



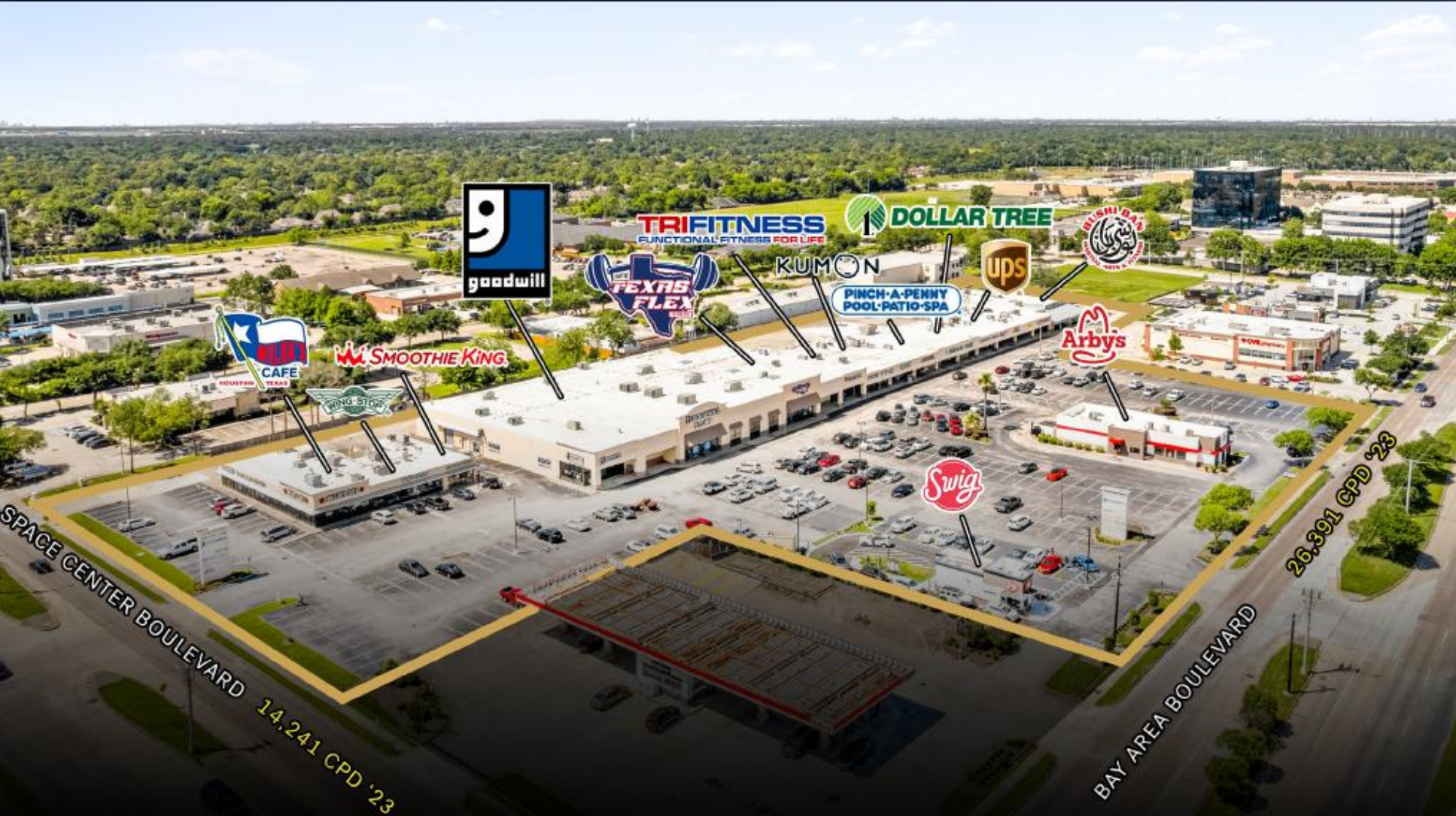
UNIVERSITY P L A Z A

2447 Bay Area Blvd. | Houston, TX | 77058

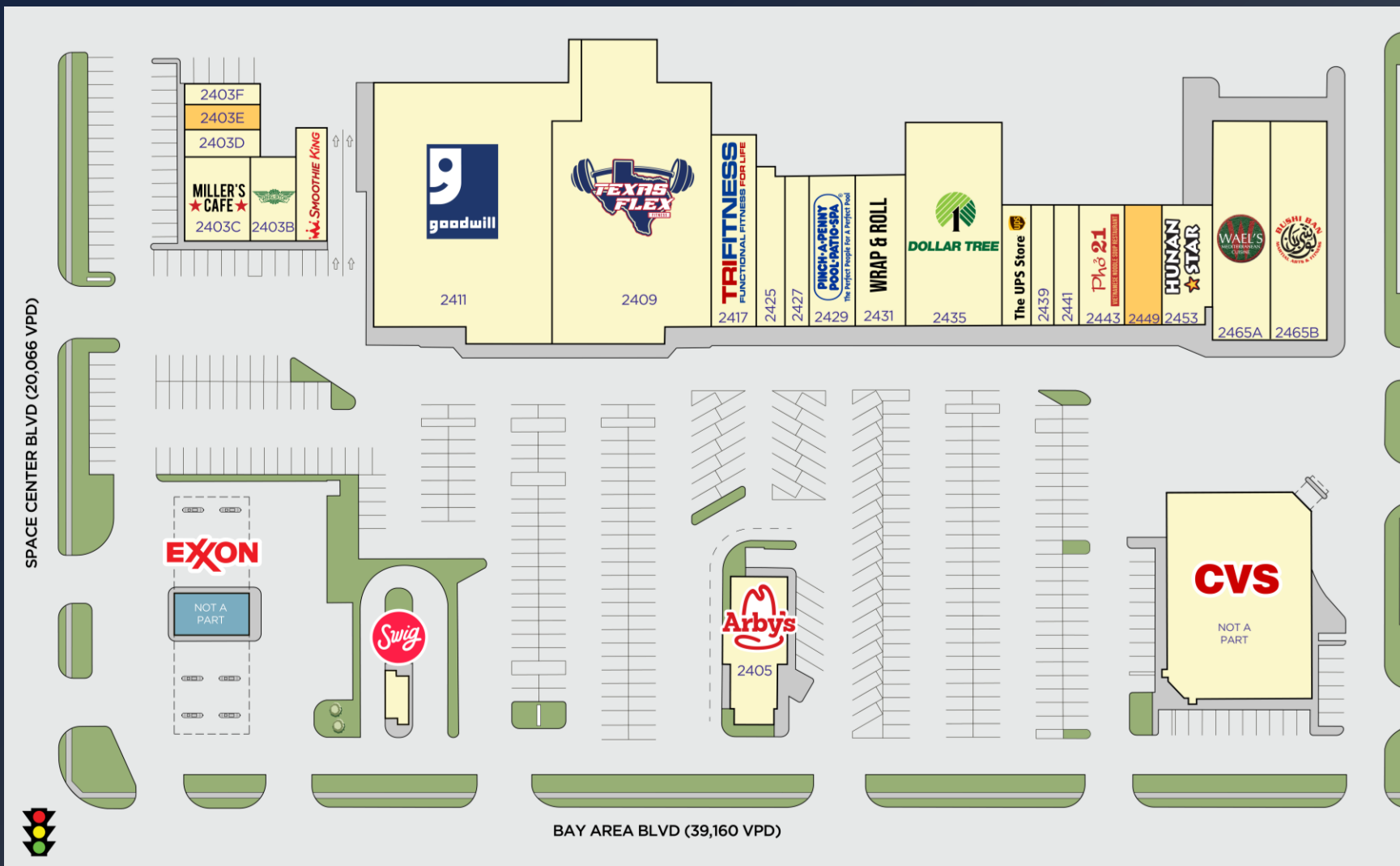


GORDONPARTNERS

96,625 SF	24 Tenants	Convenience Retail	Recent Remodel	1.2 Million Annual Visits
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LEASING INFO: PHILLIP CARAMEROS (832.937.5900) PHILLIP@GORDONPARTNERS.COM | JENNY NGUYEN (409.900.2060) JENNY@GORDONPARTNERS.COM



Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
2403	Smoothie King	1,500	2411	Goodwill Industrial	21,085	2431	Wrap & Roll	3,325	2449	Available	1,515
2403B	Wingstop	1,675	2409	Texas Flex Fitness	19,085	2435	Dollar Tree	8,640	2453	Hunan Star	3,183
2403C	Miller's Café	2,075	2417	Tri Fitness Gym	3,433	2437	UPS Store	1,600	2465A	Wael's Med. Rest.	5,469
2403D	Beauty Nails	975	2425	Kumon Learning	1,800	2439	Foot Reflexology	1,200	2465B	Bushi Ban	5,500
2403E	Available	1,000	2427	On the Run	1,850	2441	Bubble Island	1,200	PAD	Swig	850
2403F	Hair Garden	1,000	2429	Pinch A Penny Pools	3,000	2443	Pho 21	2,575	PAD	Arby's	3,500

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Population (2024)

1 mile	10,018
3 mile	83,072
5 mile	149,757

Avg. HH Income (2024)

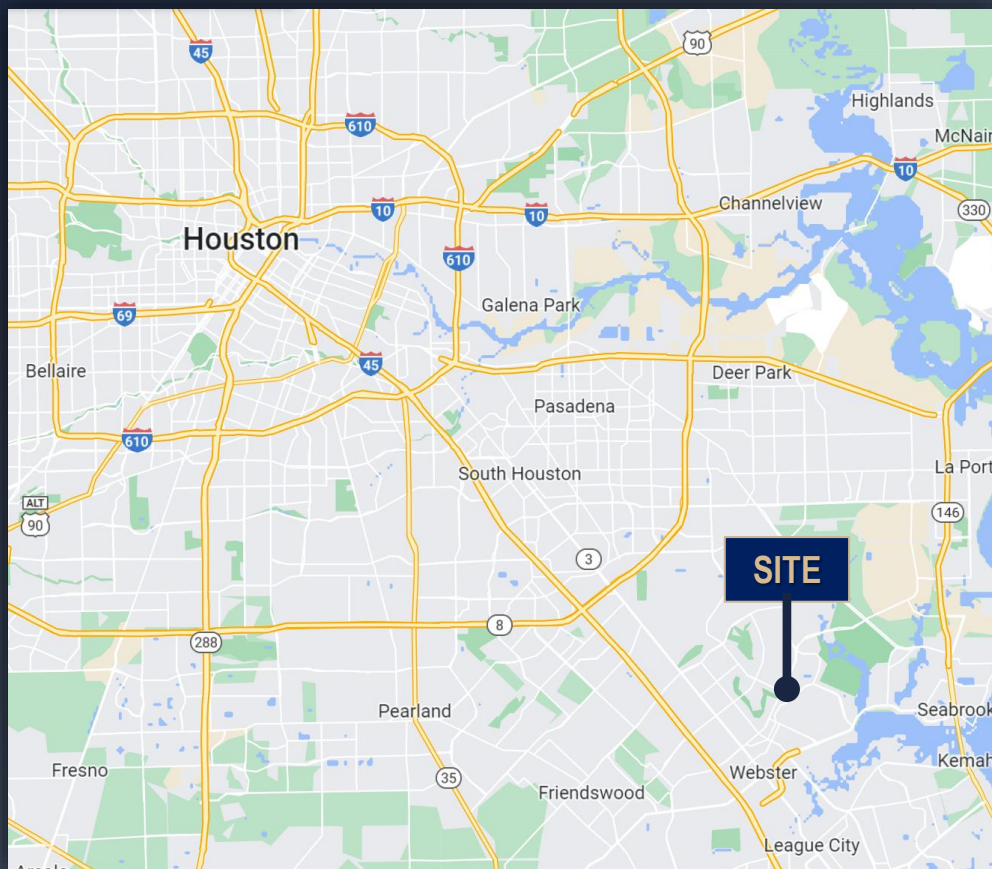
1 mile	\$102,269
3 mile	\$124,143
5 mile	\$125,005

Employees

1 mile	8,825
3 mile	57,908
5 mile	92,352

Traffic Counts (daily)

Bay Area Blvd.	27,791
Space Center Blvd.	14,792



TENANTS INCLUDE:



