

# for lease

## Renaissance Center

6102 Scott Street | Houston, TX 77021

### 4,200 SF Available in Outparcel Building of Recently Renovated Center | Scott St. & Old Spanish Trail



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COMMERCIAL REAL ESTATE

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# property highlights

## Renaissance Center

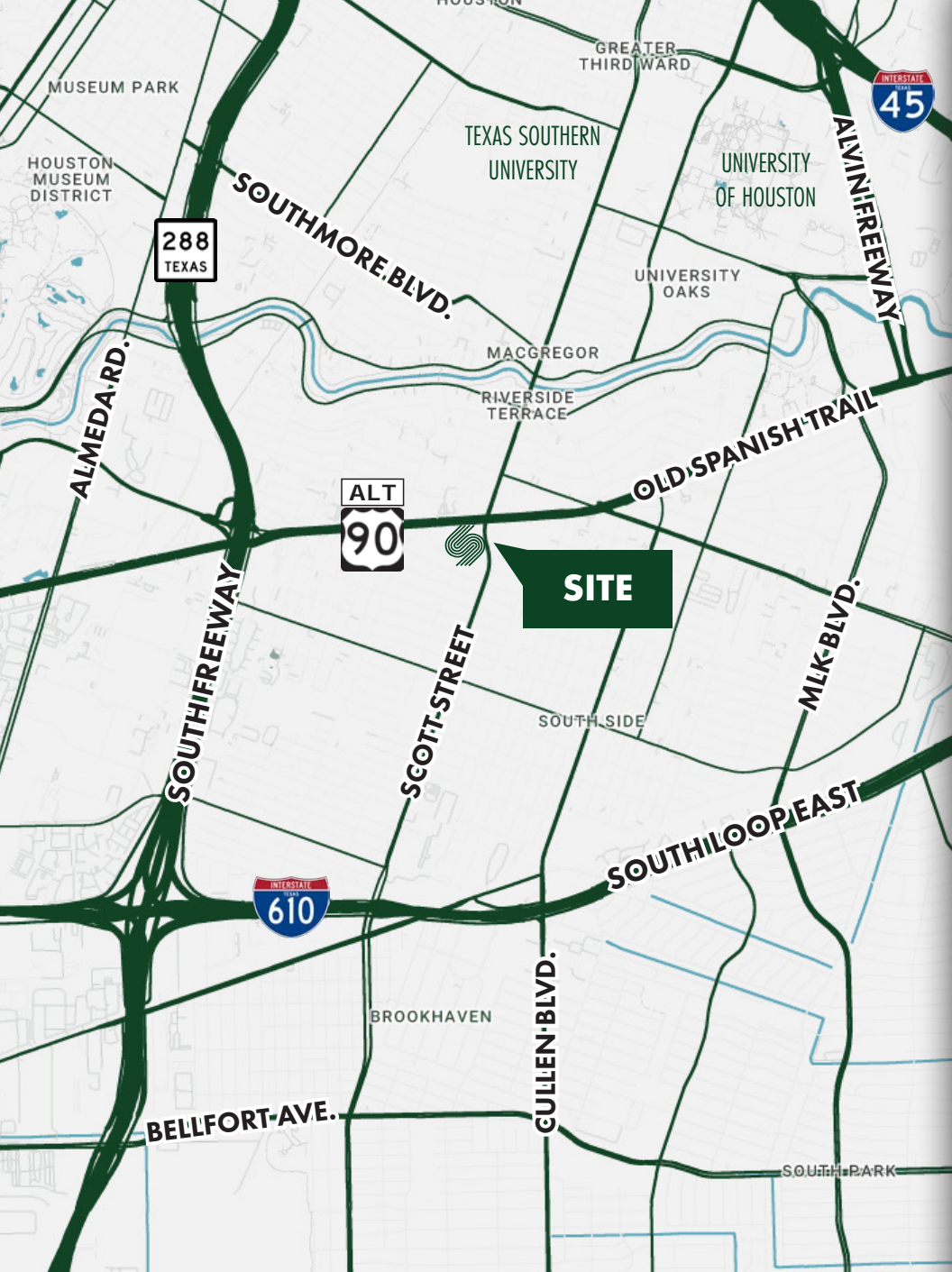
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- Recently renovated neighborhood center with a mixture of fitness, restaurants & daily needs
- Located at the busy traffic intersection of Old Spanish Trail and Scott Street with over 30,000 total vehicles per day
- 4,200 SF available in outparcel building next to McDonald's with great access to Scott Street

### Premises

- **Total SF:** 98,635
- **SF Available:** 26,015

**Inline Rent:** \$10.00 PSF  
**Outparcel Rent:** \$30.00 PSF  
**NNN Rent:** \$8.95 PSF



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site plan

OLD SPANISH TRAIL



20,700 vpd

LA SALETTE ST.

