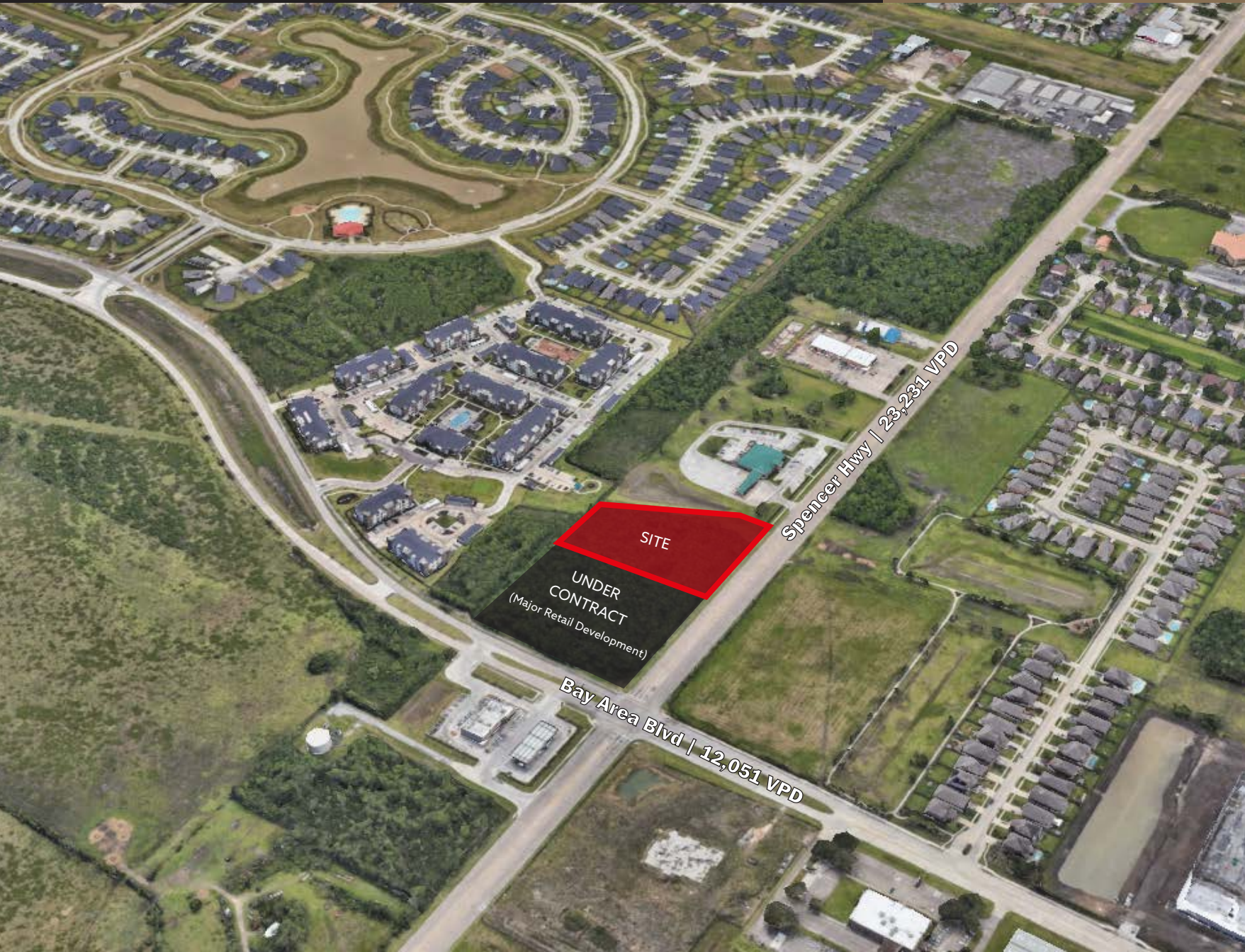


11834 SPENCER HWY

La Porte, TX 77571



SITE DETAILS

La Porte, Texas is a city located in Harris County, just east of Houston. The city has actively been working to revitalize this area, making it an attractive location for retailers looking for a unique and vibrant setting. La Porte has a growing population and a favorable business climate, creating opportunities for retailers to tap into the local market. As the city continues to develop and expand, there may be potential for the growth of both national chains and local businesses. Additionally, La Porte benefits from its proximity to the larger Houston metropolitan area, providing access to a broader customer base.



