



Renovated in 2021

Description:

- Anchored by CitiTrends & dd's Discounts
- Small Shop & Anchor Space Available
- Easy Access to I-45 & Hwy 3
- Good Visibility & Signage
- Signalized Intersection

Available Space:

- 900 SF - 35,600 SF

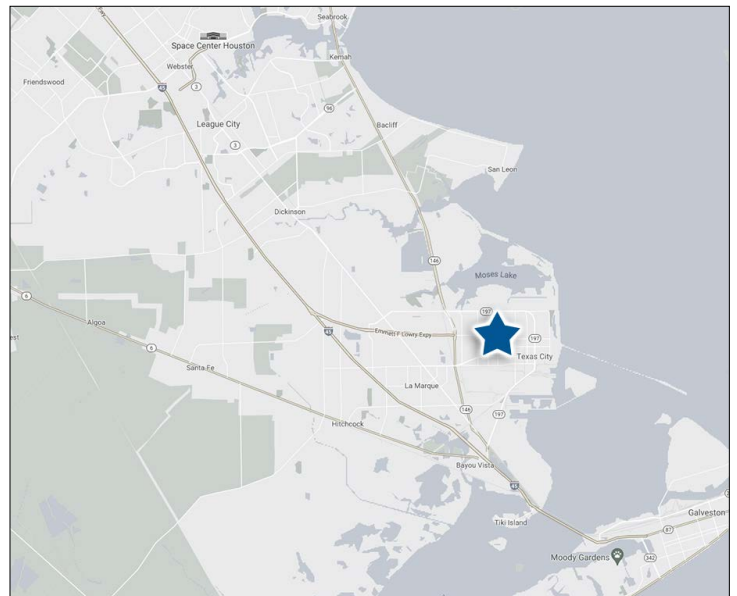
Traffic Counts:

FM 1764: 25,848 VPD (TXDOT 2019)

21st St: 7,830 VPD (TXDOT 2019)

Demographics:

	1 mile	3 mile	5 mile
2020 Population:	13,939	36,441	57,478
Daytime Pop:	12,221	31,815	50,013
Avg HH Income:	\$63,410	\$63,529	\$66,133



For More Information:

