

# RETAIL FOR LEASE

## SPRING/WOODLANDS RETAIL SPACE

26302 Interstate 45, Spring, TX 77386



COLDWELL  
BANKER  
COMMERCIAL

NRT



### PROPERTY HIGHLIGHTS

LEASE RATE: \$22/SF/Year

LEASE TYPE: NNN

SPACE AVAIL: 2,537 SF

LEASE TERM: 3 – 5 Years

CROSS STREETS: I-45 & Birchwood Dr.

- Situated on the Feeder of Interstate 45 Close to The Woodlands, Grand Pkwy & Exxon Mobile Campus
- Energy Efficient Built out Retail Space with small office, restroom & 2<sup>nd</sup> Floor Balcony overlooking space.
- Additional Space on 2<sup>nd</sup> Floor Available for No Extra Cost includes Private Suite with A/C, Kitchen, Shower, Washer & Dryer Connection
- Great Visibility Pylon & Fascia Signage at Center of a Booming Commercial Market
- Corner Lot with Plenty of Parking & Easy Access to the Feeder with 2 Curb Cutouts
- LOW NNNs - \$3.35/SF/Year
- Additional Space Available Next Door – Ask Agent for details

#### RICK STALLINGS

713.503.0808 | [Rick@BHCRehouston.com](mailto:Rick@BHCRehouston.com)

4225 Research Forest Dr, Ste 101, The Woodlands, TX 77381

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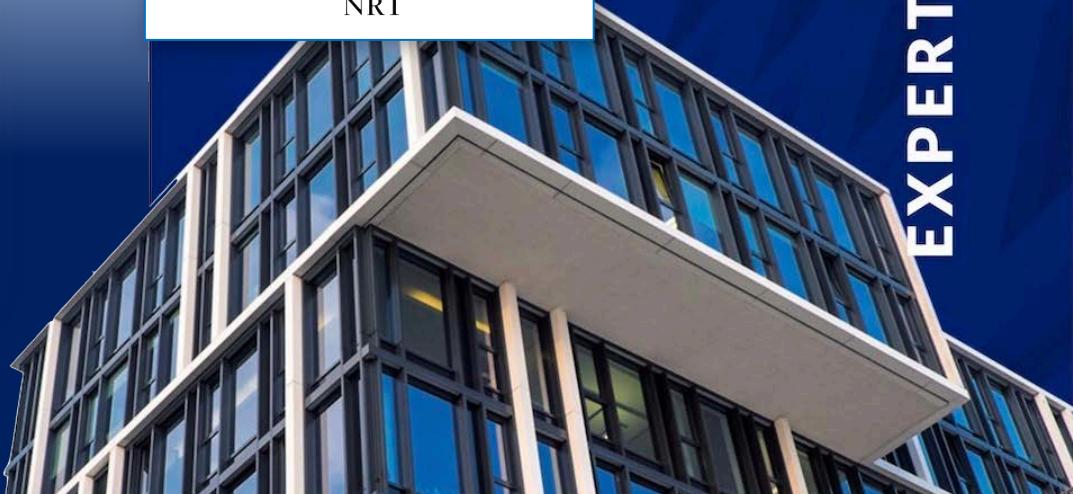
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EXPERTISE

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### OUR APPROACH

## Commercial is our calling.

Coldwell Banker Commercial® professionals know what it takes to guide clients to satisfying outcomes with their real estate needs. With representation in primary, secondary, and tertiary markets, Coldwell Banker Commercial® professionals can support you to identify industrial, retail, office, agriculture or other types of properties or to market your property for sale or lease. Let the power of a global brand help you find what you're looking for.

### GLOBAL PRESENCE. LOCAL POWER.

With locations in over 40 countries, the Coldwell Banker Commercial brand has one of the largest geographical footprints. Our network of affiliated professionals will help lead you to real estate solutions to meet your business or investment objectives around the country or around the world.

