

# 2.77 ACRE LAND FOR SALE

VIRTUAL TOUR

FM  
1764

SITE

0 FM 1764 LA MARQUE-TX

ALISON COMMERCIAL GROUP  
By: KW Commercial  
920 South Fry Road Katy, TX 77450



Each Office Independently Owned and Operated

**PRESENTED BY:**

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## LOCATION INFORMATION

Street Address: 0 FM 1764

City, State, Zip:  
La Marque, TX 77568

County: Galveston

Price: Call Broker

Lot : ± 2.77 AC

## PROPERTY HIGHLIGHTS

A 2.77-acre development site in La Marque, Texas, boasts over 244 feet of frontage on FM 1764 and is ideally situated near various developments. Surrounding amenities include great entertainment venues at the Mainland City Centre Mall. The area also features other retail options such as Tanger Outlet Mall, Sam's Club, Walmart, Starbucks, and dozens of restaurants and banks.

The property is a minute's drive from the master-planned community of Lago Mar. The wildly popular Lago Mar is home to the region's first lagoon project, aptly named "Crystal Lagoon".

Short commutes to other cities and Houston make this a great opportunity to develop a retail/gas station/fast food restaurant and a variety of potential projects.





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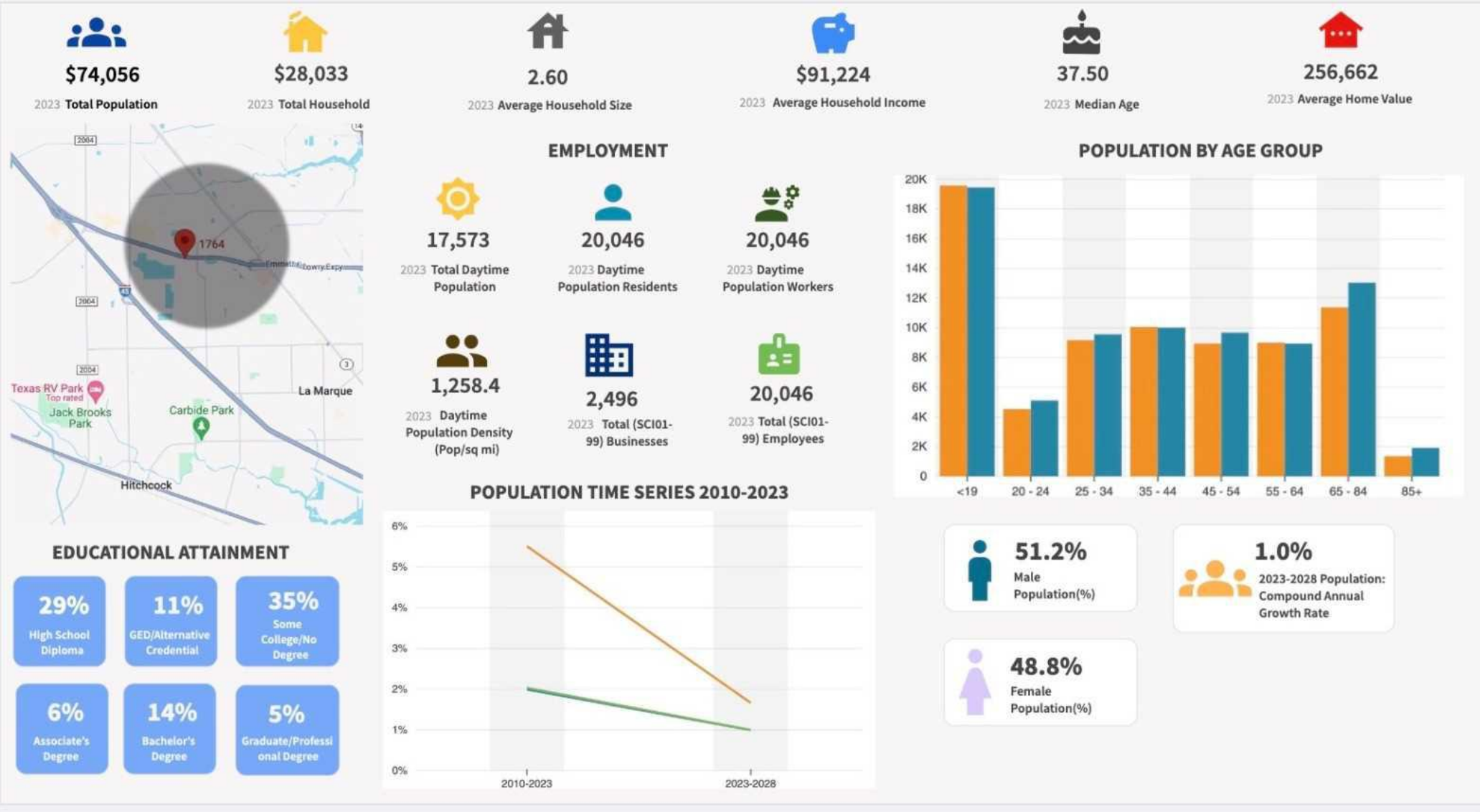
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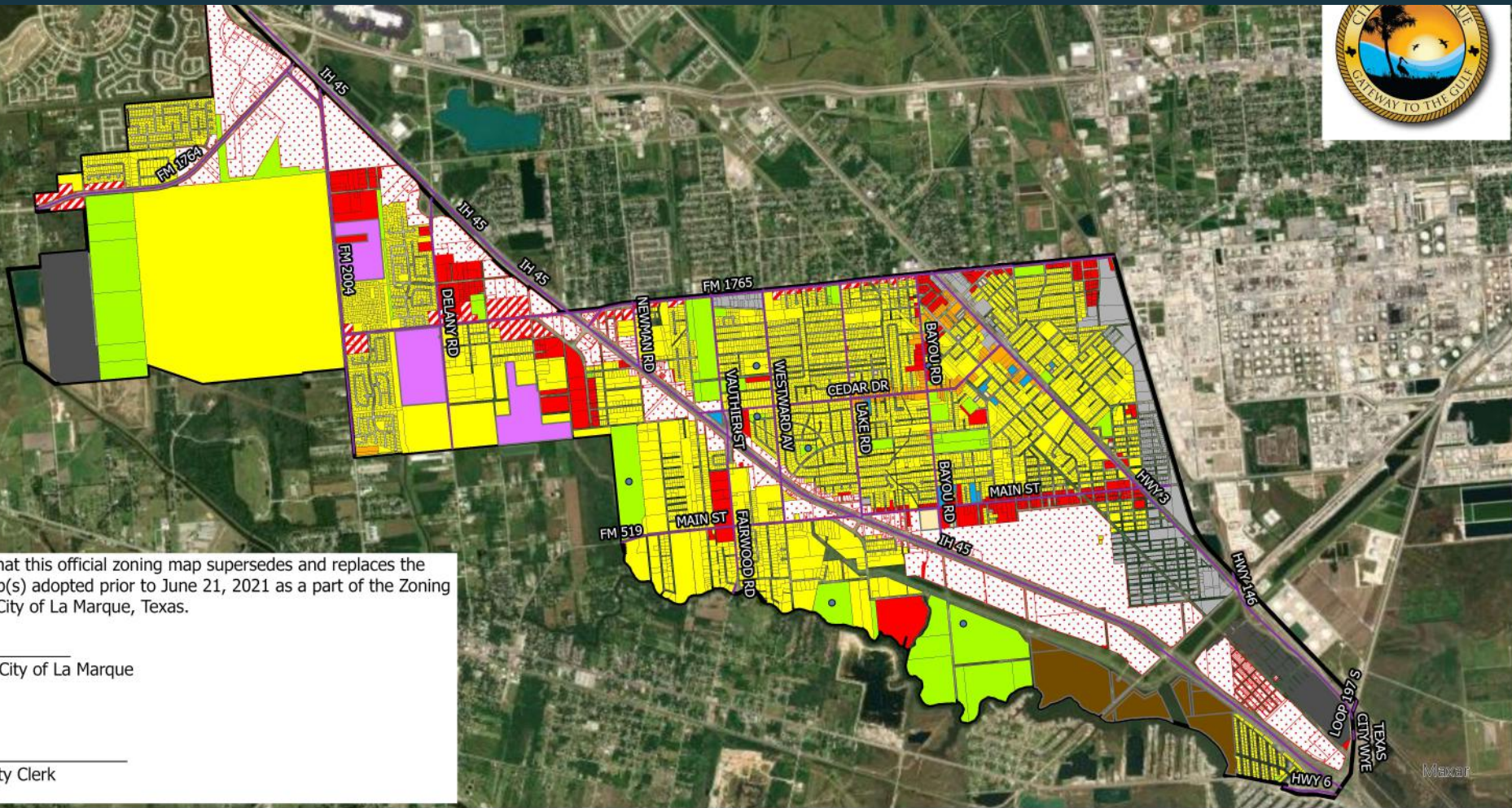






