

FOR LEASE

8532-8540 Hammerly Blvd, Houston, TX 77055



Bingle Square

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AVAILABLE:

- 3,200 SF For Lease
- Asking Rate: \$30.00/SF
- NNN's: \$6.00/SF
- TIA: Negotiable
- Lease Term: 5+ Years

LISTING TEAM

Peyton Nichols

Associate

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Senior Vice President

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PROPERTY HIGHLIGHTS:

- High-Visibility Corner in Spring Branch East
Position your business where it'll be seen — daily traffic, strong neighborhood presence, and unbeatable street visibility
- Spacious & Flexible Layout
21,945 SF one-story retail building on a 1.37-acre lot — ideal for retail, showroom, fitness, or service concepts
- Easy Access & Ample Parking
58 convenient parking spaces right in front — perfect for customer traffic and employee ease
- Excellent Signage & Branding Potential
Prominent building and pylon signage available — your brand can't be missed on busy Hammerly Blvd
- Strong Demographics & Steady Foot Traffic
Thriving Spring Branch trade area with dense residential neighborhoods and active daytime workforce

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Site Plan



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Site Plan



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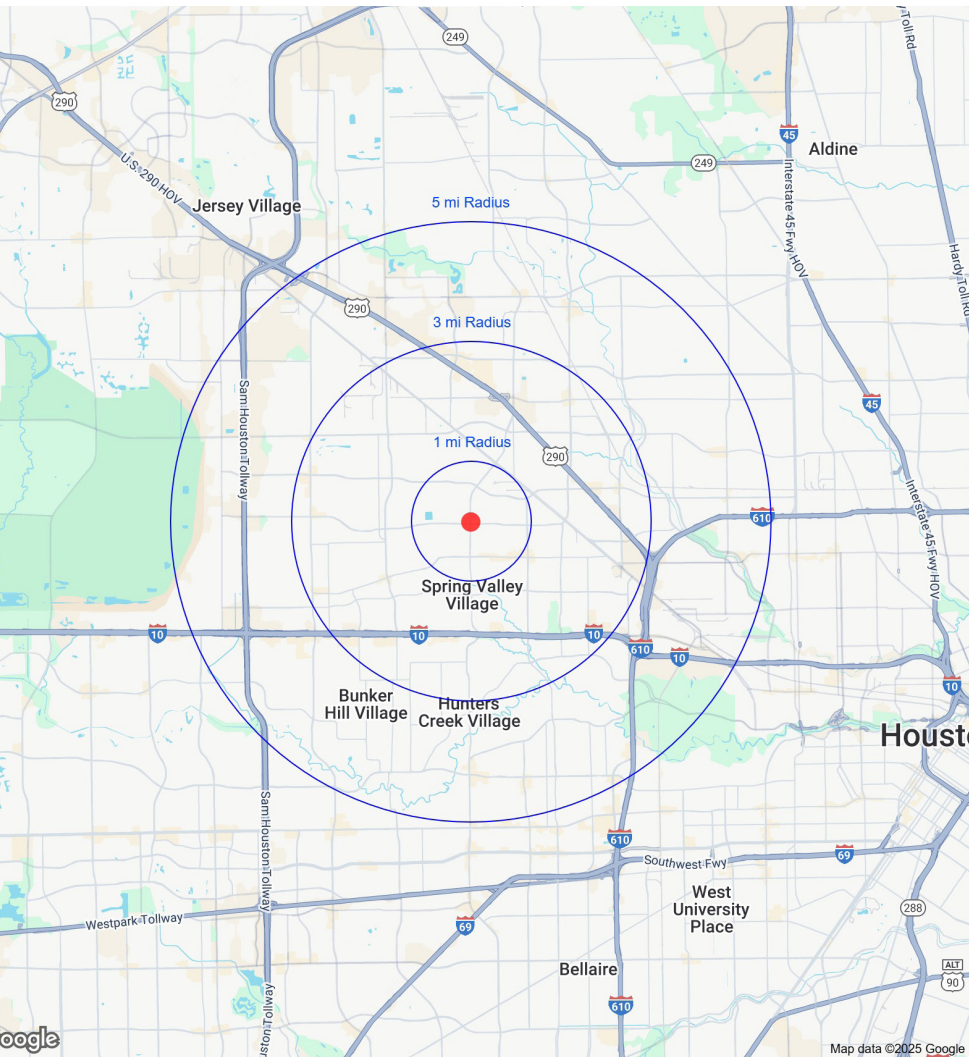
Retail Map - 5 Mile Radius



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Demographics



Population	1 MILE	3 MILES	5 MILES
2020 Population	21,283	141,415	333,126
2024 Population	22,363	149,209	350,603
2029 Population Projection	23,046	153,887	361,444
Annual Growth 2020-2024	1.3%	1.4%	1.3%
Annual Growth 2024-2029	0.6%	0.6%	0.6%
Households			
2020 Households	7,629	52,810	134,685
2024 Households	8,032	55,625	141,982
2029 Household Projection	8,288	57,397	146,518
Annual Growth 2020-2024	2.5%	2.1%	2.1%
Annual Growth 2024-2029	0.6%	0.6%	0.6%
Household Income			
Avg Household Income	\$80,603	\$89,717	\$106,183
Median Household Income	\$52,801	\$56,120	\$69,899
Daytime Employment			
Total Employees	16,185	103,296	260,838
Total Businesses	859	10,232	25,732

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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.

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. **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:
 - 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.

PCR Brokerage Houston, LLC dba Partners	9003949	licensing@partnersrealestate.com	Phone
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Peyton Nichols	810672	peyton.nichols@partnersrealestate.com	713-457-1403
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____