARCENA'S MEXICAN GRILL	6,450	14031	BUDGET/AVIS CAR RENTAL	2,782
11009	BARCENA'S MEXICAN GRILL	714	14037	KINGDOM FAITH MINISTRIES	2,204
11001	ZARATE AND GUTIERREZ (SWEET TREATS)	806	14041	GALVESTON CO. GOV'T CREDIT UNION	3,400
12009	BOOTKICKERS BINGO	25,264	14045	KPAC DANCE & GYM	15,734
12007	TEXAS PARK & WILDLIFE	3,363	14065	ISLANDER'S TACKLE	4,800
12005	COBALT ENGINEERING AND INSPECTIONS	2,650	15037	ARMSTRONG MCCALL BEAUTY	3,920
12003	COBALT ENGINEERING AND INSPECTIONS	4,800	15033	RESOURCE & CRISIS CENTER OF GALVESTON	5,180
12001	COBALT ENGINEERING AND INSPECTIONS	4,500	15029	EBONY & IVORY'S SALON & BOUTIQUE	2,600
13001	ACS MIXED MARTIAL ARTS	2,757	15025	CROPPIN' BUG SCRAPBOOK	3,100
13003	DAVITA DIALYSIS CLINIC	2,145	15021	U.S. ARMY CORPS OF ENGINEERS	3,497
13005	DILL PICKLE DISCOUNT HOME SUPPLY	5,975	15017	GULF COAST TRANSIT DISTRICT	3,500
13009	AQUA LIVING OUTLET	3,000	<b>15007-13 AVAILABLE</b>		<b>7,597</b>
13013	STATE FARM INSURANCE	2,400	15007	MAINTENANCE SHOP	121
<b>13017-21 AVAILABLE</b>		<b>4,800</b>	15005	MEMORABLE MOMENTS EVENTS	1,785
14001-21	AR'S ENTERTAINMENT HUB	25,000	15001	FAMILY CORE LEARNING/DAYCARE	3,645
			<b>TOTAL SQUARE FOOTAGE</b>		<b>176,529</b>

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SugarOak

Gulfway Plaza  
La Marque, TX

10 mile radius:  
218,993 Population  
\$91,271 Avg HH Income



59,594 VPD



**AVAILABLE SPACES**  
13017-13 - 4,800-7,200 SF  
15007-13 - 7,597 -11,097 SF

La Marque Residential Developments

Lago Mar - 4,000 Homes

Painted Meadows - 600 Homes

Prarie Knoll - 80 Homes

Westwood Circle - 50 Homes

Delaney Cove - 800 Homes

Trails at Woodhaven Lakes - 300 Homes

Saltgrass Crossing - 800 Homes

Gulfway Plaza - Vacancies from 3,500 to 11,097 SF

10 mile radius:  
218,993 Population  
\$91,271 Avg HH Income

# Texas City Residential Developments

Site or Neighborhood Name	Home Values (As of Oct 2020)	Units or Properties	Median Year Built
Grand Cay Harbour	\$330,000 - \$1,000,000	61	2014
Sunset View Estates	\$350,000 - \$700,000	120	1986
Lago Mar	\$300,000 - \$500,000	7,000	Under Construction
Highland Allotment	\$125,000 - \$425,000	3	2008
Heron's Landing Community	\$225,000 - \$320,000	43	2017
Park Place South	\$250,000 - \$325,000	53	1994
Tarpey & Noble	\$75,000 - \$275,000	44	1970
Pearlbrook	\$150,000 - \$250,000	93	2013
Cobblestone	\$270,000 - \$300,000	N/A	2020
Bayside Landing	\$150,000 - \$225,000	109	2006
Marlow Lake Community	\$175,000 - \$250,000	N/A	Under Construction
Thunderpark	\$100,000 - \$225,000	112	1974
Godard Park	\$125,000 - \$200,000	106	1990
Mainland Park	\$75,000 - \$200,000	1,095	1960
Sunnycrest	\$75,000 - \$150,000	28	1964
Kingston	\$75,000 - \$125,000	49	1960
Clearview Terrace	\$75,000 - \$125,000	95	1965
Fairfield	\$75,000 - \$125,000	24	1965
Sunset Terrace	\$50,000 - \$150,000	98	1954
Northside	\$25,000 - \$150,000	554	1994
Amburn Boat Basin	\$50,000 - \$225,000	120	1985
South Acre Manor	\$50,000 - \$125,000	177	1965
Rose Addn	\$5,000 - \$200,000	9	1971
Staffords	\$50,000 - \$125,000	33	2013
Armstrong Subdivision	\$15,000 - \$100,000	78	1967
Westview	\$50,000 - \$125,000	128	1955
Clairmont Addn	\$50,000 - \$100,000	200	1962
Oak Park	\$50,000 - \$100,000	35	1960
Chelsea Manor	\$5,000 - \$75,000	161	2011
Holt Sub	\$25,000 - \$75,000	20	1960
Kohfeldt Addn	\$5,000 - \$75,000	97	1927
North Oak Sub	\$25,000 - \$125,000	49	1991
North Village Addn	\$100,000 - \$150,000	51	1976
Loch Lomond	\$50,000 - \$100,000	19	1968
Wayside Place	\$50,000 - \$125,000	260	1952

