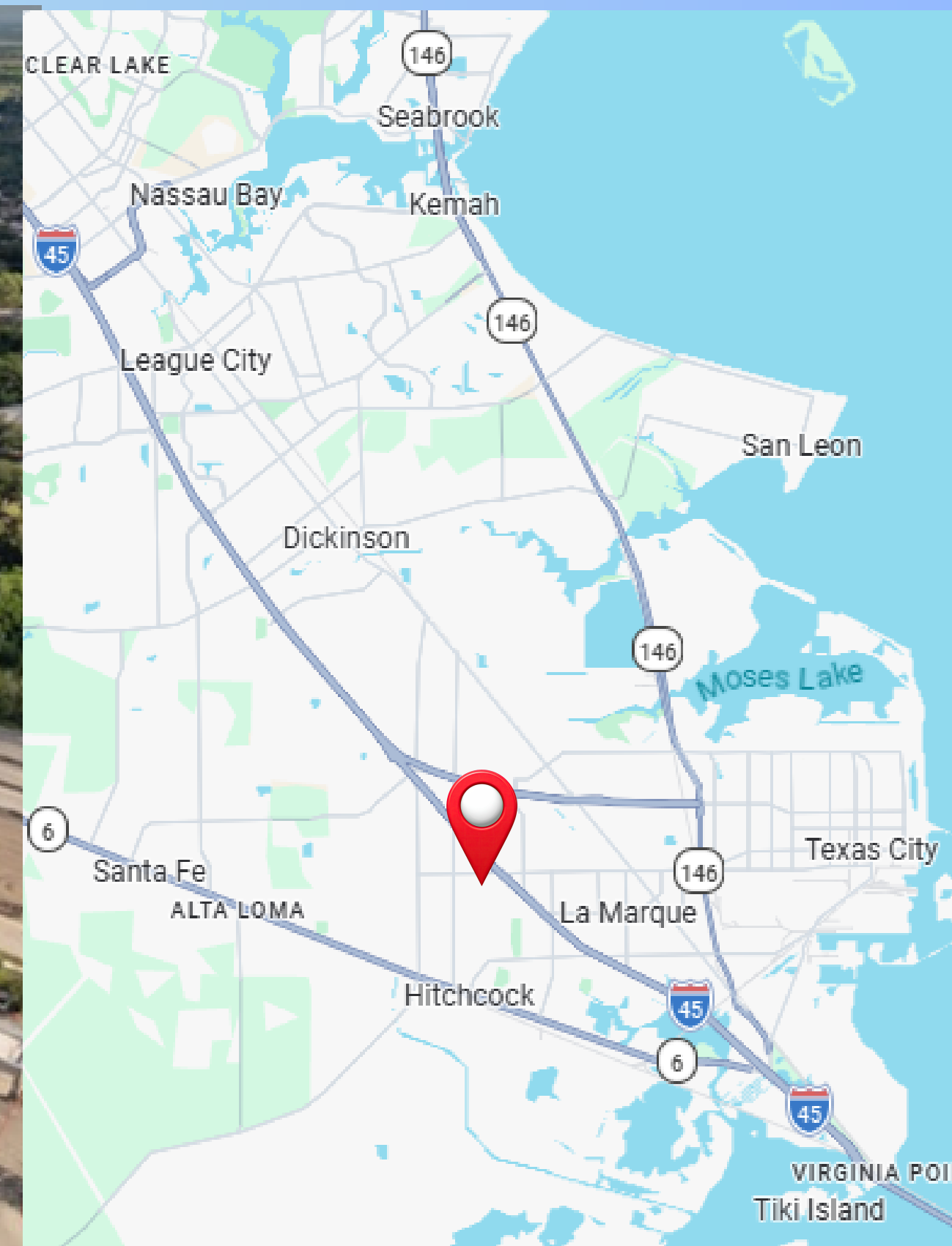


LAND FOR SALE

2.5 ACRES 4300-4400 GULF FREEWAY

LA MARQUE, TX



Note: boundary markings are approximate

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2.5 ACRES 4300-4400 GULF FREEWAY

LA MARQUE, TX



Positioned along the highly traveled I-45 Gulf Freeway, this ±2.5-acre commercial site offers investors and developers a strategically located opportunity within La Marque's growing commercial area. Prominent freeway visibility and strong development potential position the property for retail, restaurant, quick-service, and complementary commercial uses.