[OUR LOCATIONS](#)

### WHAT WE DO BEST

## Discover the difference.

Founded after the San Francisco earthquake of 1906, the Coldwell Banker organization was created to protect the interests of people striving to rebuild their city. As fearless entrepreneurs, Colbert Coldwell and Benjamin Banker created a "brokers only" standard, bringing honesty and transparency to the real estate transaction. Now a global powerhouse, Coldwell Banker Commercial® still puts people first.

Our network of Coldwell Banker Commercial affiliated professionals can help you buy, sell, or lease commercial real estate all over the United States and around the globe. Our professionals know each area they serve because they are active members of the community where they conduct their business. They understand market dynamics and provide you the advice to make an informed real estate decision. Achieving a satisfying outcome is our goal and our affiliated professionals will guide you through the process.

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### PROPERTY OVERVIEW

Great location for retail on I-45 feeder in the Woodlands area. Space contains 2,537 SF retail, with small office & bathroom on 1<sup>st</sup> Floor. **Rent calculation is based on 1<sup>st</sup> Floor SF only.** For no additional rent, the 2<sup>nd</sup> Floor contains a 500 SF private apartment with a kitchen, shower, washer & dryer connection. This space can be used as a live/work space, or for additional office space. There is also an indoor balcony space on the 2<sup>nd</sup> floor overlooking the Retail Area, which may be used as additional retail area, overstock area, or display area. Tenant controlled A/C & Heat for Retail area provided by 10-ton newer A/C unit on the roof. Apartment has separate A/C unit. Additional Space next door may be available – Ask agent for details

### PROPERTY AMENITIES

- Air Conditioning
- Central Heating
- High Ceilings
- Kitchen Facilities
- After Hours HVAC Available
- Private Restrooms
- Washer & Dryer
- Office Space

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**Large Open Space with Wood Flooring**



**View of Balcony and Space beneath Balcony (May be enclosed)**

NOTE: 1<sup>st</sup> Floor Office & 2<sup>nd</sup> Floor Live/Work Space not shown