SIZE

±3.37AC



INFO

UTILITIES TO SITE & DETENTION
REQUIRED



FLOODPLAIN

OUTSIDE OF THE FLOODPLAIN



ZONING

GENERAL COMMERCIAL



PRICE

CALL BROKER FOR MORE
INFORMATION

28 minutes to Downtown Houston



20 minutes to William P. Hobby Airport



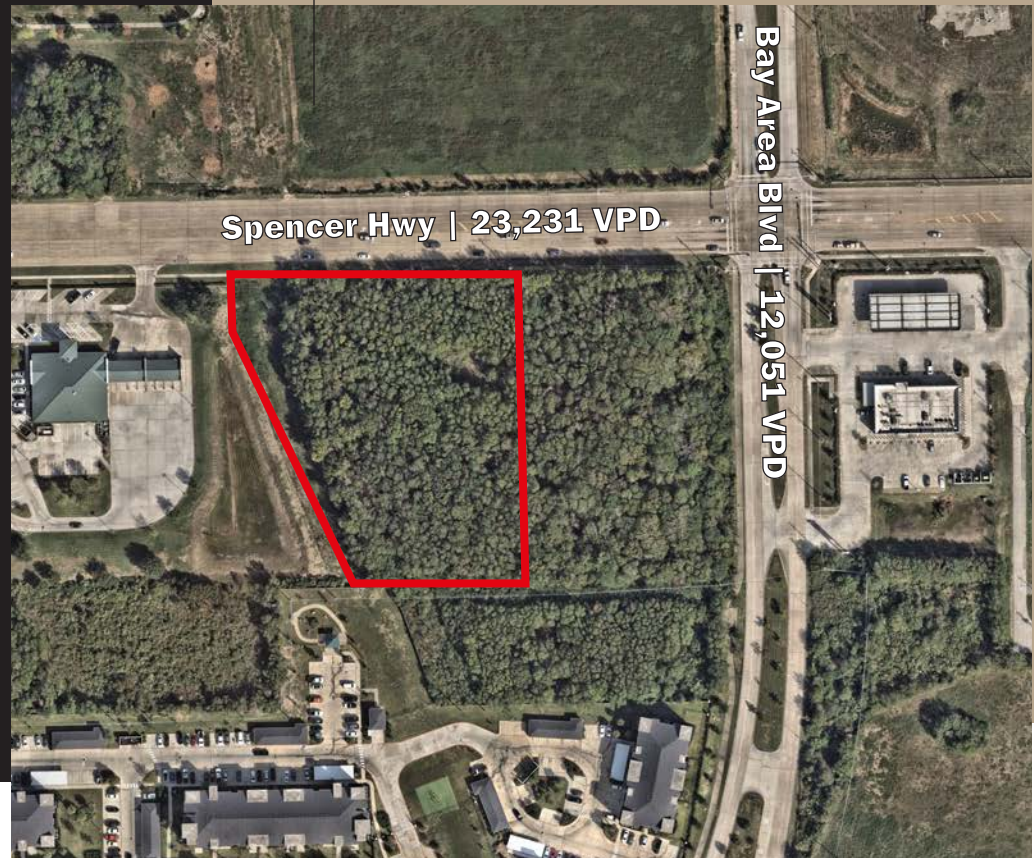
Within 7 miles of two major Houston ports