SCOTT STREET

SCOTT CREST DR.

9,600 vpd

No.	Suite	Tenant	SF
1	3720	Taco Bell	2,240
2	6102	Dollar Tree	12,568
3	6102B1	Planet Fitness	20,332
4	6104-100	American Wings (coming soon)	1,800
5	6104	AVAILABLE	4,200
6	6118B	Truist	2,000
7	6118	PLS	2,000
8	6120A	Beauty Empire	13,156
9	6102E	Rodeo Dental	7,010
10	6120E	American Deli	1,502
11	6120B40	T-Mobile	1,725
12	6120B	Juicy Crawfish	4,400
13	6120D	Shoe Palace	6,127
14	6120F	AVAILABLE	9,434
15	6120G	AVAILABLE	12,381



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**4,200 sf outparcel**



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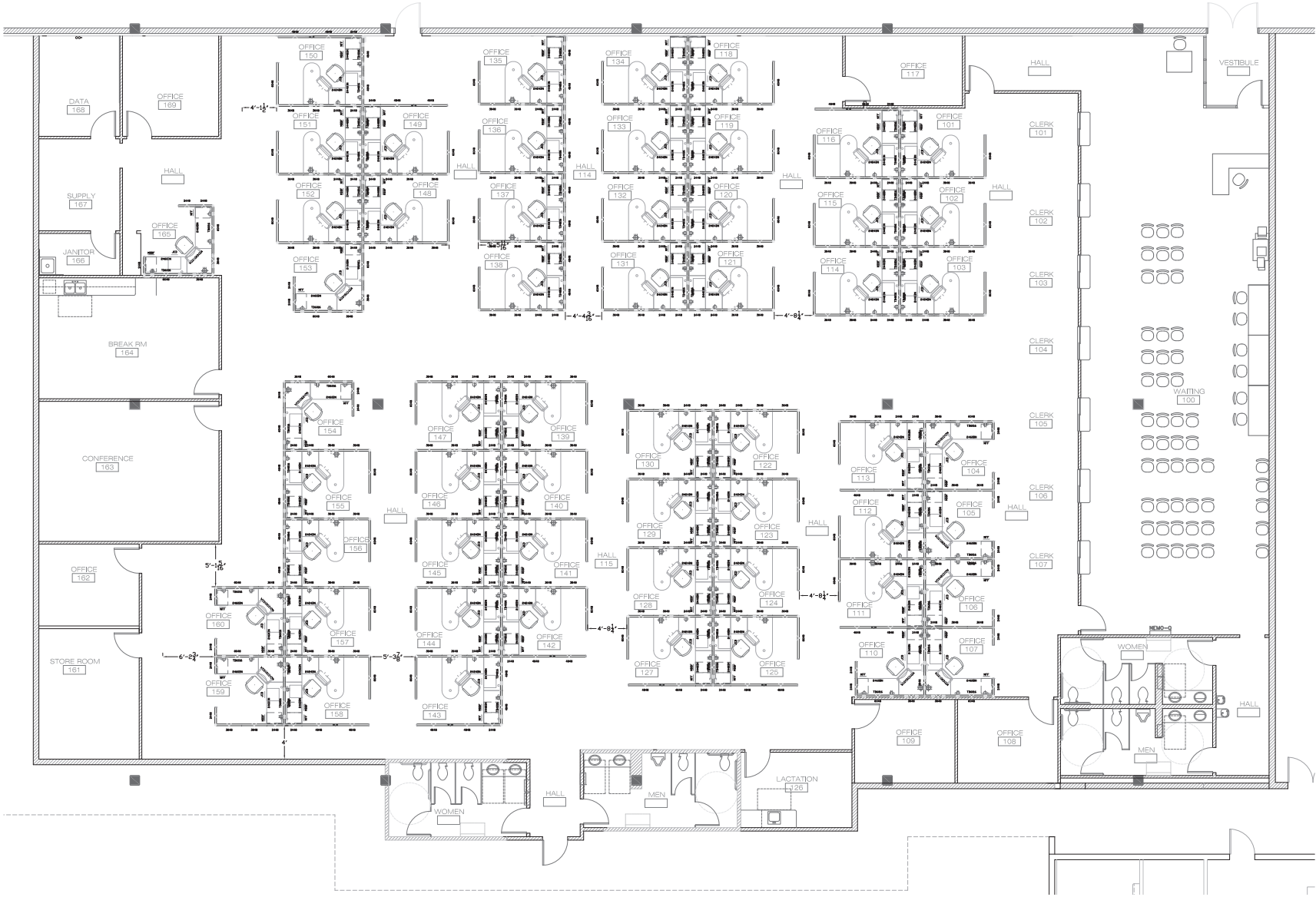