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View from Feeder

Pylon Signage  
Visible to  
Interstate

### Aerial View

Interstate  
& Feeder



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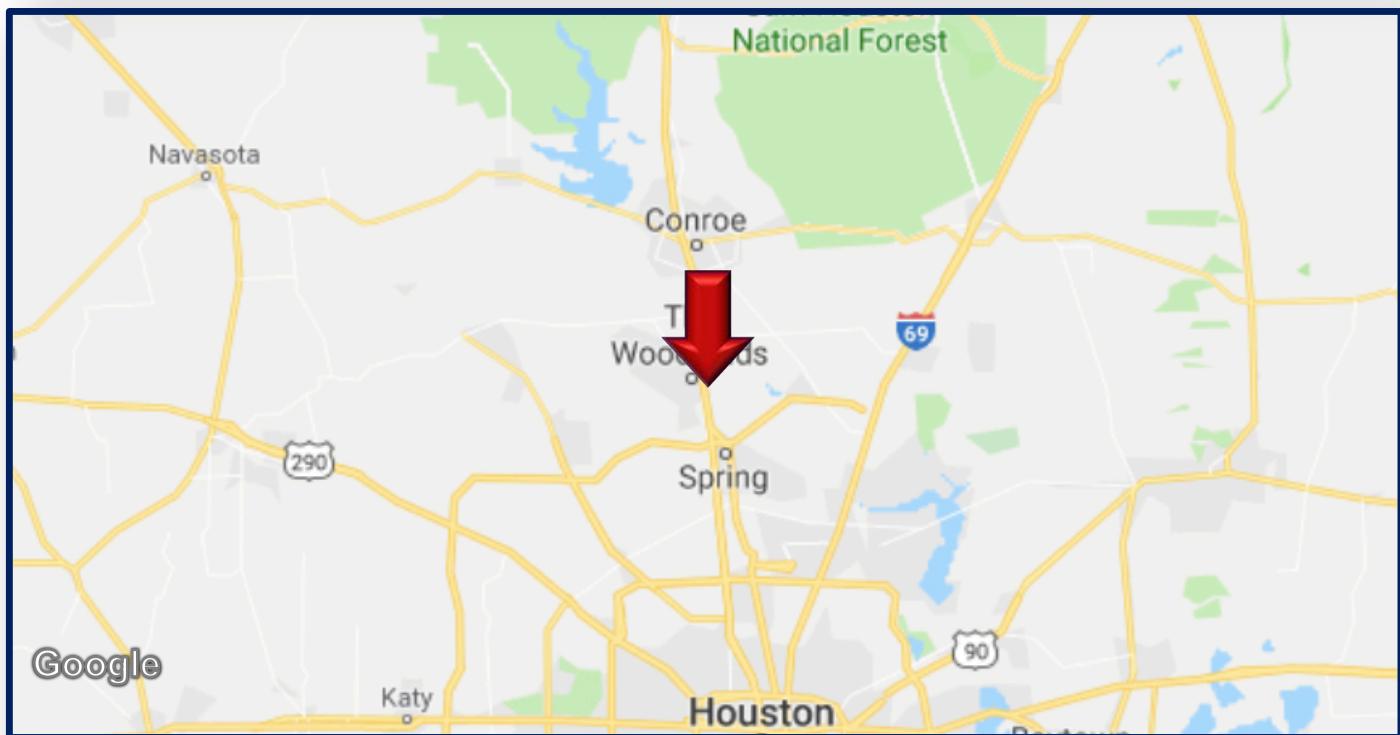