The site benefits from proximity to major area destinations and retailers including Sam's Club, Wal-Mart, Buc-ees and Tanger Outlets. The site features a constructed TxDOT-approved curb cut and adjacent utilities. The location and site improvements support development and enhance the opportunity to capitalize on continued commercial growth along the I-45 corridor.

PRICE: \$709,521.86

TOTAL LOT SIZE: 108,900 Sq. Ft.

TOTAL AREA: 2.5 ACRES

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2.5 ACRES 4300-4400 GULF FREEWAY

LA MARQUE, TX

PROPERTY HIGHLIGHTS

- Zoned C-4 Interstate Commercial
- Excellent Access and Visibility
- Approximately 274 feet of Frontage on Gulf Freeway
- Traffic Count - 57,000 VPD (IH-45 Approx. TxDOT-AADT, 2025)
- Rapid Commercial Growth Area
- Located Just South of the Amazon Delivery Station
- Less than 3 miles from the FM 1764 Commercial Corridor, Wal-Mart and Sam's Club
- Less than 5 miles south of Lago Mar and Beacon Point residential communities, Buc-ees and Tanger Outlets



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2.5 ACRES 4300-4400 GULF FREEWAY

LA MARQUE, TX

LA MARQUE, TX 2024 ALL-AMERICAN CITY

Strategically located in Galveston County, La Marque is a growing community that offers convenient access, economic opportunity, and an inviting place to call home. With approximately 20,000 residents and 14.3 miles of frontage along I-45, the city provides easy connectivity to employment centers, shopping, entertainment, and destinations throughout the greater Houston and Galveston areas.

La Marque continues to grow while maintaining the close-knit character and sense of community that make smaller cities appealing. Ongoing investment, economic development, and community-focused initiatives are helping create new opportunities for residents and businesses alike. With its accessible location, expanding amenities, and proximity to the Texas Gulf Coast, La Marque offers an attractive setting to live, work, invest, and grow.



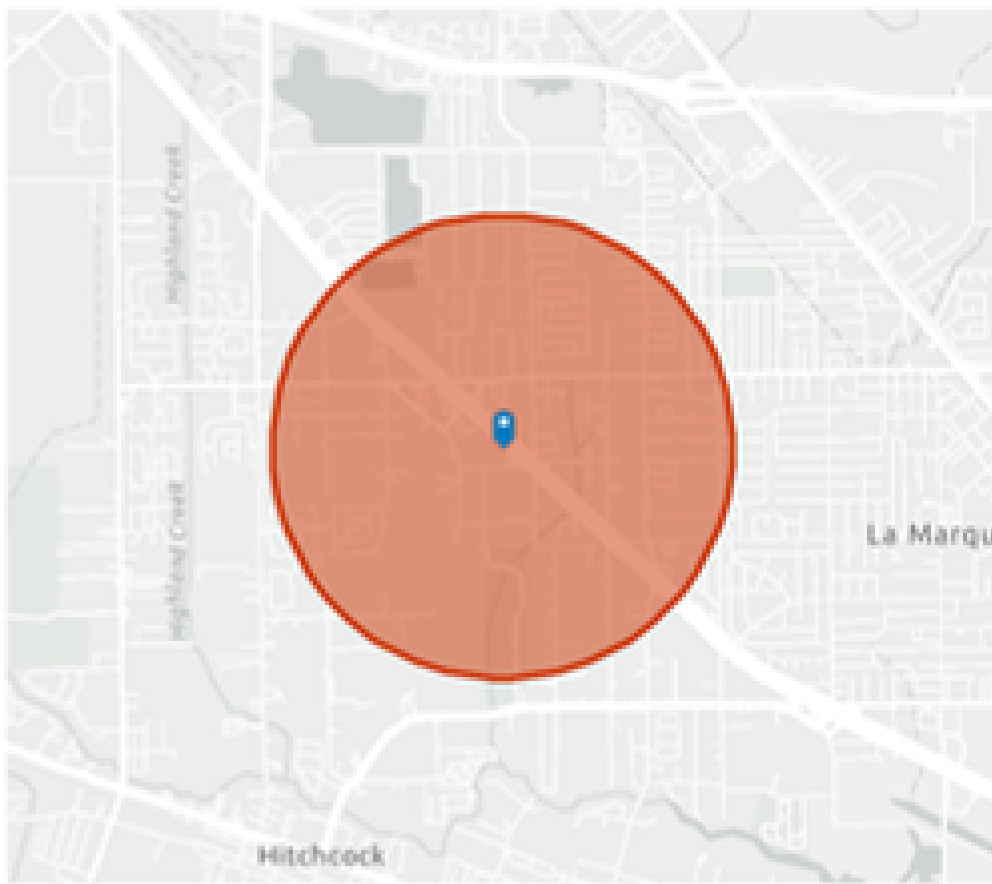
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Population Trends and Key Indicators