David Werlin

dwerlin@WPWMgmt.com

713-627-2711

21st Street

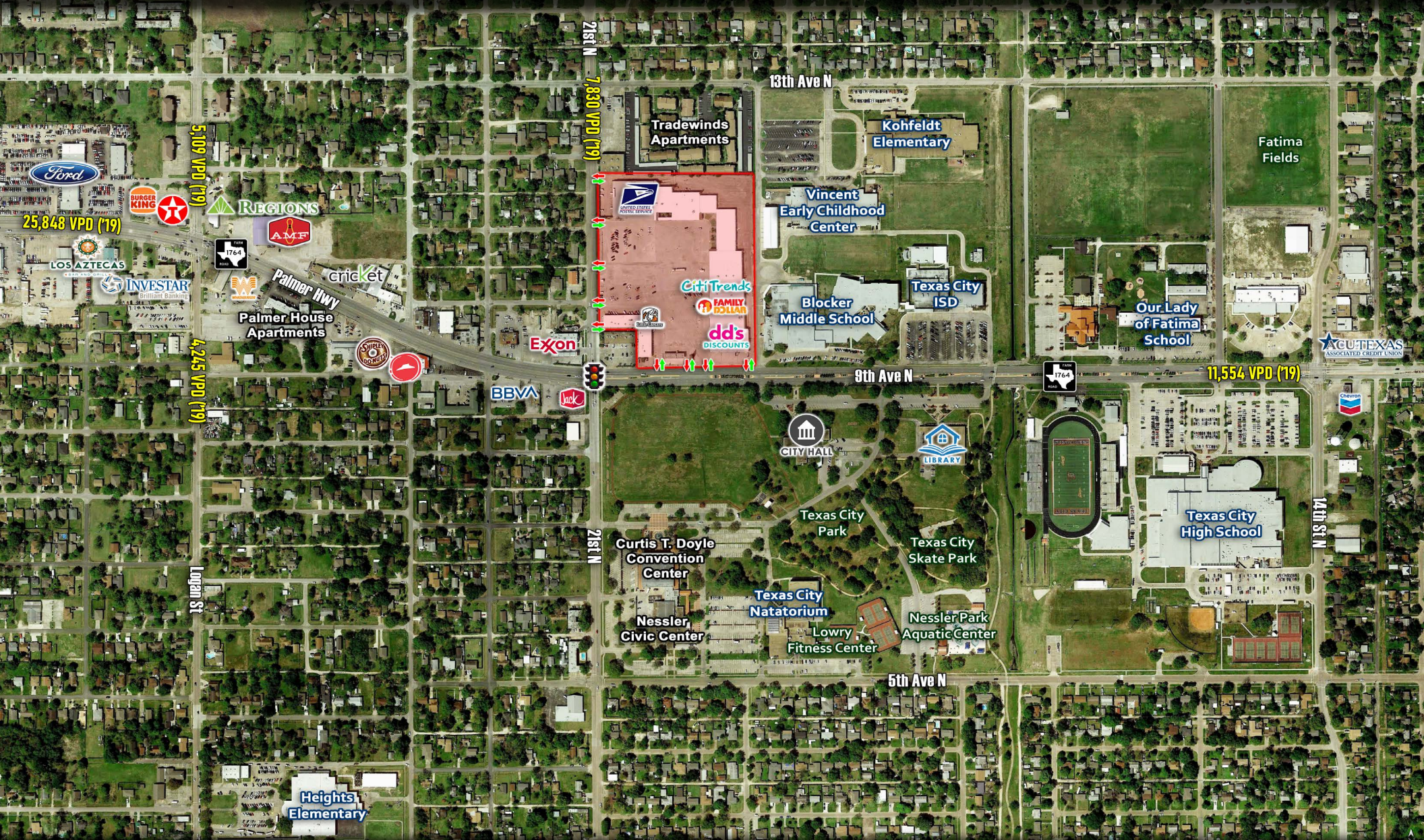


F.M. 1764 (aka 9th Ave.)