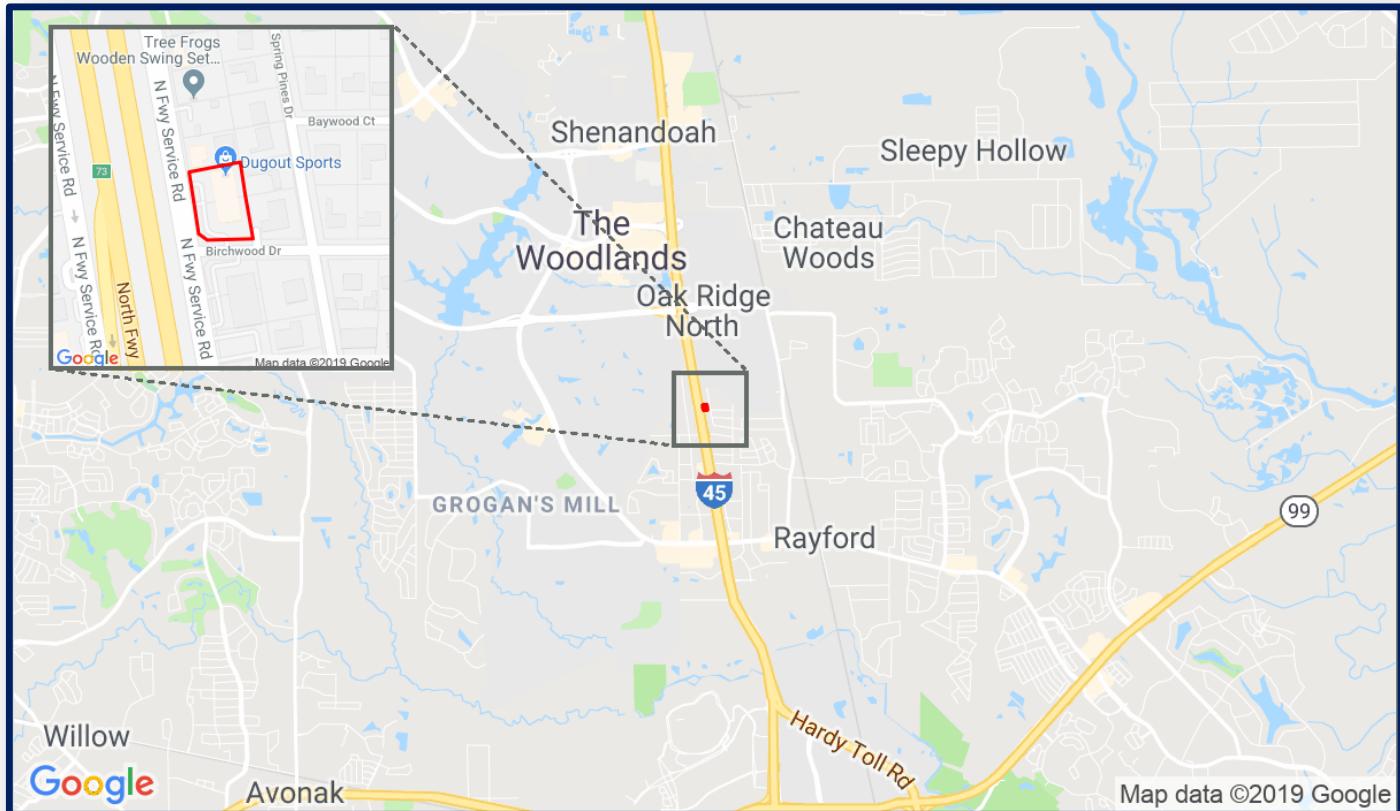
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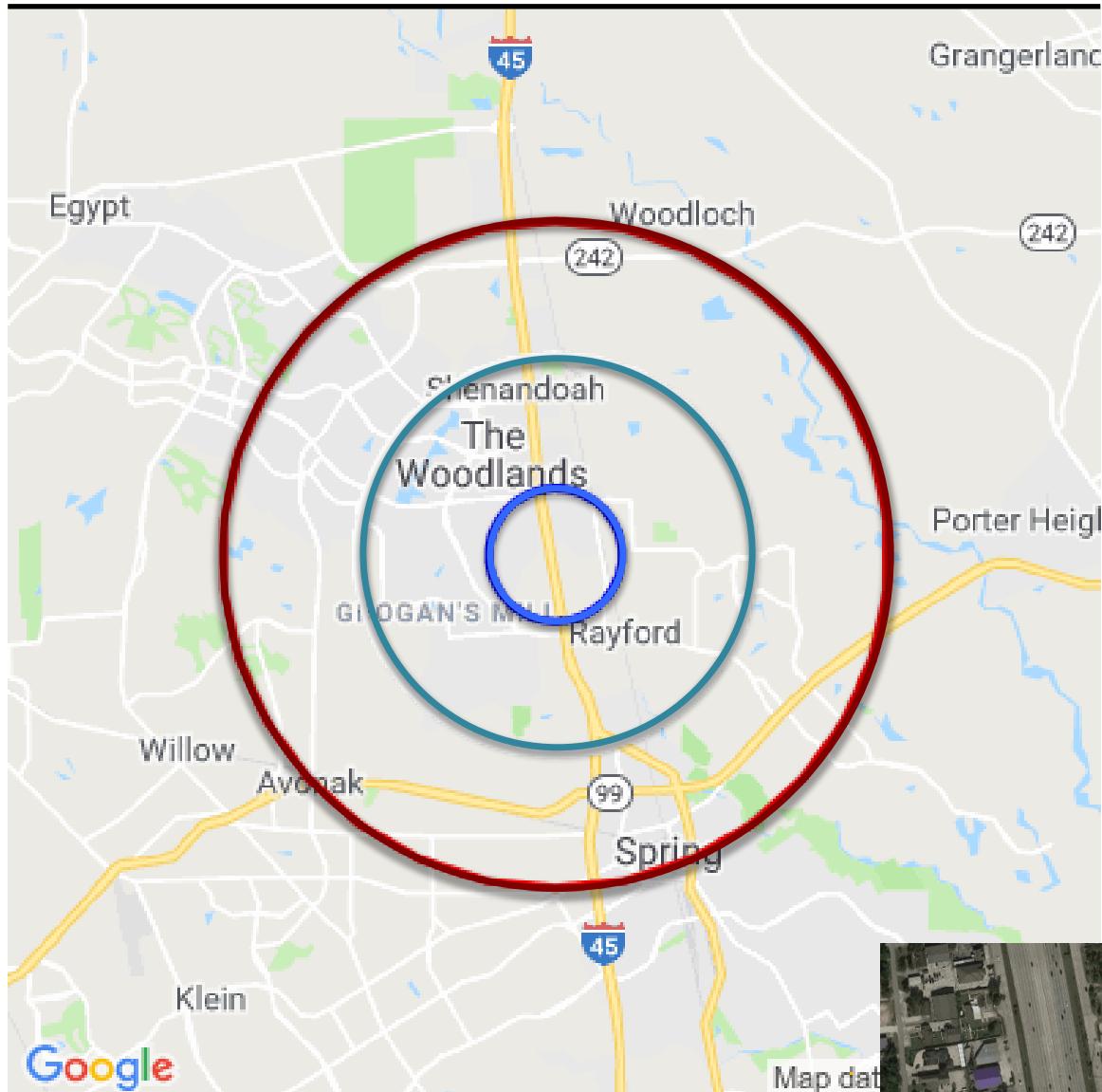
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## Demographic Report