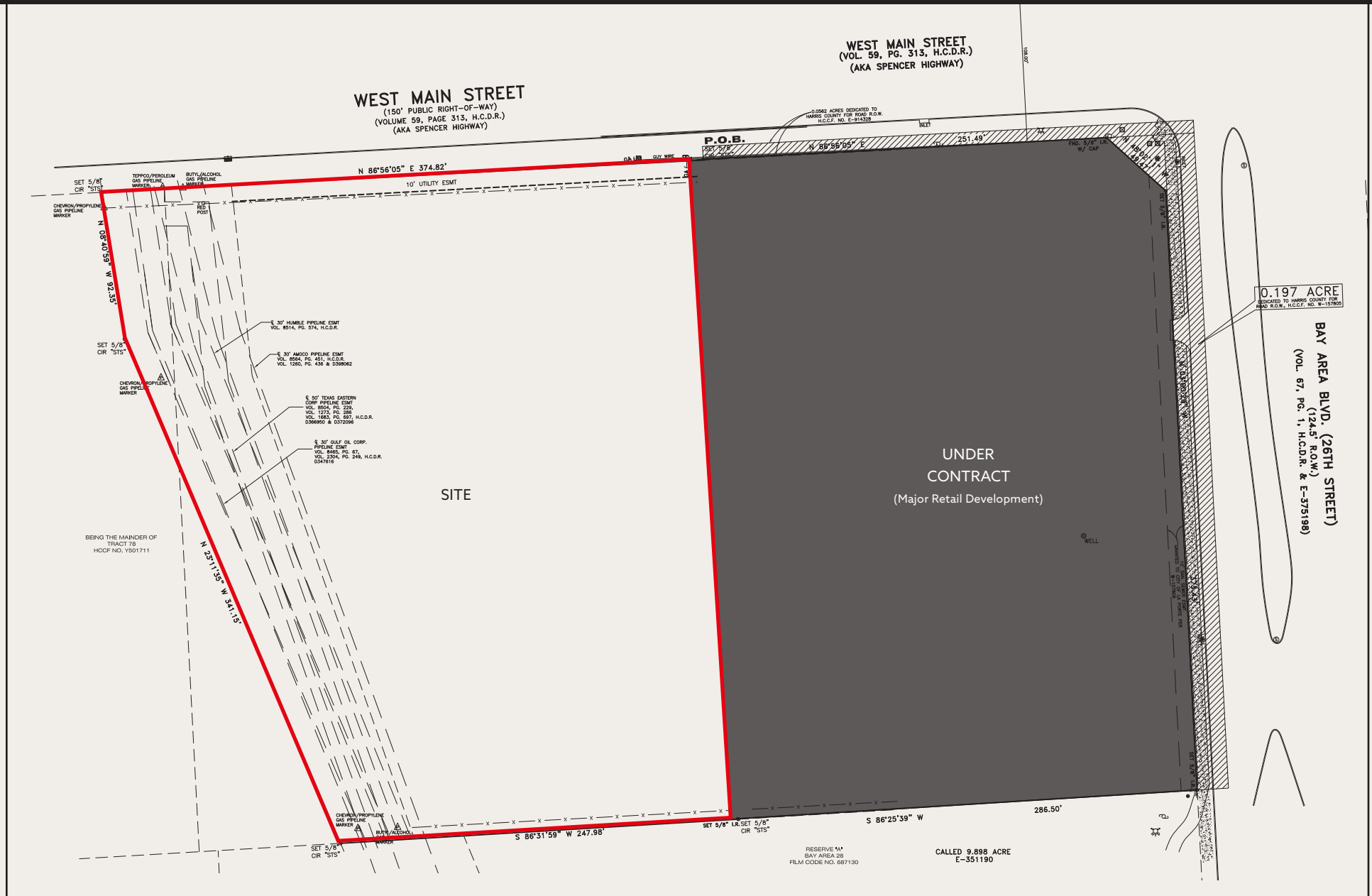
Located at the hard corner of Bay Area Blvd
& Spencer Hwy



Densely populated area with 71 population
within 5-mile radius



SURVEY



ABOUT THE AREA

Some potential retail opportunities in La Porte include:

Specialty stores: There is room for niche and specialty businesses in La Porte, as the local market may be under served in certain areas. Retailers could consider offering unique products or services targeted towards specific demographics or interests.

Restaurants and food establishments: La Porte has a growing population, and there is demand for a wider variety of dining options. Entrepreneurs could explore establishing new restaurants, cafes, or food trucks to cater to the local community.

Recreation and leisure: With its proximity to the Bay and outdoor activities, there is room for specialty retail businesses related to outdoor gear, boating equipment, and recreational activities. Additionally, entertainment venues such as arcades, bowling alleys, or mini-golf could attract both local residents and visitors.