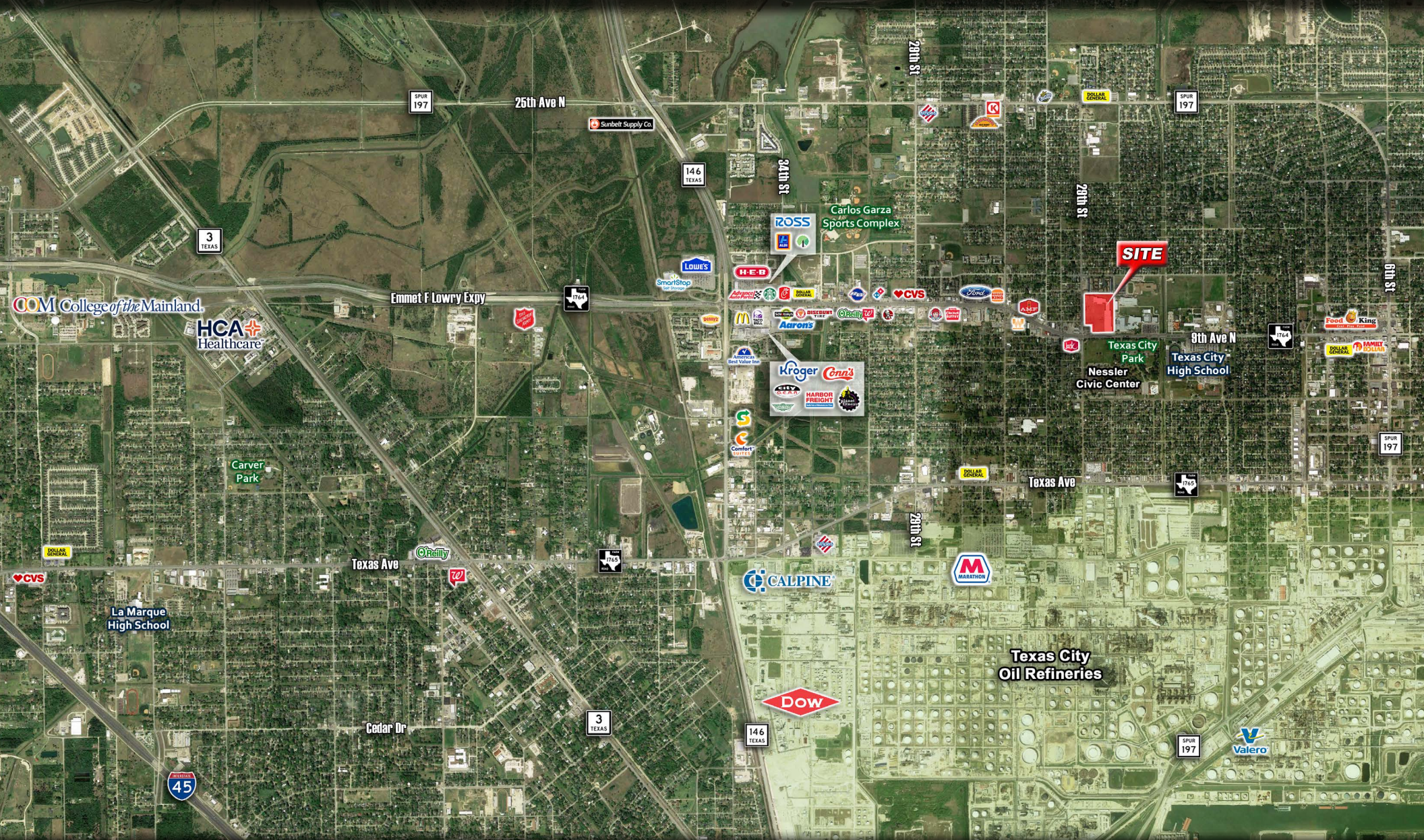
Tradewinds Shopping Center

FM 1764 (9th Ave) & 21st St
Texas City, Texas 77590



Tradewinds Shopping Center

FM 1764 (9th Ave) & 21st St
Texas City, Texas 77590



2020 Population
(3 mi Radius)

36,441

Average HH Income
(3 mi Radius)

\$63,529

Households
(3 mi Radius)

13,337

2025 Population
(3 mi Radius)

37,938

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	13,543	34,447	52,546
2010 Total Population	13,351	34,381	53,429
2020 Total Population	13,939	36,441	57,478
2020 Group Quarters	144	324	659
2025 Total Population	14,375	37,938	60,225
2020-2025 Annual Rate	0.62%	0.81%	0.94%
2020 Total Daytime Population	12,221	31,815	50,013
Workers	3,534	10,011	15,202
Residents	8,687	21,804	34,811
Household Summary			
2000 Households	4,926	12,747	19,771
2000 Average Household Size	2.72	2.68	2.63
2010 Households	4,725	12,647	19,980
2010 Average Household Size	2.80	2.70	2.64
2020 Households	4,900	13,337	21,388
2020 Average Household Size	2.82	2.71	2.66
2025 Households	5,044	13,858	22,370
2025 Average Household Size	2.82	2.71	2.66
2020-2025 Annual Rate	0.58%	0.77%	0.90%
2010 Families	3,406	8,794	13,722
2010 Average Family Size	3.28	3.23	3.19
2020 Families	3,466	9,108	14,409
2020 Average Family Size	3.33	3.27	3.23
2025 Families	3,550	9,425	15,000
2025 Average Family Size	3.34	3.29	3.25
2020-2025 Annual Rate	0.48%	0.69%	0.81%
Housing Unit Summary			
2000 Housing Units	5,238	13,809	21,538
Owner Occupied Housing Units	62.7%	59.0%	62.1%
Renter Occupied Housing Units	31.4%	33.3%	29.7%
Vacant Housing Units	6.0%	7.7%	8.2%
2010 Housing Units	5,222	14,253	22,811
Owner Occupied Housing Units	56.7%	53.9%	56.6%
Renter Occupied Housing Units	33.7%	34.8%	31.0%
Vacant Housing Units	9.5%	11.3%	12.4%
2020 Housing Units	5,405	14,938	24,178
Owner Occupied Housing Units	53.4%	51.8%	54.9%
Renter Occupied Housing Units	37.2%	37.5%	33.5%
Vacant Housing Units	9.3%	10.7%	11.5%
2025 Housing Units	5,562	15,505	25,244
Owner Occupied Housing Units	53.2%	52.2%	55.3%
Renter Occupied Housing Units	37.5%	37.2%	33.3%
Vacant Housing Units	9.3%	10.6%	11.4%
Median Household Income			
2020	\$45,597	\$45,909	\$47,337
2025	\$49,227	\$50,636	\$51,807
Median Home Value			
2020	\$99,414	\$111,478	\$123,706
2025	\$106,137	\$123,842	\$137,801
Per Capita Income			
2020	\$22,194	\$23,223	\$24,780
2025	\$23,693	\$25,435	\$27,065



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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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