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# 6120G floorplan



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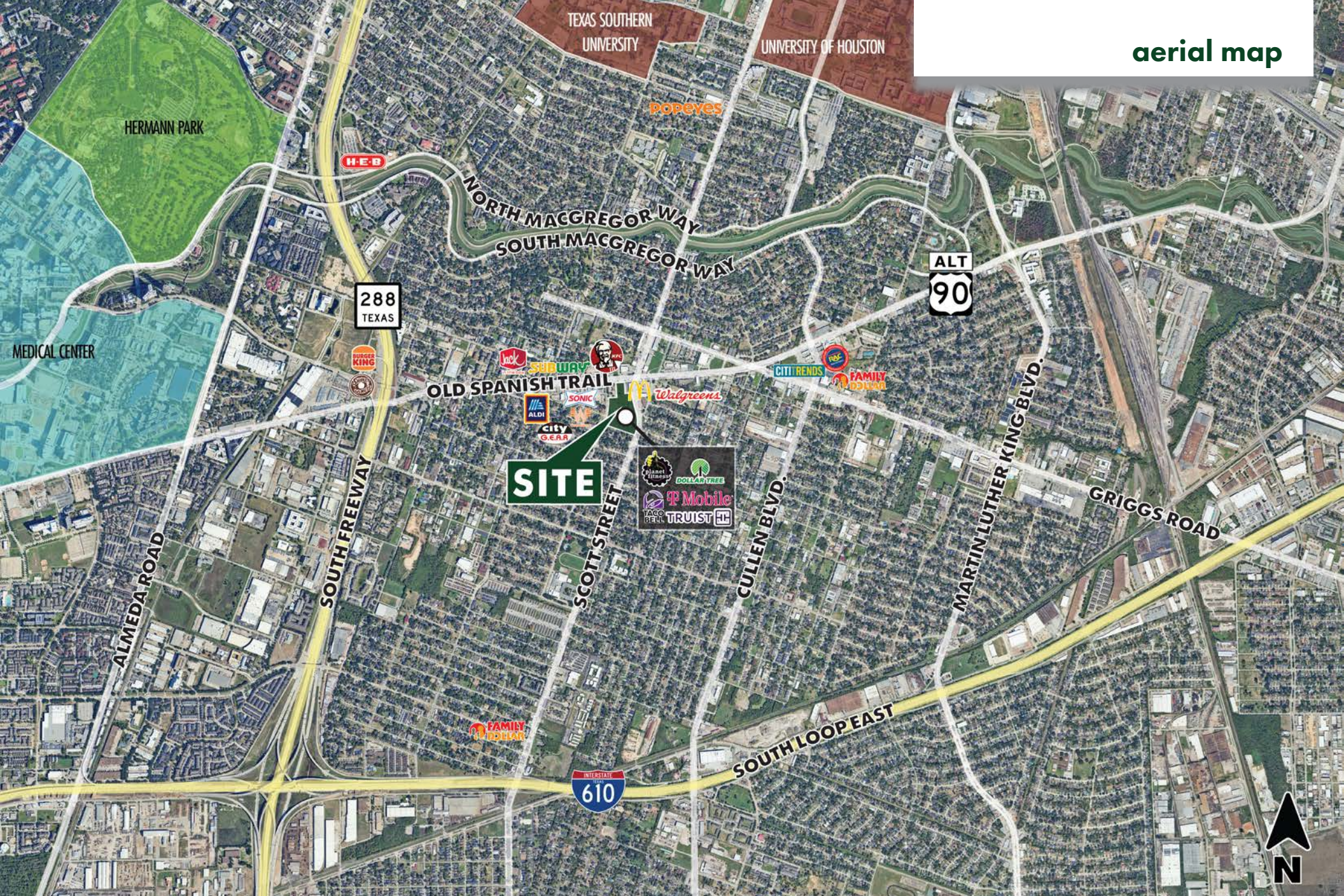
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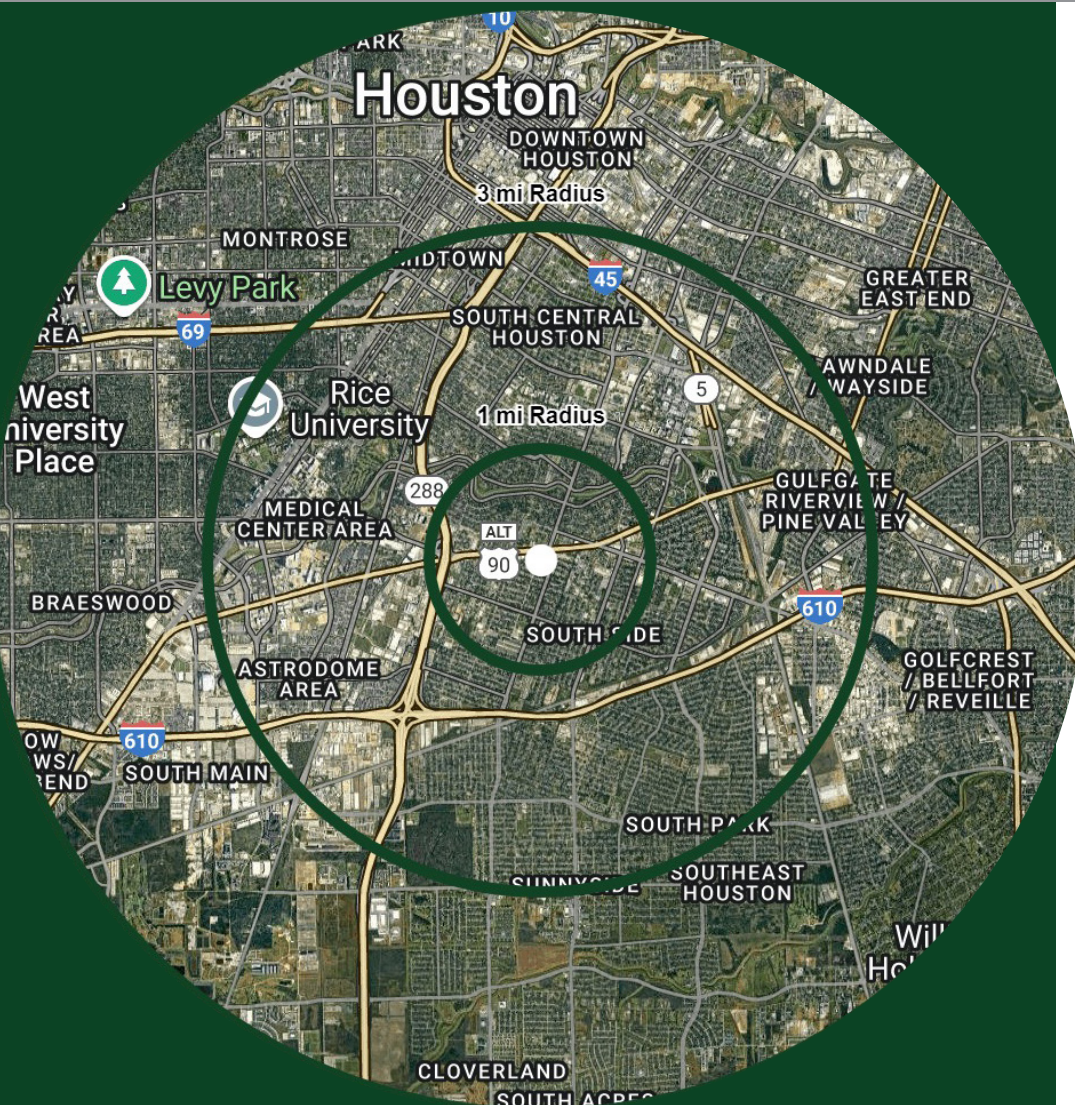
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population	1 mi	3 mi	5 mi
Total Population	14,326	152,446	442,742
Median Age	37.5	32.9	34.7

households	1 mi	3 mi	5 mi
Total Households	5,696	55,943	173,884
Number of Persons Per Household	2.39	2.18	2.17
Average Household Income	\$83,465	\$100,021	\$127,991
Average Home Value	\$251,383	\$287,410	\$413,025

race	1 mi	3 mi	5 mi
White	11.8%	25.7%	35.5%
Black	69.5%	40.8%	28.2%
Asian	2.3%	10.9%	8.7%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.5%	0.7%	0.8%
Two or More	7.2%	9.9%	13.2%
Other	8.7%	12.0%	13.7%

ethnicity	1 mi	3 mi	5 mi
Hispanic	19.1%	27.5%	35.6%

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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.

11-2-2015



## 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.

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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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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