Gulf Fwy, La Marque, Texas, 77568
Ring band of 0 - 1 miles

5,741	2,317	2.43	43.1	\$101,803	\$207,523	88	172	80
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$12,675

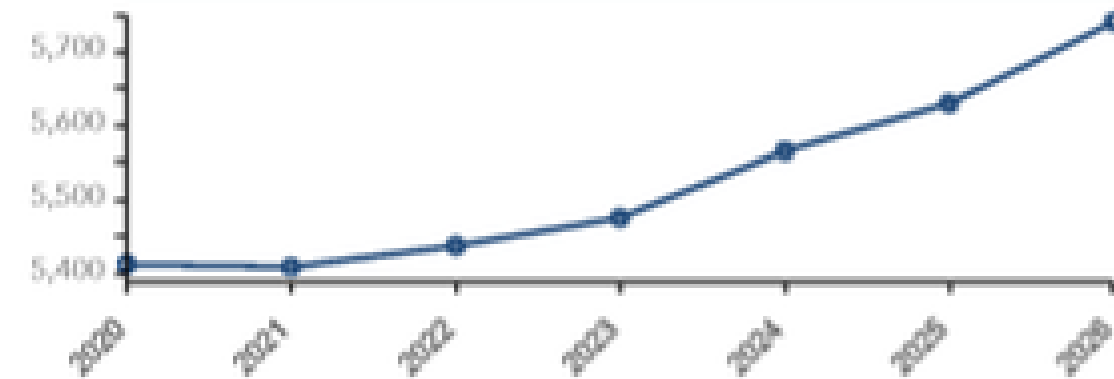
Avg Spent on Mortgage & Basics



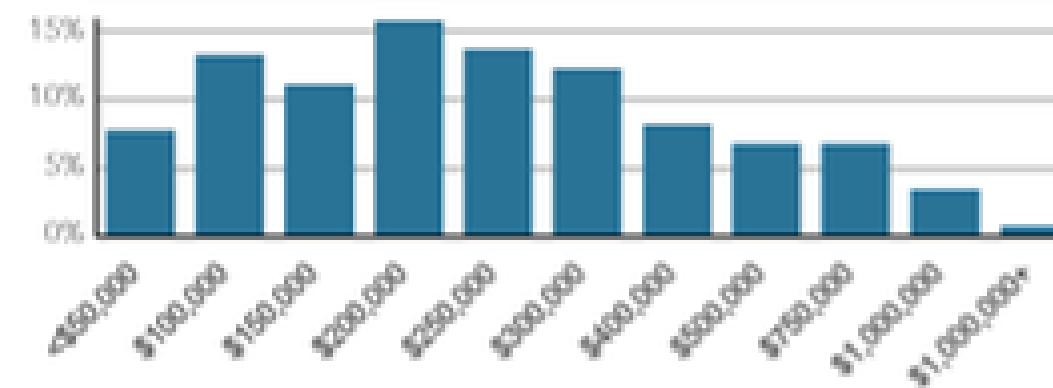