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This is to certify that this official zoning map supersedes and replaces the official zoning map(s) adopted prior to June 21, 2021 as a part of the Zoning Ordinance of the City of La Marque, Texas.

Keith Bell, Mayor, City of La Marque

Attest:

Robin Eldridge, City Clerk

## City of La Marque Zoning Map

### Legend

City of La Marque City Limits	INDUSTRIAL	PLANNED DEVELOPMENT	C-3
City of La Marque Parks	LIGHT INDUSTRIAL	PUBLIC	C-4
AGRICULTURAL DISTRICT	MANUFACTURED HOME PARK DISTRICT	RESTRICTED COMMERCIAL	
GENERAL COMMERCIAL	MULTIPLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL	



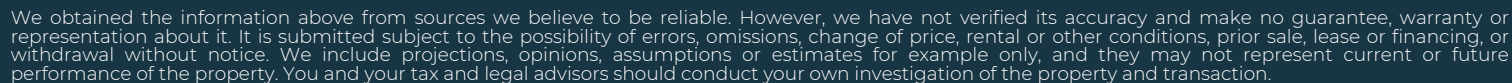
Extraterritorial Jurisdiction Boundaries based on Texas Local Government Code Sec. 42.021(a): The extraterritorial jurisdiction of a municipality is the unincorporated area that is contiguous to the corporate boundaries of the municipality and that is located within one mile of those boundaries, in the case of a municipality with 5,000 to 24,999 inhabitants. This map is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey, but only the approximate relative location of property boundaries. (TEX. GOV'T CODE § 2051.102) The City obtains its data from a variety of sources and makes no representation as to its accuracy or completeness. Any person using the information obtained from this map does so at his or her own risk; in no event shall the City or its officers or employees be liable for any damages arising from the use of this map. The City of La Marque shall have no other liability with regard to the maps.

April-June, 2021

Sources: Galveston County Appraisal District (2021), City of La Marque (2021)

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Imtiaz Ali is licensed in the state of Texas and focuses on the commercial market in Southeast and Central Texas. He collaborates with individuals, private entities, and groups of investors across the country and internationally.

Imtiaz Ali also excels at representing investors, developers, and commercial users in the acquisition of modest to large tracts of property/retail by locating highly profitable sites in the best locations in accordance with the needs of the customers

With his extensive background in commercial real estate, he has executed multi-million dollar land, and retail transactions and assisted numerous clients with their investment portfolios.

The goal is to offer knowledge and assistance to clients looking to buy, sell, invest, or develop commercial real estate.





## Information About Brokerage Services

11-2-2015

*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.

Keller Williams Signature Realty		9004054	klrwl7@kw.com	(281) 599-7600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name		License No.	Email	Phone
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Designated Broker of Firm		License No.	Email	Phone
Jana Hayes		645162	janahayes@kw.com	(281) 599-7600
Licensed Supervisor of Sales Agent/ Associate		License No.	Email	Phone
Imtiaz Ali		0728721	ialy@kwcommercial.com	(281) 599-7600
Sales Agent/Associate's Name		License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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