

**AVAILABLE
UP TO 2,370 SF**



200 W HIGHWAY 332
2ND GEN. RETAIL SPACE FOR LEASE
NWQ Hwy 332 & Lake Rd | Lake Jackson, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 200 W Highway 332
Lake Jackson, TX 77566

Availability: Up to 2,370 SF Contiguous Space:

- 1,170 SF 2nd Gen. Bakery
- 1,200 SF 2nd Gen. Hair Salon

Price: \$29.00 PSF + \$13.50 NNN

HIGHLIGHTS:

- Shadow anchored by Target and Planet Fitness
- Cross-access with adjacent properties
- Positioned at the signalized intersection of Hwy 332 & Lake Rd with exposure to over 24,800 cars per day
- Easy access to Hwy 288, a major highway for the surrounding trade area
- Located in the main retail node for the trade area and is surrounded by several national retailers including: Target, Kohls, Academy, Boot Barn, Walmart, Dillard's, JCPenney, TJ Maxx, Homegoods, Ross, Hobby Lobby, Big Lots and several others

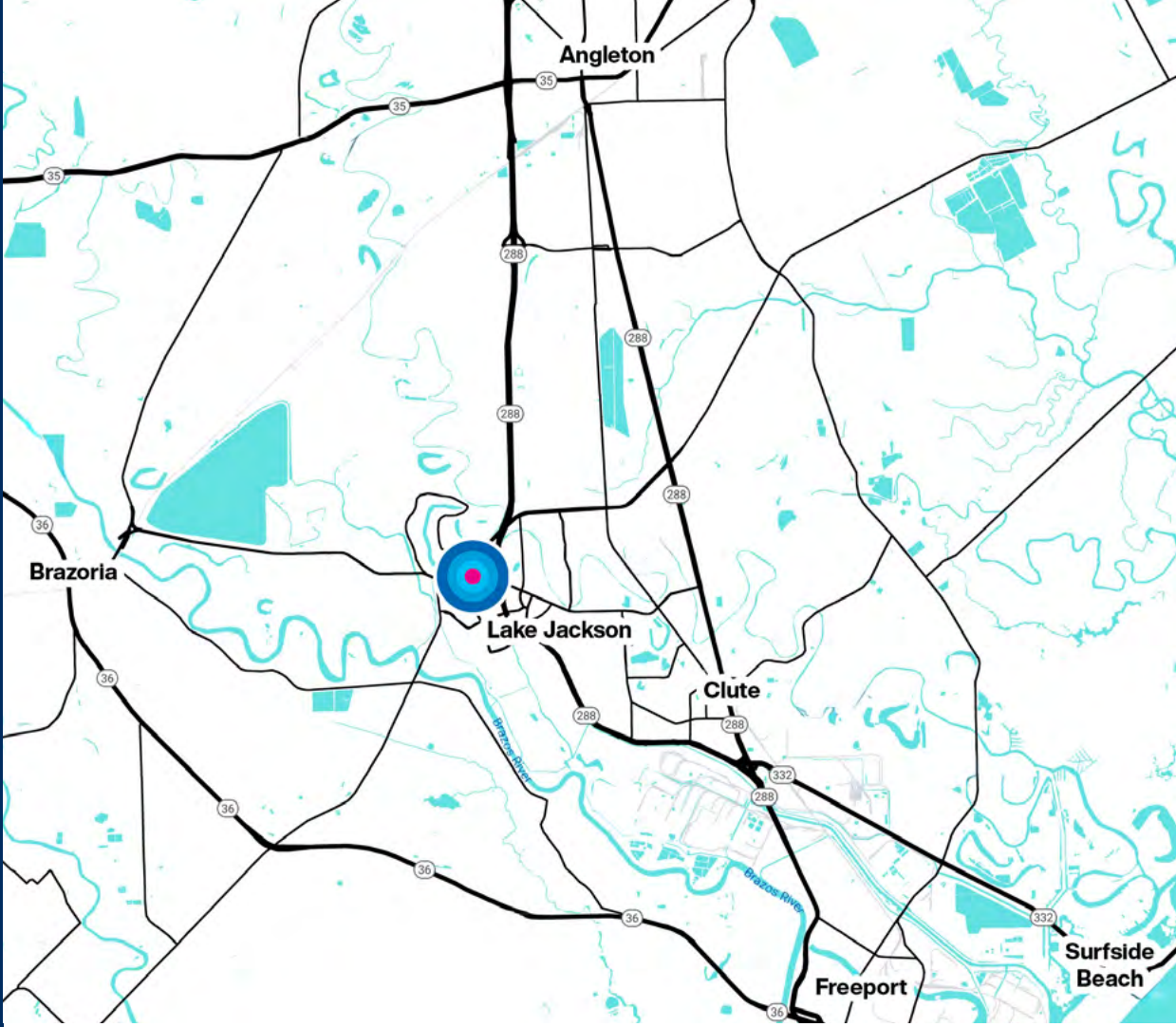
TRAFFIC COUNTS:

Hwy 332: 14,822 CPD '25

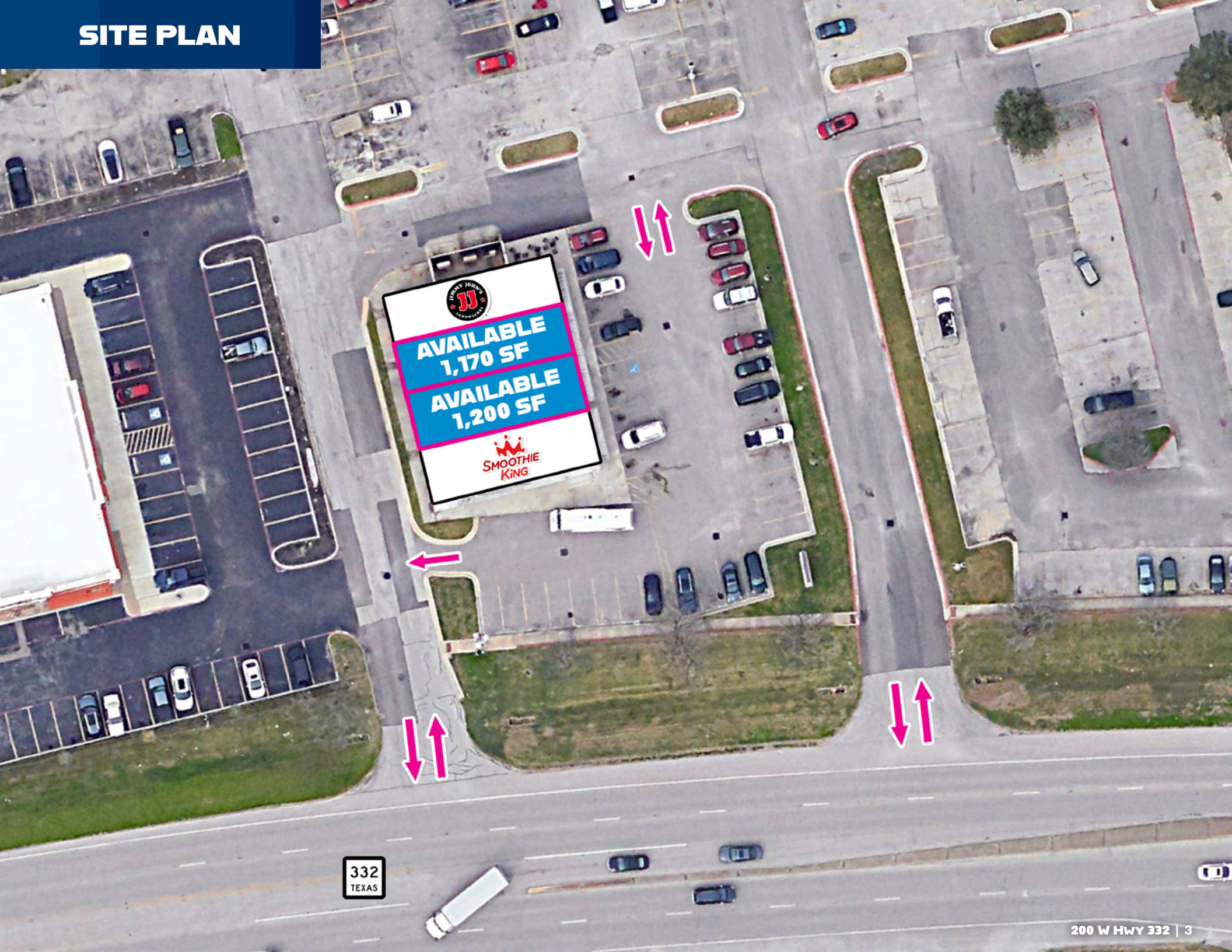
Hwy 288: 96,767 CPD '25

2026 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	7,756	36,900	53,413
Daytime Pop.	12,511	29,104	40,431
Avg HH Income	\$97,273	\$121,208	\$119,676



SITE PLAN



332
TEXAS



Jeep
GMC
BUICK
DODGE

TARGET

TDECU

Academy

COURTYARD
P. Marriott

BRAZOS MALL
Dillard's JCPenney
TJ-maxx HomeGoods
ROSS HIBBETT
AMC THEATRES James Avery

332
TEXAS

332
TEXAS

SITE

2004
TEXAS

TRACTOR
SUPPLY CO.

HOBBY LOBBY

BIG
LOTS

KOHL'S

Walmart

petco

HARBOR FREIGHT

BEST
BUY

Office
DEPOT

PETSMART

LOWE'S

ALDI

9

H-E-B

Dow

Comfort
SUITES

288
TEXAS

St. Luke's Health

SEA CENTER
25

O'Reilly

200 W HWY 332 | 4

SITE

7,450 CPD '25

Lake Rd



BOOT BARN



8,019 CPD '25

Lake Rd

KOHL'S

14,822 CPD '25

HOBBY LOBBY

BIG LOTS!

CALIBER COLLISION

BRAZOS MALL

Dillard's

JCPenney

TJ-maxx

HomeGoods

ROSS
DRESS FOR LESS

HIBBETT
SPORTS

AMC
THEATRES

James Avery
JEWELRY

DISCOUNT
TIRE



jiffy lube



WELLS
FARGO



332
TEXAS

GameStop

Great Clips



petco

BEST BUY

Office DEPOT

PETSMART

200 W HWY 332 | 5

**COURTYARD
Marriott**

**Olive
Garden**

288
TEXAS

96,767 CPD '25



**STAYBRIDGE
SUITES**

TDECU
YOUR CREDIT UNION

Jeep

GMC



BUICK



332
TEXAS

HONDA



CHEVROLET



**TRACTOR
SUPPLY CO**

Wendy's

Walmart



200 W HWY 332 | 5

SITE



TARGET



14,822 CPD '25



BOOT BARN



332
TEXAS

BRAZOS MALL



SITE



14,822 CPD '25



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:
 - 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

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jack Savery	612871	js@blueoxgroup.com	713.814.4930
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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UP TO 2,370 SF**

**SMOOTHIE
KING**

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