12.0%

Percent of Income for Mortgage

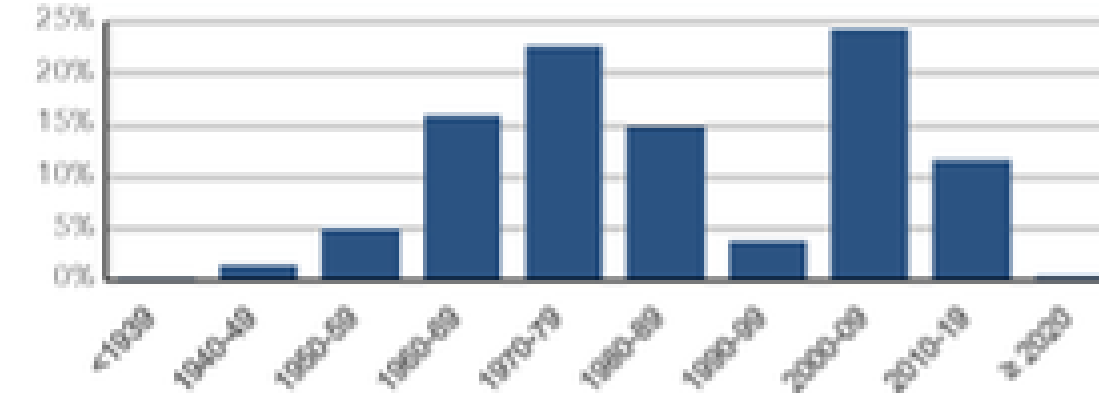
Historical Trends: Population



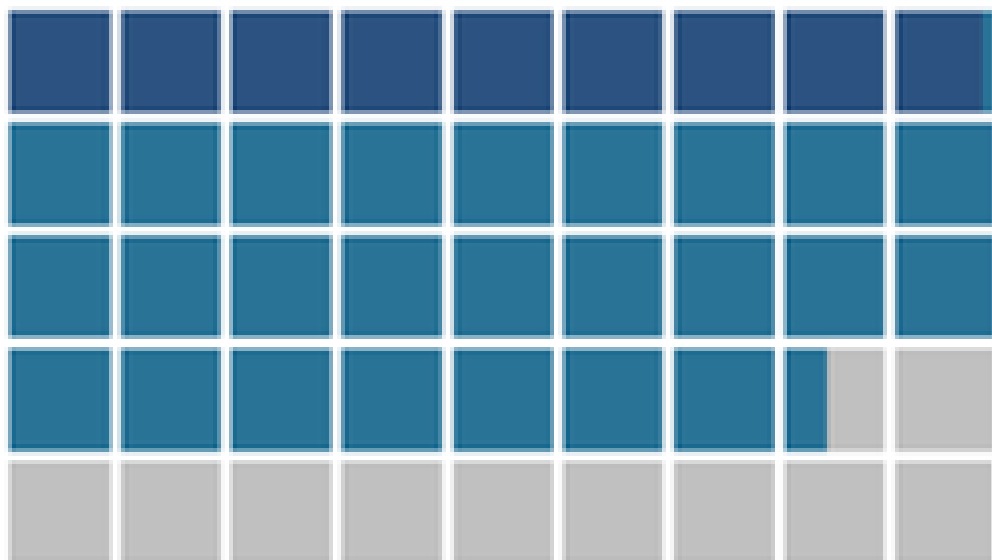
Home Value



Housing: Year Built



POPULATION BY AGE



Under 18 (19.7%)
Ages 18 to 64 (56.0%)
Aged 65+ (23.4%)