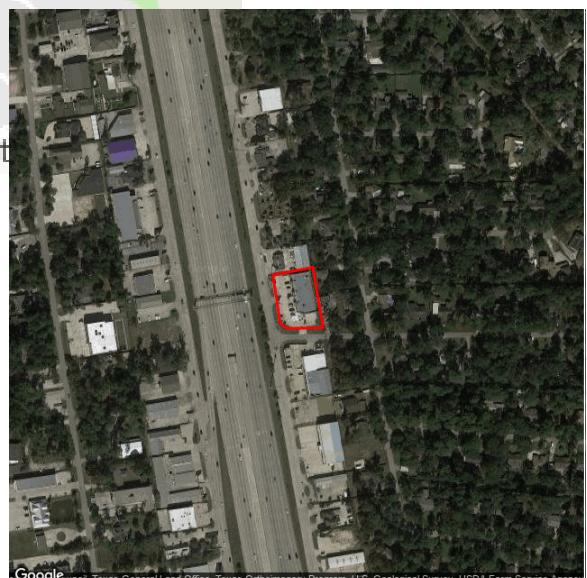
- █ 1 Mile
- █ 3 Miles
- █ 5 Miles

26302 Interstate 45

## Population

 Catylist Research

Distance	Male	Female	Total
1- Mile	4,500	4,688	9,188
3- Mile	27,701	28,189	55,890
5- Mile	59,899	62,524	122,423



