FOR LEASE
WEST LOOP VILLAGE
EL CAMPO, TX

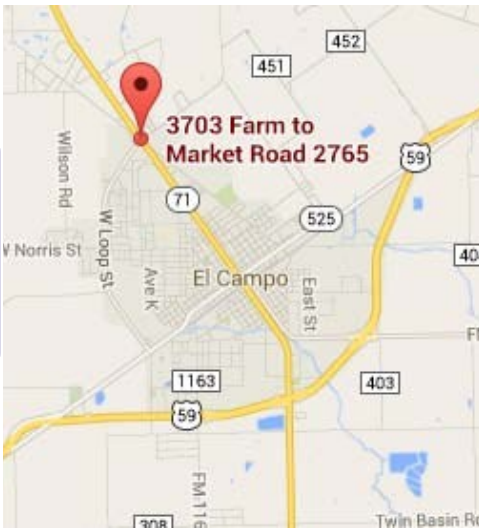
RATE

$17.00

SF/YR/NNN

3703 FM 2765
El Campo, TX 77437

Across from the El Campo Civic Center



AVAILABLE SPACE

SUITE B - 906 SF—2nd Gen Nail Salon

SUITE J - 4,000 SF — 2nd Gen Fitness Gym

- Located at Hwy 71 and West Loop FM 2765
- Tenants include DermSurgery, Little Caesars, Shoe Dept & Metro PCS
- Super Wal-Mart, El Campo Memorial Hospital, Stripes Convenience Store and the Civic Center are located across the street

cmi brokerage

Trent Vacek, CCIM, Vice President **713-961-4666** **www.cmirealestate.com**

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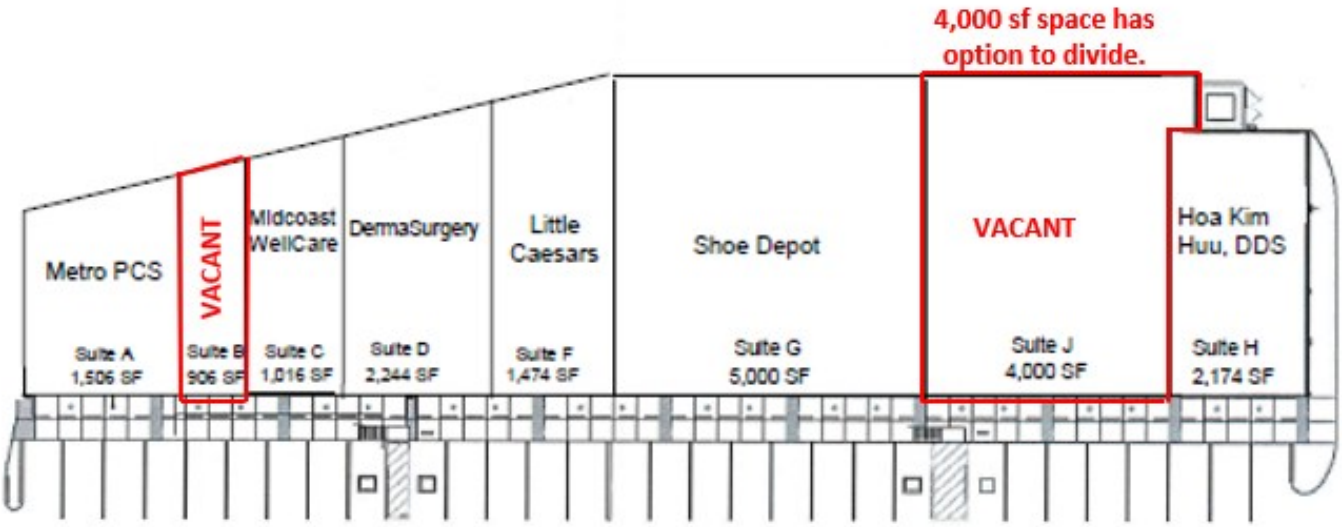
The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by CMI Brokerage or by any agent, independent associate, subsidiary or employee of CMI Brokerage. This information is subject to change without notice.

WEST LOOP VILLAGE



EL CAMPO RETAIL CENTER
FM Highway 2765
El Campo, TX 77437

Not to Scale

Demographic Summary Report

West Loop Village

3703 FM 2765, El Campo, TX 77437

Building Type:	**General Retail**	Total Available:	**4,000 SF**
Secondary:	**Storefront**	% Leased:	**78.02%**
GLA:	**18,195 SF**	Rent/SF/Yr:	**$17.00**
Year Built:	**2007**		

Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	2,265		14,207		16,465	
2024 Estimate	2,258		14,018		16,264	
2020 Census	2,310		13,608		15,886	
Growth 2024 - 2029	0.31%		1.35%		1.24%	
Growth 2020 - 2024	-2.25%		3.01%		2.38%	
2024 Population by Hispanic Origin	792		7,019		8,121	
2024 Population	2,258		14,018		16,264	
White	1,666	73.78%	7,669	54.71%	8,978	55.20%
Black	68	3.01%	1,303	9.30%	1,420	8.73%
Am. Indian & Alaskan	17	0.75%	119	0.85%	136	0.84%
Asian	7	0.31%	69	0.49%	75	0.46%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	0	0.00%
Other	500	22.14%	4,857	34.65%	5,656	34.78%
U.S. Armed Forces	0		0		0	
Households						
2029 Projection	856		5,122		5,923	
2024 Estimate	853		5,056		5,854	
2020 Census	874		4,920		5,729	
Growth 2024 - 2029	0.35%		1.31%		1.18%	
Growth 2020 - 2024	-2.40%		2.76%		2.18%	
Owner Occupied	651	76.32%	3,231	63.90%	3,800	64.91%
Renter Occupied	202	23.68%	1,825	36.10%	2,053	35.07%
2024 Households by HH Income	853		5,057		5,854	
Income: <$25,000	116	13.60%	1,201	23.75%	1,335	22.80%
Income: $25,000 - $50,000	103	12.08%	1,278	25.27%	1,476	25.21%
Income: $50,000 - $75,000	94	11.02%	629	12.44%	732	12.50%
Income: $75,000 - $100,000	121	14.19%	691	13.66%	796	13.60%
Income: $100,000 - $125,000	188	22.04%	411	8.13%	465	7.94%
Income: $125,000 - $150,000	80	9.38%	261	5.16%	377	6.44%
Income: $150,000 - $200,000	99	11.61%	454	8.98%	497	8.49%
Income: $200,000+	52	6.10%	132	2.61%	176	3.01%
2024 Avg Household Income	$102,678		$72,406		$74,094	
2024 Med Household Income	$98,449		$51,410		$52,781	

CENTRAL MANAGEMENT, INC

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Traffic Count Report

West Loop Village

3703 FM 2765, El Campo, TX 77437

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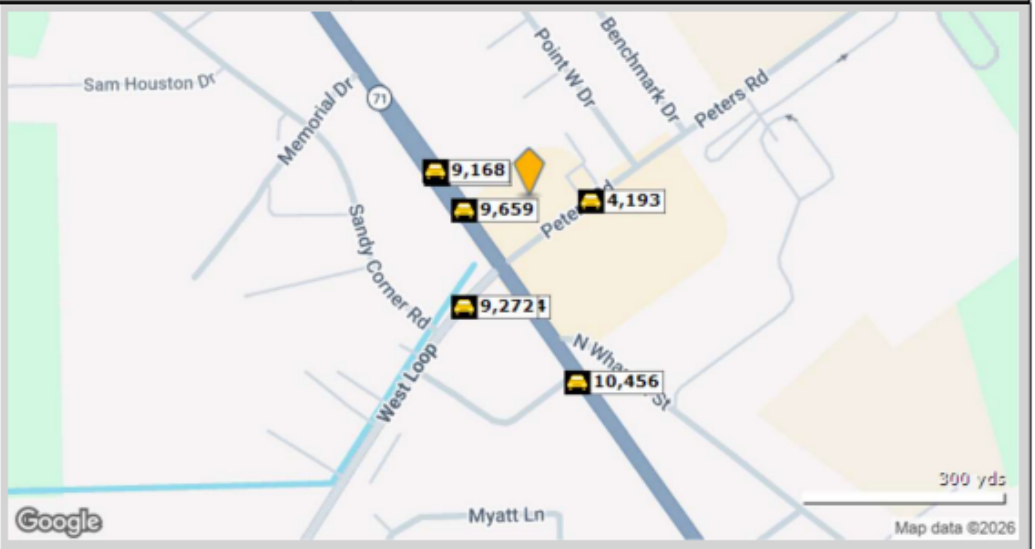

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	North Mechanic Street	Fm 2765	0.06 SE	2020	9,659	AADT	.06
2	Farm-to-Market Road 2765	Point West Dr	0.03 NE	2024	4,201	MPSI	.06
3	I 20-N Business	Point West Dr	0.03 NE	2020	3,011	AADT	.06
4	Farm-to-Market Road 2765	Point West Dr	0.03 NE	2025	4,193	MPSI	.06
5	North Mechanic Street	Fm 2765	0.10 SE	2025	9,412	MPSI	.08
6	N Mechanic St	Fm 2765	0.10 SE	2024	9,168	MPSI	.08
7	West Loop Street	Sandy Corners Rd	0.03 SW	2025	11,755	MPSI	.11
8	West Loop Street	18479 Drvw	0.05 SE	2021	11,574	AADT	.11
9	W Loop St	18479 Drvw	0.05 SE	2023	9,272	MPSI	.11
10	North Mechanic Street	Tura St	0.17 SE	2025	10,456	MPSI	.16

CENTRAL MANAGEMENT, INC

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2/23/2026

11-03-2025

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): 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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Trent Vacek	506635-SA	tvacek@cmirealestate.com	713.961.4666
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials		Date