POPULATION BY GENERATION



4.8%

Greatest Gen:
Born 1945/Earlier



22.3%

Baby Boomers:
Born 1946 to 1964



19.2%

Generation X:
Born 1965 to 1980



21.9%

Millennial:
Born 1981 to 1998



22.0%

Generation Z:
Born 1999 to 2016



9.8%

Alpha: Born
2017 to Present



Source: This infographic contains data provided by Esri (2026, 2031), Esri-U.S. BLS (2026), ACS (2020-2024), © 2026 Esri

WHY INVEST IN LA MARQUE, TEXAS

For commercial land investors and developers, La Marque offers an opportunity to establish a presence within a growing market along one of the region's primary transportation corridors.

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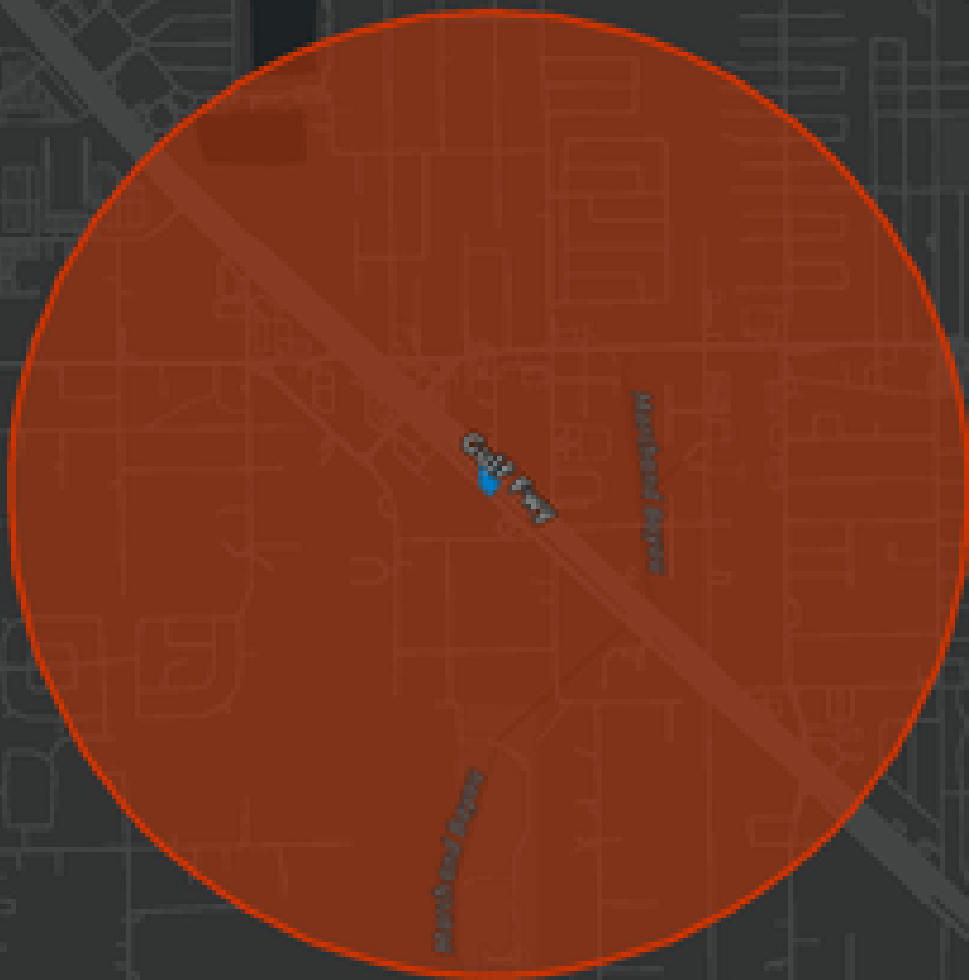
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DEMOGRAPHIC PROFILE

Gulf Fwy, La Marque, Texas, 77568

Ring band of 0 - 1 miles



Source: This infographic contains data provided by Esri (2026, 2021).
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EDUCATION



