

FOR LEASE WEST LOOP VILLAGE EL CAMPO, TX

Suite J



**Divisible Options
Available**

RATE

\$17.00

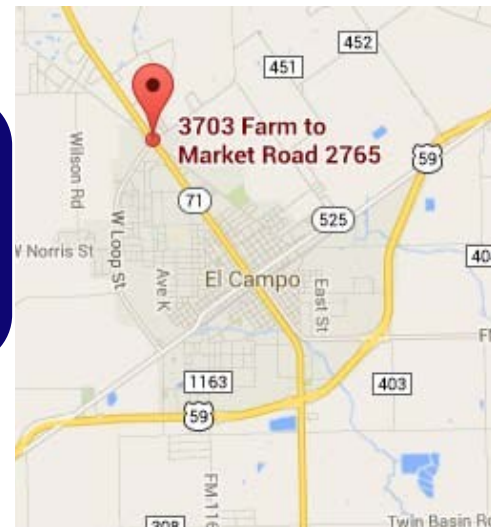
SF/YR/NNN

**3703 FM 2765
El Campo, TX 77437**

**Across from the El Campo
Civic Center**

AVAILABLE SPACE

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

cmu brokerage



Trent Vacek, CCIM, Vice President

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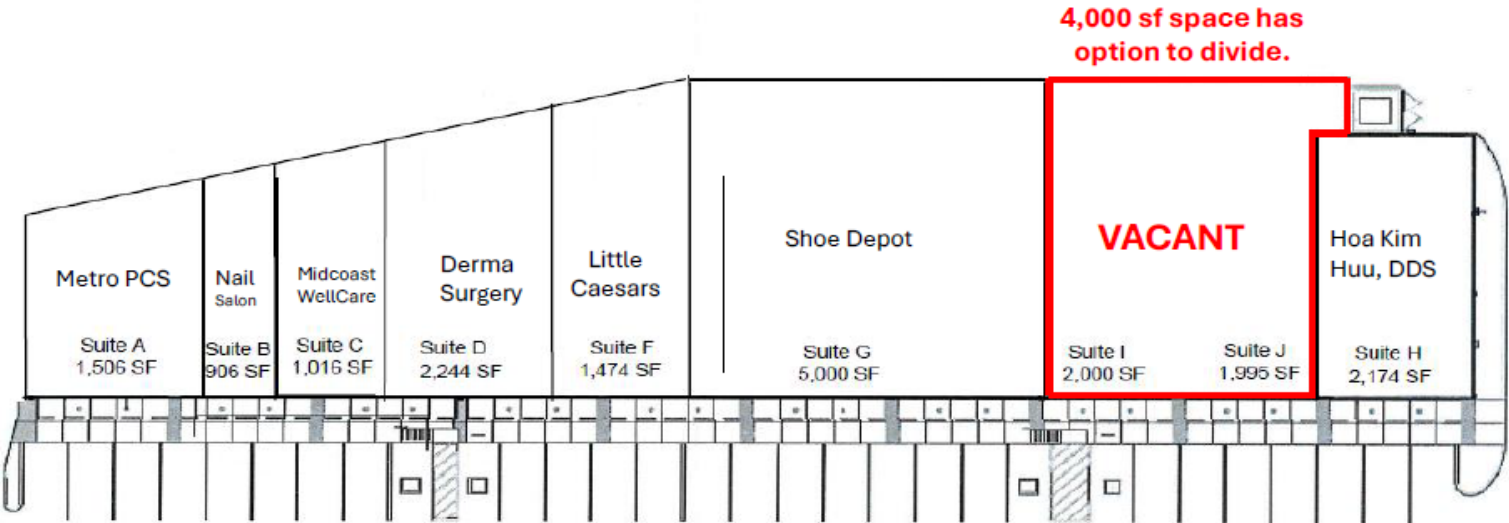
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WEST LOOP VILLAGE