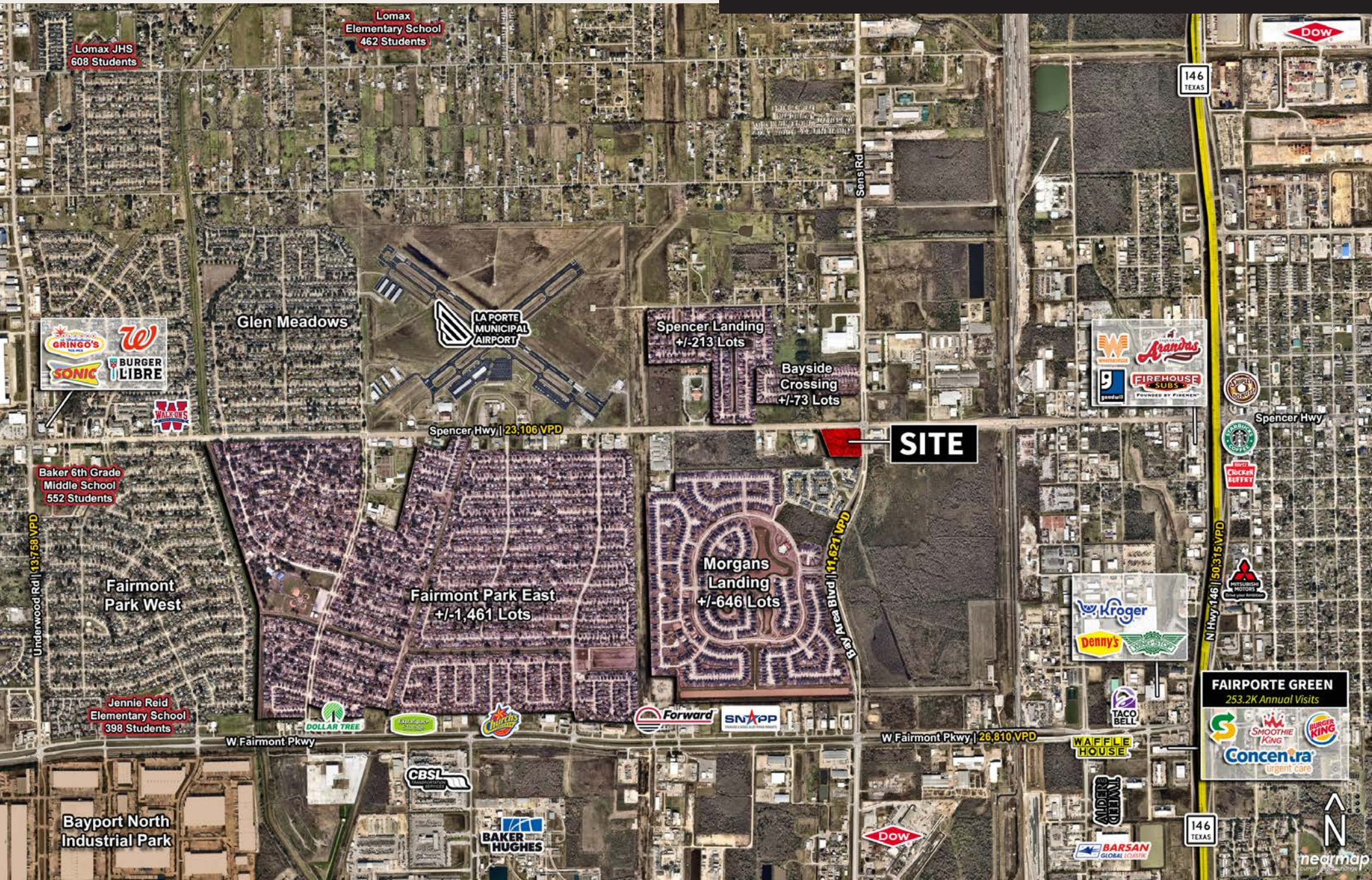
Home improvement and decor: As the population grows, there is a need for home improvement and decor retailers to serve the community. Opening stores specializing in home furnishings, decor, or hardware could find success in La Porte.