No High School Diploma



23.7%

High School Graduate



38.9%

Some College/
Associate's Degree



29.5%

Bachelor's/Grad/
Prof Degree

EMPLOYMENT



White Collar

66.0%



Blue Collar

20.9%



Services

13.0%



Unemployment Rate

KEY FACTS

5,741

Population

43.1

Median Age

2,317

Households

\$81,975

Median Disposable Income

INCOME



\$101,803

Median Household Income



\$46,550

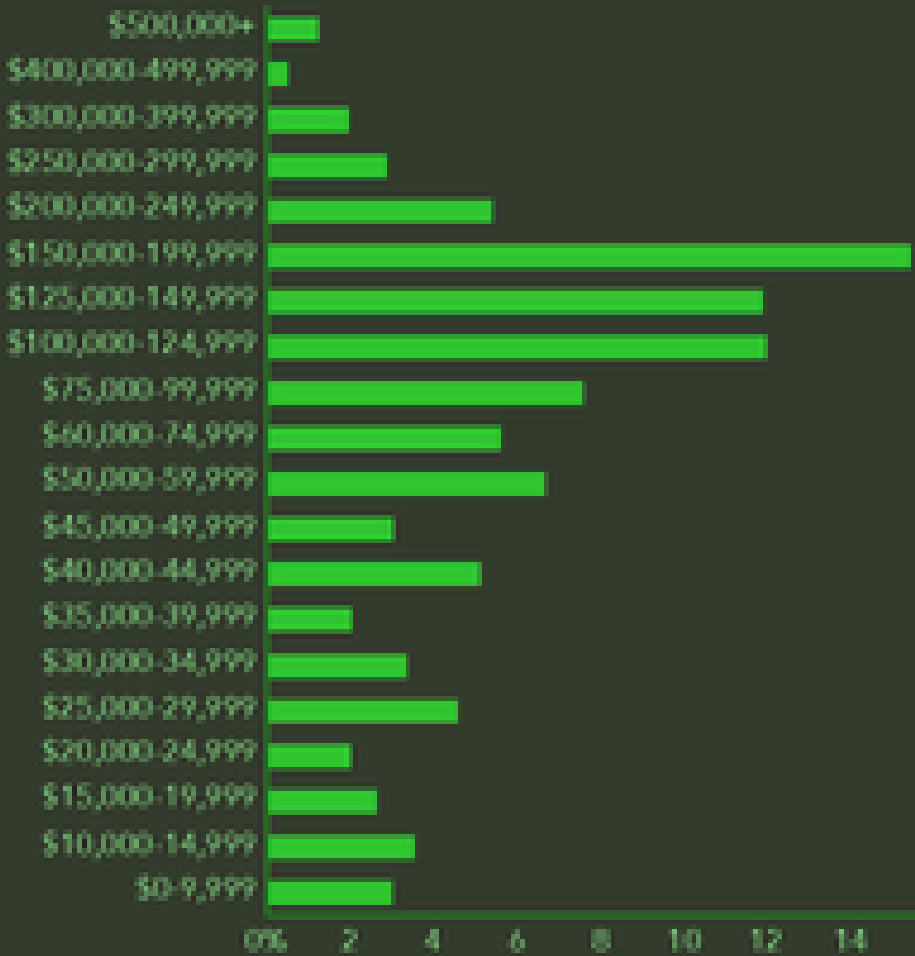
Per Capita Income



\$314,981

Median Net Worth

HOUSEHOLD INCOME





What's in My Community?

Places that make your life richer and community better

Gulf Fwy, La Marque, Texas, 77568

1 - 3 miles



Continued investment and economic development throughout La Marque and the surrounding Galveston County area are creating new opportunities for retail, service, hospitality, office, and other commercial development.

The city's accessible location, expanding residential and commercial base, and proximity to major shopping, entertainment, employment, and Gulf Coast destinations further support long-term development potential.