AREA RETAILERS



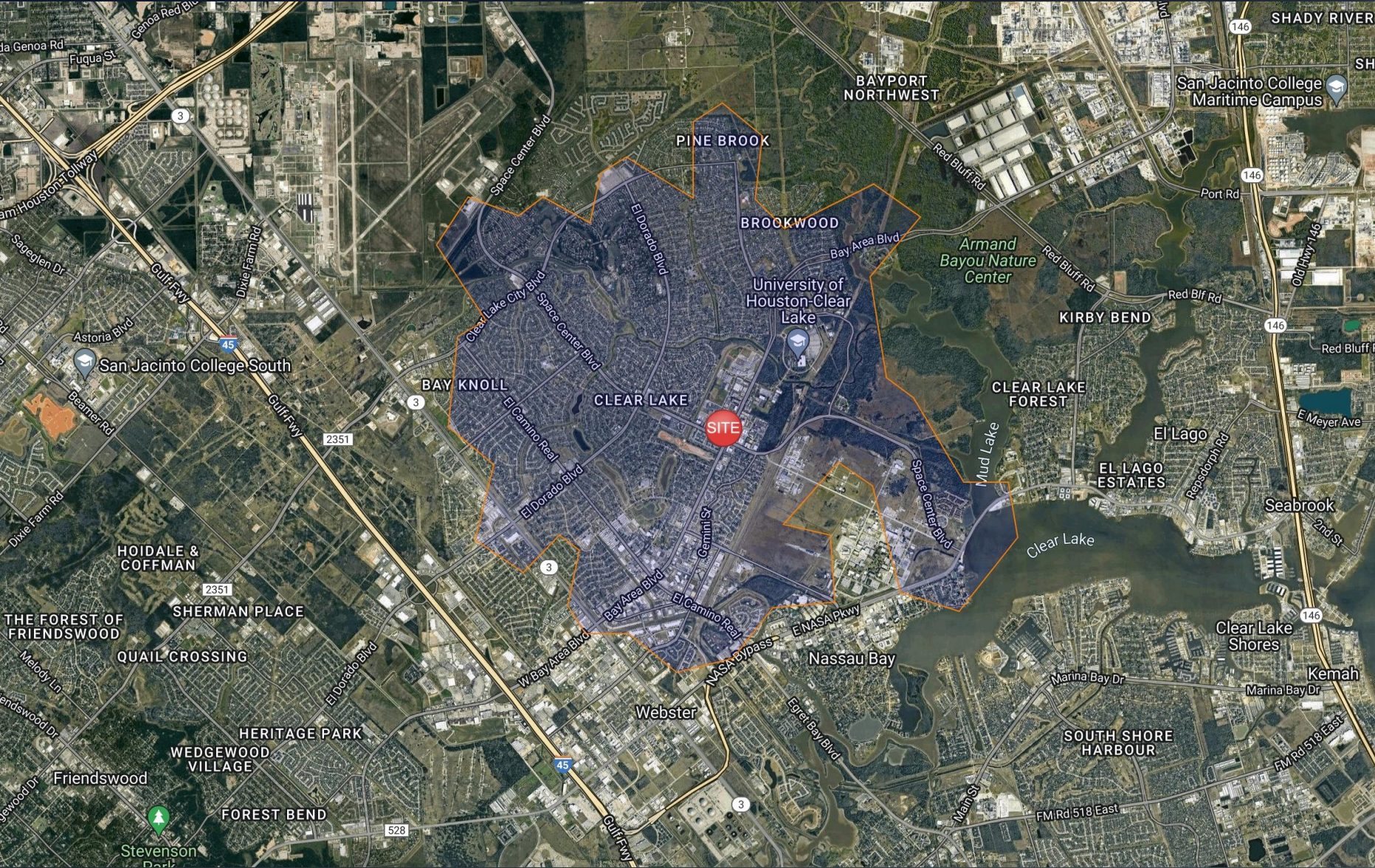






- ➡ Signalized intersection
- ➡ Excellent Visibility
- ➡ 10 access points
- ➡ Heavy Daytime Employment

➡ 35,772 Employees ➡ 21,437 Households ➡ 50,567 people ➡ \$127,111 Avg. HH Income