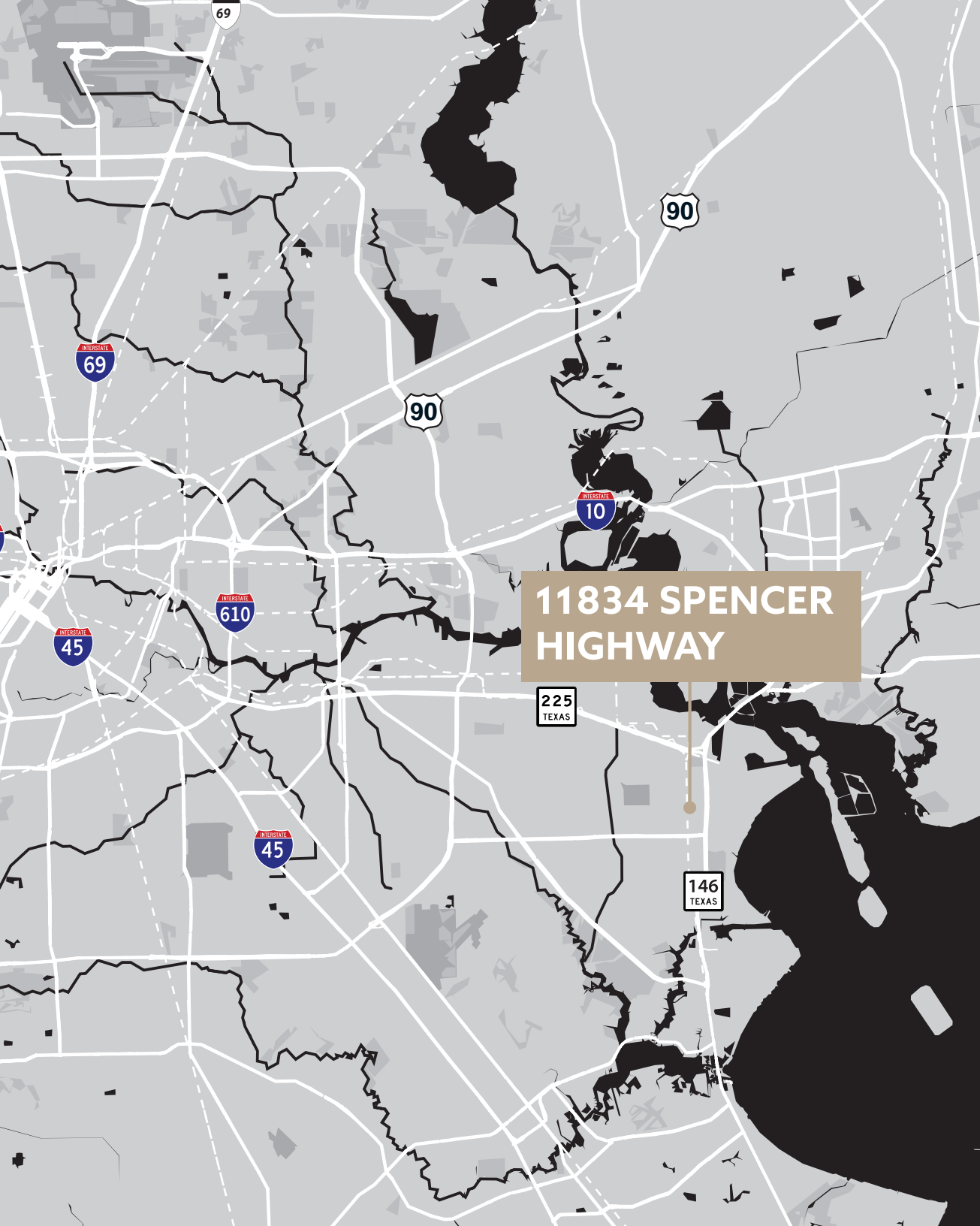


AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 TOTAL POPULATION:	4,849	32,683	71,362
2023 MEDIAN AGE:	37.2	37.5	37.1
AVERAGE HOUSEHOLD INCOME:	\$125,732	\$108,865	\$107,432
AVERAGE HOME VALUE:	\$234,120	\$243,067	\$253,707

TRADE AREA





Isaiah Wilson
Vice President
+1 713 425 1873
isaiah.wilson@jll.com



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement.
©2025 Jones Lang LaSalle IP, Inc. All rights reserved.



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.

2-10-2025



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. **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.

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