This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from Foursquare. License information about this content is available in the [data documentation](#). * Indicates the number of locations has reached the maximum. © 2026 Esri

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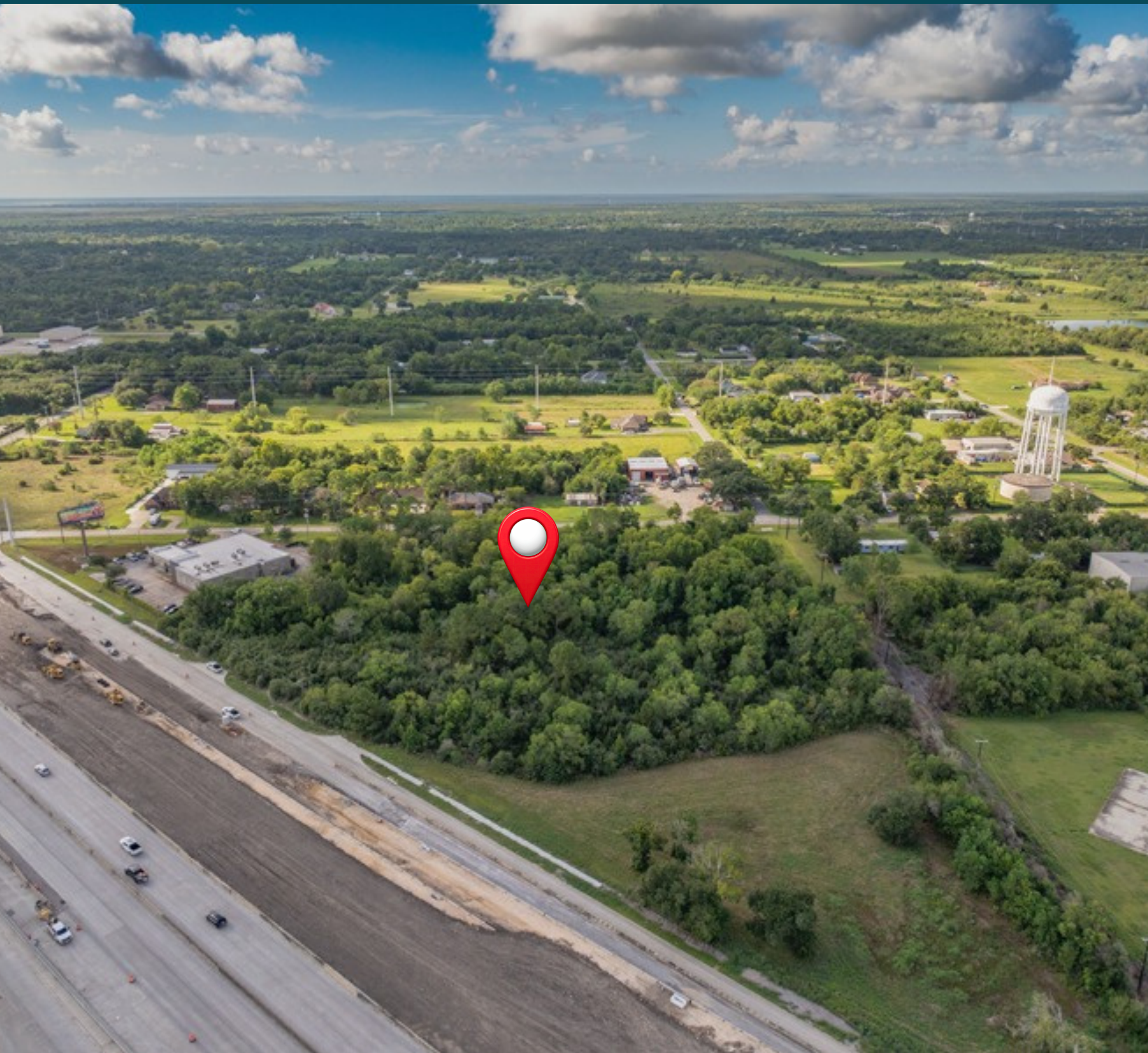
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