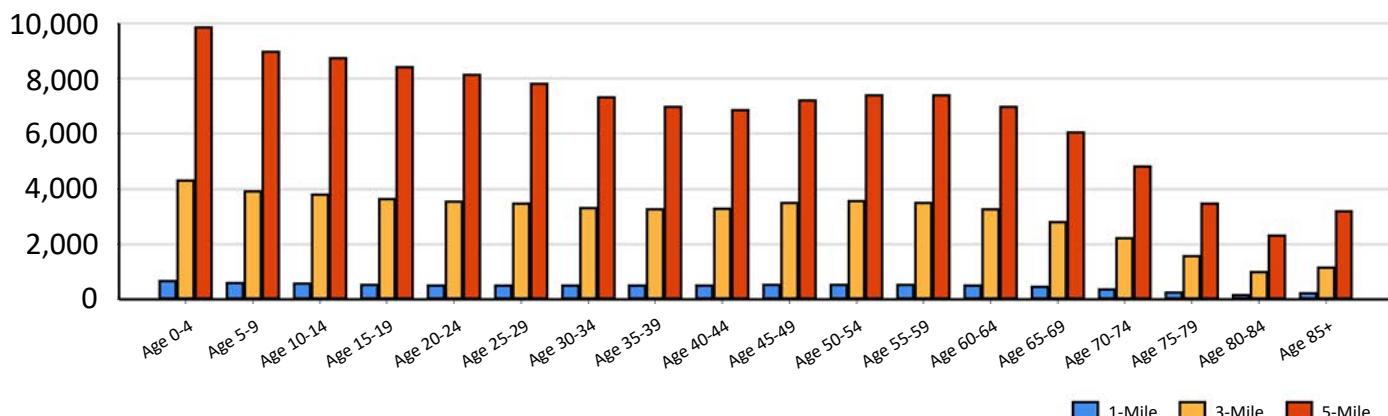
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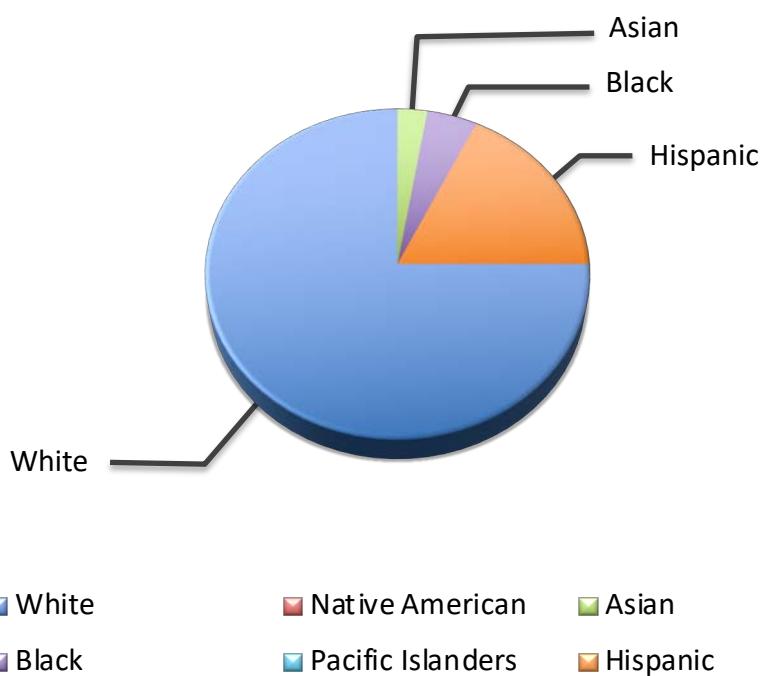
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### Population by Distance and Age



### Ethnicity within 5 miles



### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile



### Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	4,717	169	2.08 %
3-Mile	29,381	721	1.85 %
5-Mile	62,925	1,440	1.89 %

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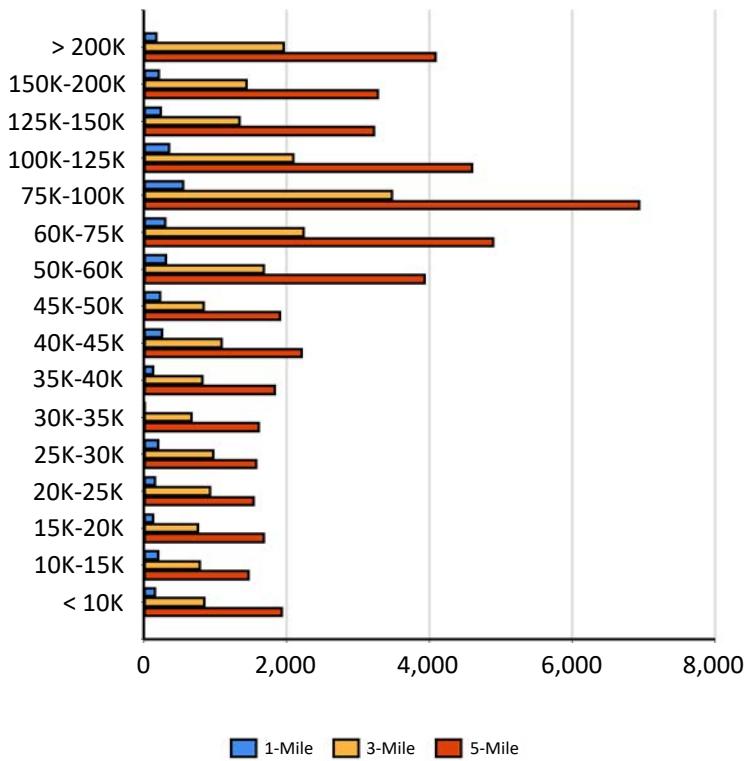
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### Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	25	192	184	285	249	726	352	52	463	1,029	632	72	324
3-Mile	45	1,058	1,726	2,332	1,658	4,338	2,171	399	3,060	6,602	2,477	645	1,848
5-Mile	117	2,567	3,427	5,633	3,309	8,839	4,703	886	7,431	13,441	5,078	1,459	3,569