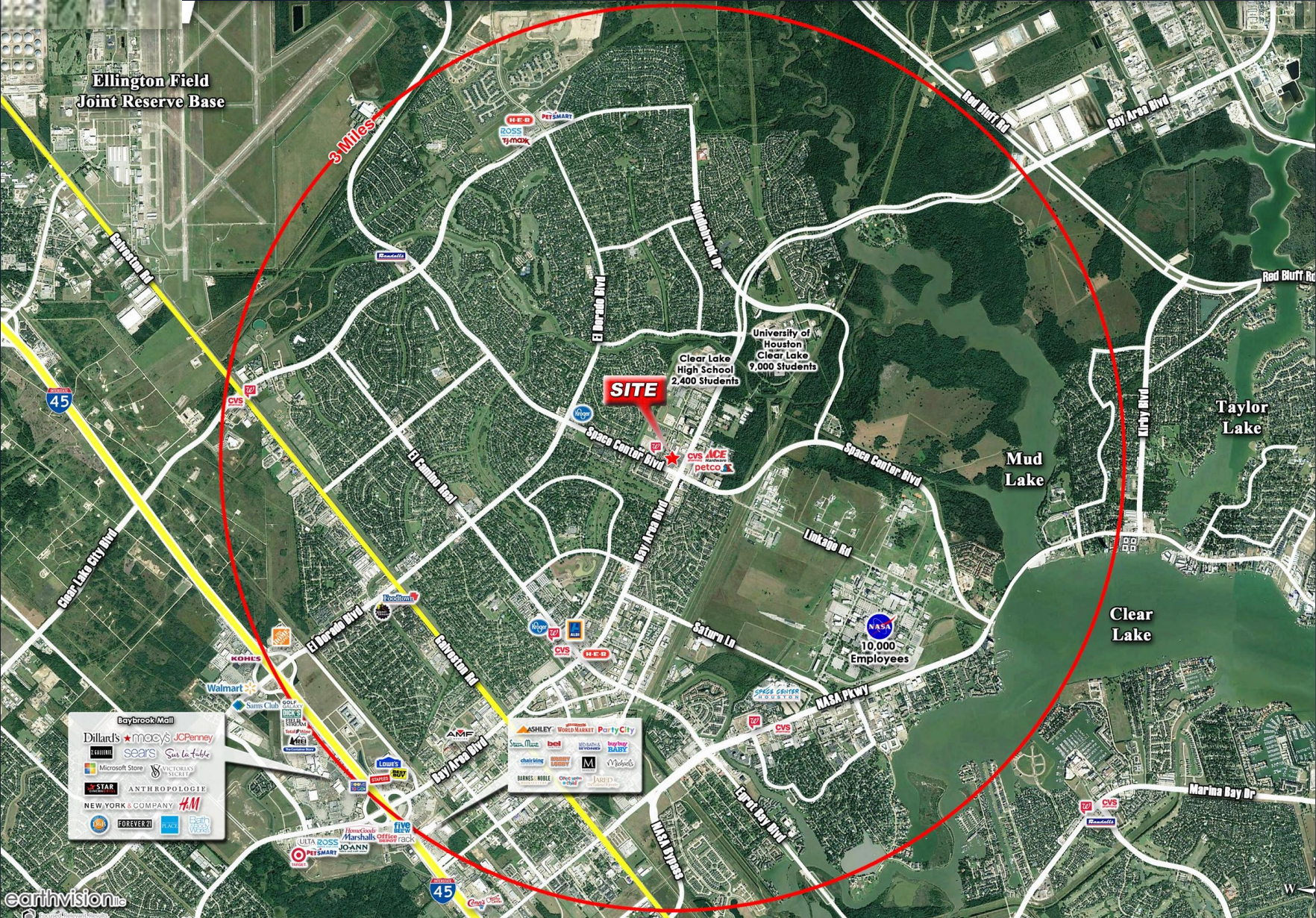


➔ 83,072 people

➔ 36,018 Households

➔ \$125K Avg HH Income

➔ 58,000 Employees



NASA’s Johnson Space
(1,600-acre campus) →



The Port of Houston
(10 miles from site) →



Within a mile...



Clear Lake High School
(2,200 students)



U of H Clear Lake
(10,000 students)



Multiple Office Buildings



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 WNER (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. 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:

- ☒ 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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Buyer/Tenant/Seller/Landlord Initials

Date _____