

Plantation Village

SWC SH 288 & This Way St
Lake Jackson, Texas 77566

WPW
REALTY ADVISORS



Lake Jackson Shopping Center
For Lease

Eugene Werlin

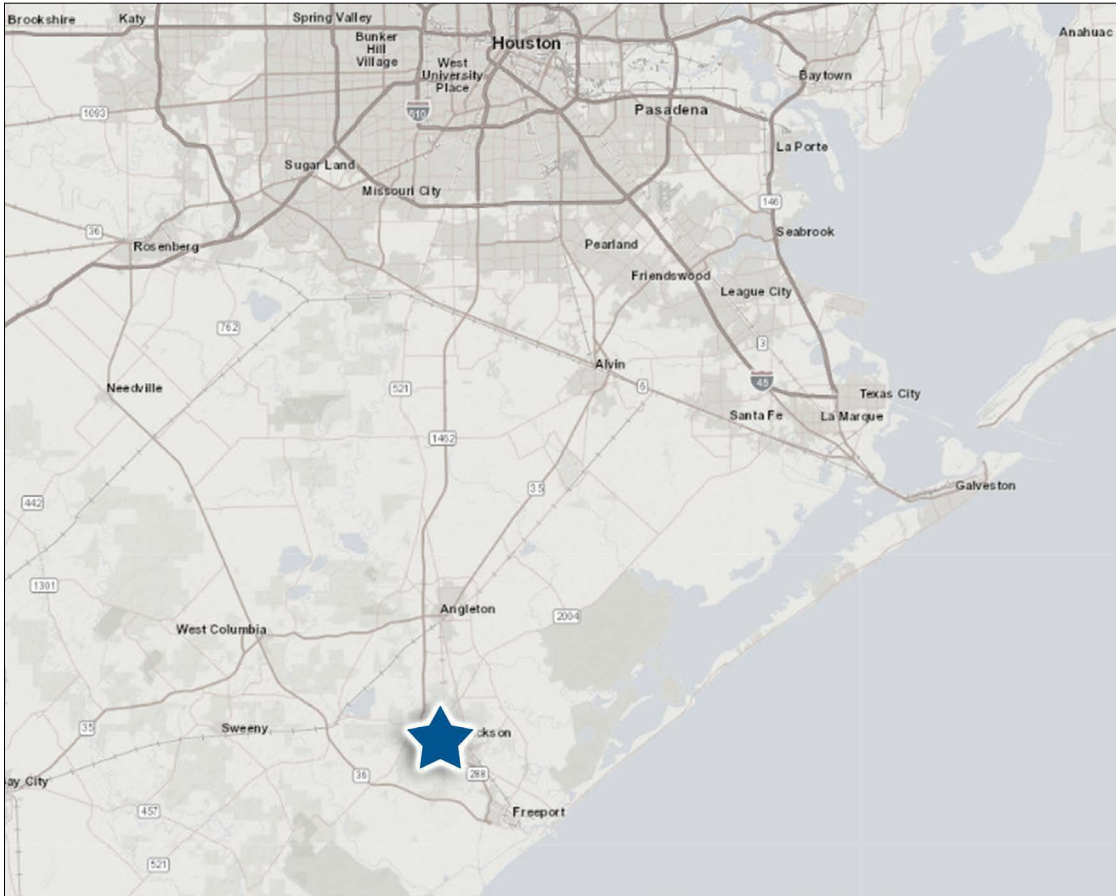
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Location:

401 This Way Street
Lake Jackson, Texas 77566

Available Space:

900 SF - 4,200 SF

Rates:

Please call for pricing

Description:

- End-Cap and Inline Space Available.
- Located at the southwest corner of SH 288 & This Way Street in Lake Jackson, Texas.
- Signalized, high traffic intersection with excellent visibility and easy access.
- Adjacent to the Dow Chemical R&D Facility with +/- 2,000 employees.
- Major renovation completed in 2021, including a new raised facade & pylon, additional parking.

Demographics:

| | 1 mile | 3 mile | 5 mile |
|------------------|----------|-----------|-----------|
| 2021 Population: | 8,980 | 39,205 | 55,603 |
| Daytime Pop: | 11,483 | 36,782 | 51,986 |
| Avg HH Income: | \$92,094 | \$103,909 | \$100,522 |

Traffic Counts:

SH 288: 51,788 VPD ('20)
This Way St: 11,444 VPD ('16)

Area Retailers:

- Walmart
- Lowe's
- H-E-B
- Kroger
- Academy
- Home Depot
- Hobby Lobby
- Office Depot
- Target
- Big Lots
- Best Buy
- Aldi



TRADE AREA OVERVIEW - LAKE JACKSON - ANGLETON, TEXAS



THE DOW CHEMICAL COMPANY

HAS THE WORLD'S LARGEST INTEGRATED CHEMICAL MANUFACTURING SITE IN LAKE JACKSON

AREA EDUCATION:

- THERE ARE 4 PUBLIC SCHOOL DISTRICT IN THE LAKE JACKSON-ANGLETON TRADE AREA: BRAZOSPORT ISD, COLUMBIA-BRAZORIA ISD, ANGLETON ISD, DANBURY ISD
- BRAZOSPORT COLLEGE - 4,155 STUDENTS RANKED AMONG THE TOP 10 COMMUNITY COLLEGES IN THE UNITED STATES

MAJOR EMPLOYERS:



THE DOW CHEMICAL COMPANY

5,000 EMPLOYEES AND CONTRACTORS



THE INFINITY GROUP

1,929 EMPLOYEES



BRAZOSPORT ISD

1,699 EMPLOYEES



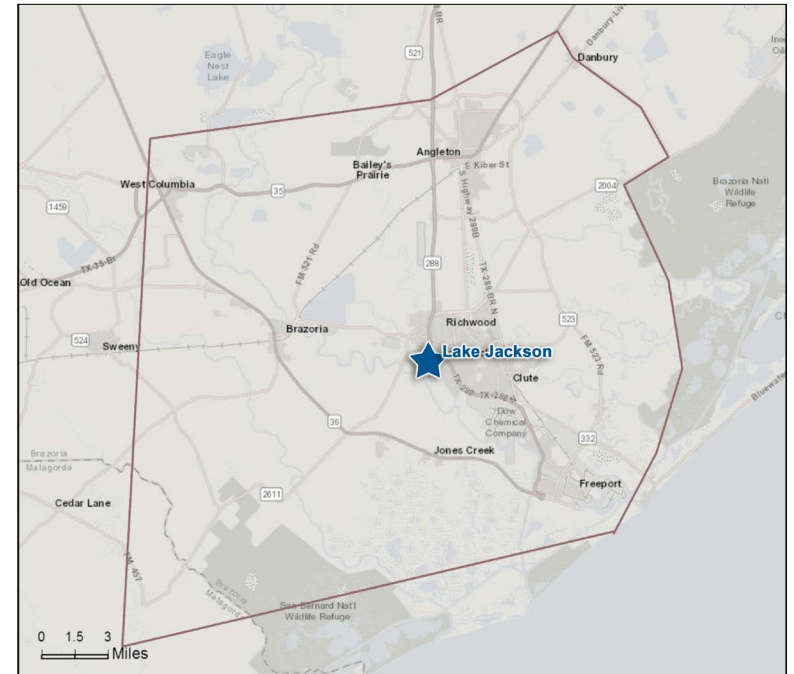
BRAZORIA COUNTY

1,382 EMPLOYEES



PHILLIPS 66

1,035 EMPLOYEES



2021 DEMOGRAPHICS:

| | |
|--------------------|----------|
| TOTAL POPULATION | 123,112 |
| TOTAL HOUSEHOLDS | 44,608 |
| DAYTIME POPULATION | 115,631 |
| EMPLOYEES | 47,443 |
| AVERAGE HH INCOME | \$90,150 |
| MEDIAN AGE | 37.5 |
| BACHELOR DEGREE | 16.0% |









2021 Population
(3 mi Radius)
39,205

Average HH Income
(3 mi Radius)
\$90,237

Households
(3 mi Radius)
15,062

2026 Population
(3 mi Radius)
41,234

| | 1 mile | 3 miles | 5 miles |
|--------------------------------|-----------|-----------|-----------|
| Population Summary | | | |
| 2000 Total Population | 7,630 | 32,535 | 46,775 |
| 2010 Total Population | 7,678 | 34,237 | 48,401 |
| 2021 Total Population | 8,980 | 39,205 | 55,603 |
| 2021 Group Quarters | 55 | 169 | 1,308 |
| 2026 Total Population | 9,531 | 41,234 | 58,464 |
| 2021-2026 Annual Rate | 1.20% | 1.01% | 1.01% |
| 2021 Total Daytime Population | 11,483 | 36,782 | 51,986 |
| Workers | 6,877 | 16,085 | 22,591 |
| Residents | 4,606 | 20,697 | 29,395 |
| Household Summary | | | |
| 2000 Households | 2,864 | 11,819 | 16,478 |
| 2000 Average Household Size | 2.63 | 2.73 | 2.75 |
| 2010 Households | 3,071 | 13,048 | 17,657 |
| 2010 Average Household Size | 2.48 | 2.61 | 2.67 |
| 2021 Households | 3,640 | 15,062 | 20,459 |
| 2021 Average Household Size | 2.45 | 2.59 | 2.65 |
| 2026 Households | 3,880 | 15,876 | 21,580 |
| 2026 Average Household Size | 2.44 | 2.59 | 2.65 |
| 2021-2026 Annual Rate | 1.29% | 1.06% | 1.07% |
| 2010 Families | 1,972 | 9,369 | 12,761 |
| 2010 Average Family Size | 3.12 | 3.09 | 3.15 |
| 2021 Families | 2,291 | 10,659 | 14,598 |
| 2021 Average Family Size | 3.11 | 3.09 | 3.15 |
| 2026 Families | 2,424 | 11,175 | 15,321 |
| 2026 Average Family Size | 3.11 | 3.09 | 3.15 |
| 2021-2026 Annual Rate | 1.14% | 0.95% | 0.97% |
| Median Household Income | | | |
| 2021 | \$73,181 | \$79,337 | \$76,787 |
| 2026 | \$82,107 | \$87,208 | \$84,227 |
| Median Home Value | | | |
| 2021 | \$196,388 | \$214,181 | \$212,109 |
| 2026 | \$219,721 | \$238,773 | \$240,955 |
| Per Capita Income | | | |
| 2021 | \$37,378 | \$39,845 | \$37,019 |
| 2026 | \$41,698 | \$43,259 | \$40,429 |
| Median Age | | | |
| 2010 | 33.6 | 35.5 | 35.5 |
| 2021 | 35.4 | 37.5 | 37.3 |
| 2026 | 35.9 | 38.3 | 38.0 |



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.

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.

| | | | |
|--|-------------|-------|-------|
| _____ | _____ | _____ | _____ |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| _____ | _____ | _____ | _____ |
| 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 | | |

Regulated by the
Texas Real Estate Commission
Information available at www.trec.texas.gov
IABS 1-0