### Household Income



Radius	Median Household Income
1-Mile	\$65,092.83
3-Mile	\$78,859.21
5-Mile	\$84,153.90

Radius	Average Household Income
1-Mile	\$80,817.83
3-Mile	\$91,492.62
5-Mile	\$94,558.85

Radius	Aggregate Household Income
1-Mile	\$294,823,544.54
3-Mile	\$1,920,978,644.30
5-Mile	\$4,218,489,425.67

### Education

	1-Mile	3-mile	5-mile
Pop > 25	6,131	36,495	78,162
High School Grad	1,144	7,162	16,524
Some College	1,899	10,459	21,755
Associates	329	2,680	5,856
Bachelors	1,540	8,511	16,994
Masters	365	2,156	4,896
Prof. Degree	90	712	1,527
Doctorate	8	287	587

### Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	40 %	53 %	53 %
Teen's	58 %	72 %	80 %
Expensive Homes	48 %	32 %	36 %
Mobile Homes	6 %	36 %	51 %
New Homes	77 %	96 %	118 %
New Households	75 %	79 %	82 %
Military Households	0 %	12 %	8 %
Households with 4+ Cars	50 %	70 %	77 %
Public Transportation Users	19 %	27 %	34 %
Young Wealthy Households	31 %	73 %	100 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.

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### Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	191,797,015		1,186,436,420		2,539,642,887	
<b>Average annual household</b>	52,378		55,454		56,542	
<b>Food</b>	6,761	12.91 %	7,120	12.84 %	7,246	12.82 %
Food at home	4,339		4,498		4,552	
Cereals and bakery products	615		640		647	
Cereals and cereal products	217		227		229	
Bakery products	397		412		417	
Meats poultry fish and eggs	857		890		902	
Beef	201		207		211	
Pork	154		156		157	
Poultry	161		168		171	
Fish and seafood	138		147		149	
Eggs	69		71		71	
Dairy products	444		463		470	
Fruits and vegetables	878		914		925	
Fresh fruits	129		134		136	
Processed vegetables	166		171		172	
Sugar and other sweets	160		164		166	
Fats and oils	137		142		143	
Miscellaneous foods	822		846		855	
Nonalcoholic beverages	367		374		378	
Food away from home	2,421		2,622		2,694	
Alcoholic beverages	390		418		431	
<b>Housing</b>	18,566	35.45 %	19,458	35.09 %	19,761	34.95 %
Shelter	11,239		11,828		12,023	
Owned dwellings	6,891		7,331		7,483	
Mortgage interest and charges	3,533		3,757		3,842	
Property taxes	2,313		2,486		2,540	
Maintenance repairs	1,044		1,087		1,099	
Rented dwellings	3,380		3,390		3,389	
Other lodging	968		1,106		1,151	
Utilities fuels	4,249		4,358		4,392	
Natural gas	403		419		423	
Electricity	1,675		1,707		1,717	
Fuel oil	164		175		177	
Telephone services	1,329		1,359		1,369	
Water and other public services	677		697		705	
<b>Household operations</b>	1,308	2.50 %	1,390	2.51 %	1,425	2.52 %
Personal services	394		422		437	
Other household expenses	913		968		988	
Housekeeping supplies	633		665		677	
Laundry and cleaning supplies	169		174		175	
Other household products	371		391		399	
Postage and stationery	91		99		101	
Household furnishings	1,136		1,215		1,243	
Household textiles	84		91		93	
Furniture	263		298		309	
Floor coverings	30		34		35	
Major appliances	132		135		134	
Small appliances	91		102		106	
Miscellaneous	534		552		564	
<b>Apparel and services</b>	1,434	2.74 %	1,509	2.72 %	1,549	2.74 %
Men and boys	285		308		317	
Men 16 and over	238		257		263	
Boys 2 to 15	46		51		53	
Women and girls	500		537		549	

