



4100 TEXAS AVE | 4100 TEXAS AVE, LA MARQUE, TX 77568

Features

- 1,534 SF Former Sonic available for sublease
- Positioned near major regional thoroughfares in growing Galveston County market
- Strong commuter traffic between Houston, Texas City, and Galveston
- Existing QSR layout with redevelopment potential
- Surrounded by established residential and commercial uses

FOR SUBLEASE

TOTAL SF: 43,995

CONTACT FOR MORE INFORMATION

Traffic Counts

Texas Ave	11,761 VPD
I-45	5,522 VPD
S Amburn Rd	4,451 VPD

Demographics

YEAR: 2026

1 MILE

3 MILE

5 MILE

Total Population	6,302	40,961	74,780
Total Households	2,636	16,084	29,466
Average Household Income	\$102,929	\$97,053	\$101,217
Daytime Population	5,171	32,047	58,665

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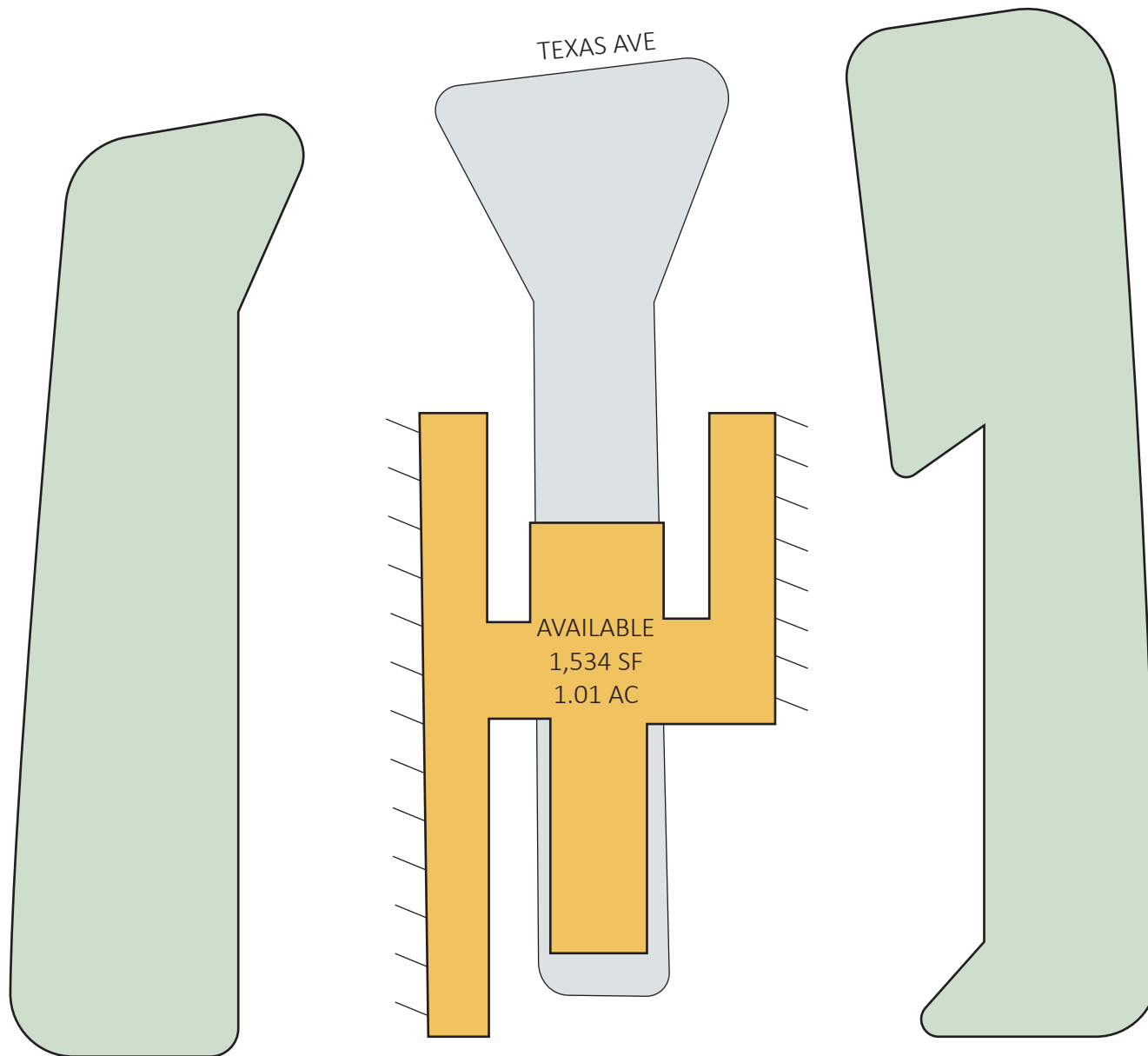
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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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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.

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):

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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

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- 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.
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- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

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Robert E. Young, Jr.

Designated Broker of Firm

James Nathan Namken

Licensed Supervisor of Sales Agent/ Associate

Dylan Maslbury

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Date

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Emily Guenther

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