



OFFERING MEMORANDUM

2.0 ACRES - FM 2004 DEVELOPMENT SITE

La Marque, Texas 77563

Marcus & Millichap
THE FLORENCE GROUP

INVESTMENT OVERVIEW AND HIGHLIGHTS

FM 2004 DEVELOPMENT SITE

Marcus & Millichap is pleased to present a ±2.0-acre commercial development site located at the northeast corner of FM 2004 and FM 1765 in the City of La Marque, Texas. This highly visible corner parcel offers approximately 295 feet of frontage along both FM 2004 and FM 1765, providing exceptional exposure and access to a growing Galveston County trade area. Moreover, the site is located near Interstate 45 and the Emmett F. Lowry Expressway, providing strong regional connectivity to Houston, Galveston, and surrounding coastal communities.

The site is fully utility-served by Galveston County MUD 32 and benefits from approved and installed TxDOT curb cuts, significantly reducing development timelines and upfront entitlement risk. The property is not located within a floodplain, further enhancing its development appeal. Given its prominent hard-corner location, traffic visibility, and existing infrastructure, the highest and best use for the property is gas station, convenience store, or retail development.

INVESTMENT HIGHLIGHTS

- ±2.0-Acre Hard-Corner Commercial Development Site
- Approximately 295 Feet of Frontage on FM 2004 and FM 1765
- Approved and Installed TxDOT Curb Cuts
- Full Utilities in Place via Galveston County MUD 32
- No Floodplain Restrictions
- Ideal for Gas Station, Convenience Store, or Retail Development
- Strategic Location Near Interstate 45 and Emmett F. Lowry Expressway
- Located Within Hitchcock ISD

PROPERTY SIZE	+/- 2.0 Acres
PRICE	Contact Broker
SCHOOL	Hitchcock Independent School District
FLOODPLAIN	None
UTILITIES	Galveston County MUD 32
FRONTAGE	+/- 294' on FM 2004 +/- 294' on FM 1765 Curb Cuts are in place
DETENTION	To Be Determined
EASEMENTS	None
ZONING	None

FOR MORE INFORMATION CONTACT:

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TAX INFORMATION

FM 2004 DEVELOPMENT SITE

TAX INFORMATION

ENTITY	DESCRIPTION	TAX RATE	MARKET VALUE	TAXABLE VALUE	ESTIMATED TAX
C32	LA MARQUE CITY	0.418501	\$153,330	\$153,330	\$641.69
D02	DRAINAGE #2	0.04508	\$153,330	\$153,330	\$69.12
GGA	GALVESTON COUNTY	0.32266	\$153,330	\$153,330	\$494.73
J05	MAINLAND COLLEGE	0.2638	\$153,330	\$153,330	\$404.48
RFL	CO ROAD & FLOOD	0.003	\$153,330	\$153,330	\$4.60
S14	HITCHCOCK ISD	1.030097	\$153,330	\$153,330	\$1,579.45



MARKET OVERVIEW AND DEMOGRAPHICS

FM 2004 DEVELOPMENT SITE

LA MARQUE, TEXAS

La Marque is a growing city in Galveston County, Texas, strategically located south of Houston along the Interstate 45 corridor. With a population of 18,030 as of the 2020 census, La Marque benefits from its proximity to major employment centers in Galveston, Texas City, Clear Lake, and the greater Houston metropolitan area. La Marque supports a diverse employment base anchored by logistics, manufacturing, education, retail, and municipal services. Major employers include Amazon, Texas City ISD, Sam’s Club, Crescent Electric, Conhagen, Farmer’s Copper & Marine, A&A Machine & Fabrication, and the City of La Marque. The city is also notable for its educational flexibility, with six school systems serving residents within city limits, including multiple public ISDs and private institutions.

La Marque’s location positions it just a short drive away from Galveston Island offering access to destinations such as The Strand, Moody Gardens, and the Seawall, while Space Center Houston in nearby Clear Lake serves as a major tourism and educational draw. The city has gained statewide recognition for its progress and civic engagement, earning the All-America City Award in 2024, which underscores its momentum and commitment to long-term community improvement. Ongoing infrastructure investment, including the TxDOT-led I-45 expansion project from FM 1764 to north of the Galveston Causeway, is expected to further strengthen connectivity, improve traffic flow, and enhance long-term economic competitiveness for the city. Economic revitalization efforts are centered on the Downtown Project, a long-term strategic redevelopment initiative led by the La Marque Economic Development Corporation and City Council.

HIGHLIGHTS

- **Strategic Gulf Coast Location:** Situated along the I-45 corridor south of Houston, offering direct access to Galveston, Texas City, Clear Lake, and major employment and tourism destinations.
- **Diverse Employment and Education Base:** Supported by logistics, manufacturing, education, and retail employers, with six public and private school systems serving residents within city limits.
- **Strong Regional Connectivity:** Benefiting from the planned I-45 expansion and proximity to Galveston Island and Space Center Houston, reinforcing long-term growth and accessibility.



DEMOGRAPHICS	2	5	10
Residential Count	7,640	42,429	188,702
Avg HH Income	\$105,990	\$110,696	\$108,987
2024-2029 Projected Growth	12.9%	15.7%	15.1%



USA RV RESORTS

I-45 21,280 VPD



DELANY COVE

LA MARQUE CENTRAL FIRE STATION

FM 2004 14,149 VPD



SITE



FM 1765 6,654 VPD

DOLLAR GENERAL



GULF OF AMERICA

TEXAS CITY
10.5 MILES



I-45 21,280 VPD



TRAILS AT WOODHAVEN LAKES

LA MARQUE CENTRAL
FIRE STATION

FM 1765 6,654 VPD

DOLLAR GENERAL

DELANY COVE



SITE

FM 2004 14,149 VPD

KB HOME SUNSET GROVE

TRAILS AT WOODHAVEN LAKES

**LA MARQUE CENTRAL
FIRE STATION**

FM 1765 6,654 VPD

DOLLAR GENERAL

Dear Donut Man
CHECK POINT

SITE

DELANY COVE

FM 2004 14,149 VPD





USA RV RESORTS

FM 2004 14,149 VPD

DELANY COVE COURT



SITE

FM 1765 6,654 VPD



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Activity ID ZAH0040097

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Marcus & Millichap
THE FLORENCE GROUP

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Information About Brokerage Services

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code, **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Date

Information available at www.trec.texas.gov
IABS 1-2