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: 4,906 SF			
Secondary: Storefront		% Leased: 73.04%			
GLA: 18,195 SF		Rent/SF/Yr: \$17.00			
Year Built: 2007					
Radius	1 Mile		3 Mile		5 Mile
Population					
2030 Projection	2,392		13,900		16,330
2025 Estimate	2,394		13,771		16,162
2020 Census	2,474		13,587		15,873
Growth 2025 - 2030	-0.08%		0.94%		1.04%
Growth 2020 - 2025	-3.23%		1.35%		1.82%
2025 Population by Hispanic Origin	850		6,895		8,069
2025 Population	2,394		13,771		16,162
White	1,756	73.35%	7,553	54.85%	8,943 55.33%
Black	73	3.05%	1,271	9.23%	1,397 8.64%
Am. Indian & Alaskan	19	0.79%	118	0.86%	135 0.84%
Asian	7	0.29%	71	0.52%	76 0.47%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	0 0.00%
Other	539	22.51%	4,758	34.55%	5,610 34.71%
U.S. Armed Forces	0		0		0
Households					
2030 Projection	899		5,014		5,878
2025 Estimate	901		4,967		5,817
2020 Census	936		4,913		5,725
Growth 2025 - 2030	-0.22%		0.95%		1.05%
Growth 2020 - 2025	-3.74%		1.10%		1.61%
Owner Occupied	690	76.58%	3,187	64.16%	3,794 65.22%
Renter Occupied	211	23.42%	1,780	35.84%	2,022 34.76%
2025 Households by HH Income	902		4,966		5,816
Income: <\$25,000	127	14.08%	1,009	20.32%	1,165 20.03%
Income: \$25,000 - \$50,000	69	7.65%	1,048	21.10%	1,179 20.27%
Income: \$50,000 - \$75,000	83	9.20%	610	12.28%	761 13.08%
Income: \$75,000 - \$100,000	130	14.41%	810	16.31%	941 16.18%
Income: \$100,000 - \$125,000	86	9.53%	444	8.94%	479 8.24%
Income: \$125,000 - \$150,000	224	24.83%	469	9.44%	563 9.68%
Income: \$150,000 - \$200,000	115	12.75%	333	6.71%	424 7.29%
Income: \$200,000+	68	7.54%	243	4.89%	304 5.23%
2025 Avg Household Income	\$113,881		\$82,847		\$84,695
2025 Med Household Income	\$112,209		\$68,727		\$69,851

Traffic Count Report

Building Type: **General Retail**

Secondary: **Storefront**

GLA: **18,195 SF**

Year Built: **2007**

Total Available: **4,906 SF**

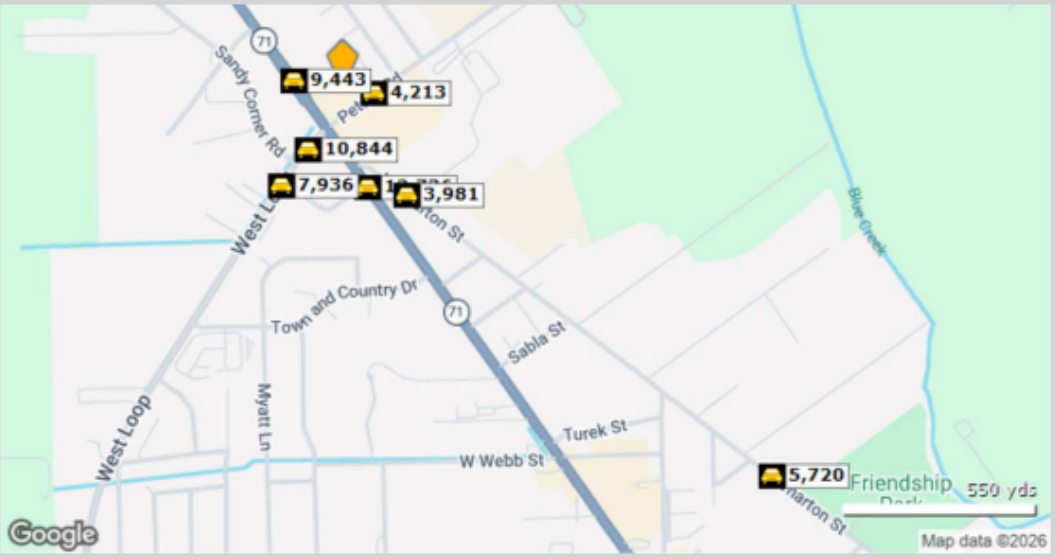
% Leased: **73.04%**

Rent/SF/Yr: **\$17.00**



West Loop Village

3703 FM 2765, El Campo, TX 77437



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Farm-to-Market Road 2765	Point West Dr	0.03 NE	2026	4,213	MPSI	.06
2 North Mechanic Street	Fm 2765	0.10 SE	2026	9,305	MPSI	.08
3 North Mechanic Street	Fm 2765	0.06 SE	2026	9,443	MPSI	.08
4 West Loop Street	Sandy Corners Rd	0.03 SW	2026	10,844	MPSI	.11
5 North Mechanic Street	Tura St	0.17 SE	2026	12,736	MPSI	.16
6 W Loop St	Sandy Corners Rd	0.04 NE	2025	7,936	MPSI	.18
7 North Wharton Street	Tura St	0.24 SE	2026	3,981	MPSI	.20
8 North Wharton Street	Palm St	0.04 NW	2026	5,720	MPSI	.95

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CENTRAL MANAGEMENT, INC.

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8/17/2026



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.

11-03-2025



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 Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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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