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Women 16 and over	426	464	477
Girls 2 to 15	74	72	72
Children under 2	94	97	98

### Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	191,797,015		1,186,436,420		2,539,642,887	
<b>Average annual household</b>	52,378		55,454		56,542	
<b>Transportation</b>	7,118	13.59 %	7,450	13.43 %	7,567	13.38 %
Vehicle purchases	1,710		1,827		1,859	
Cars and trucks new	889		963		978	
Cars and trucks used	777		818		835	
Gasoline and motor oil	2,203		2,252		2,271	
Other vehicle expenses	2,669		2,771		2,815	
Vehicle finance charges	184		190		193	
Maintenance and repairs	941		986		1,004	
Vehicle insurance	1,194		1,225		1,240	
Vehicle rental leases	349		368		376	
Public transportation	534		598		621	
<b>Health care</b>	3,952	7.55 %	4,086	7.37 %	4,125	7.30 %
Health insurance	2,566		2,650		2,673	
Medical services	849		886		896	
Drugs	406		410		414	
Medical supplies	129		137		140	
<b>Entertainment</b>	3,128	5.97 %	3,251	5.86 %	3,308	5.85 %
Fees and admissions	632		701		727	
Television radios	1,065		1,080		1,087	
Pets toys	1,143		1,191		1,212	
Personal care products	681		723		737	
Reading	58		62		64	
Education	1,432		1,691		1,774	
Tobacco products	397		393		390	
<b>Miscellaneous</b>	847	1.62 %	909	1.64 %	932	1.65 %
<b>Cash contributions</b>	1,355		1,436		1,453	
<b>Personal insurance</b>	6,255		6,943		7,198	
Life and other personal insurance	180		189		194	
Pensions and Social Security	6,074		6,754		7,004	

Distance	Year	Projection	Estimated Households		Housing Occupied By		Housing Occupancy		
			2000	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	7,065	5,321	29.21 %	2,118	4,398	3,263	3,802	903
3-Mile	2020	34,131	26,409	28.01 %	8,395	23,717	22,608	11,523	4,687
5-Mile	2020	61,805	48,368	27.39 %	14,540	44,066	44,232	17,573	8,254
1-Mile	2023	7,554	5,321	37.77 %	2,261	4,705	3,500	4,054	915
3-Mile	2023	36,167	26,409	35.68 %	8,894	25,132	23,963	12,204	4,978
5-Mile	2023	64,972	48,368	34.48 %	15,257	46,349	46,578	18,394	9,380

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## Information About Brokerage Services

11-2-2015

*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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Joanne Justice	159793	joanne.justice@cbdfw.com	972-906-7700
Designated Broker of Firm	License No.	Email	Phone
Taffie Dolson	443303	taffie.dolson@cbunited.com	936-448-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Richard Stallings	0620573	rick.stalling@cbrealty.com	(713) 503-0808
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date