

# RETAIL CENTER FOR LEASE ON BISSONNET

9817 BISSONNET ST, HOUSTON, TX 77036



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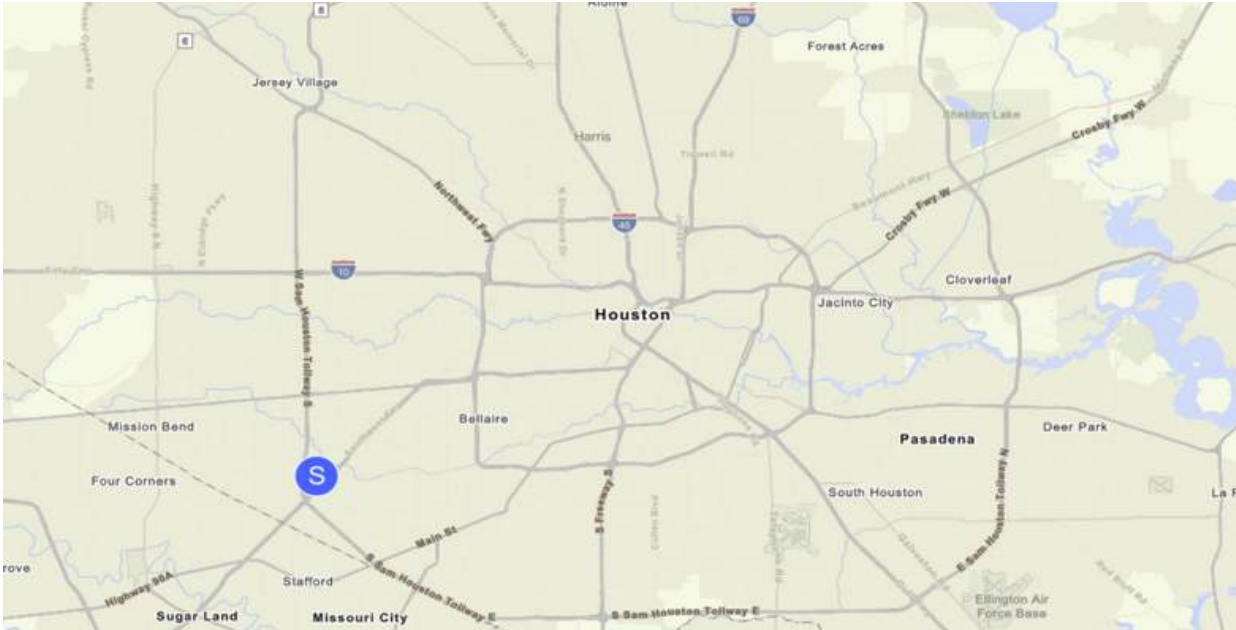


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## LEASING SUMMARY



### PROPERTY INFORMATION/HIGHLIGHTS

- Flexible Suite Sizes Available — available spaces can be delivered as small inline shop space (±1,500–2,500 SF).
- Competitive lease rates and flexible deal structures make this center ideal for startups, franchisees, and growing operators looking to scale with low upfront investment.
- High visibility with over 45,000+ combined vehicles per day (35,000+ on Bissonnet St. and 10,000+ on Centre Pkwy). Over 200,000 people in a 3-mile radius.
- Located in a high-density, underserved trade area with strong demand for everyday services such as healthcare, quick-serve restaurants, and convenience-based uses.
- Ample parking with 152 parking spaces providing convenience for both customers and employees. Multiple access points and well-designed circulation make it easy for tenants to attract high customer traffic and support businesses with peak-hour demand (restaurants, medical, service, and retail).

### LOCATION

**9817 BISSONNET ST, HOUSTON, TX 77036**

### SPACES AVAILABLE

**9817-A: 8,878 SF - CAN BE DIVIDED**

Second gen. lounge/restaurant

**9817-N: 1,412 SF**

Second gen. restaurant

**9819-F: 1,651 SF**

Second gen. retail

**9819-S: 1,875 SF**

Second gen. retail

### RATES (NNN LEASE)

**CONTACT BROKER FOR PRICING**

### PARKING SPACES

**152**

DEMOGRAPHICS (2025)	1 MILE	3 MILES	5 MILES
POPULATION	26,671	206,131	510,429
MEDIAN HH INCOME	\$39,453	\$49,328	\$53,938

### CURRENT TENANTS

- Finger Licking
- Family Dollar
- WOW African Hair Braiding Salon
- Antonia King Ballroom
- Grizzly Smoke Shop
- La Iglesia De La Roca
- Antonia King Ballroom
- Christ Evangelical Anglican Church
- ACE Cash Express

## PROPERTY PHOTOS



## PROPERTY PHOTOS



## STE 9817-A - 8,878 SQFT



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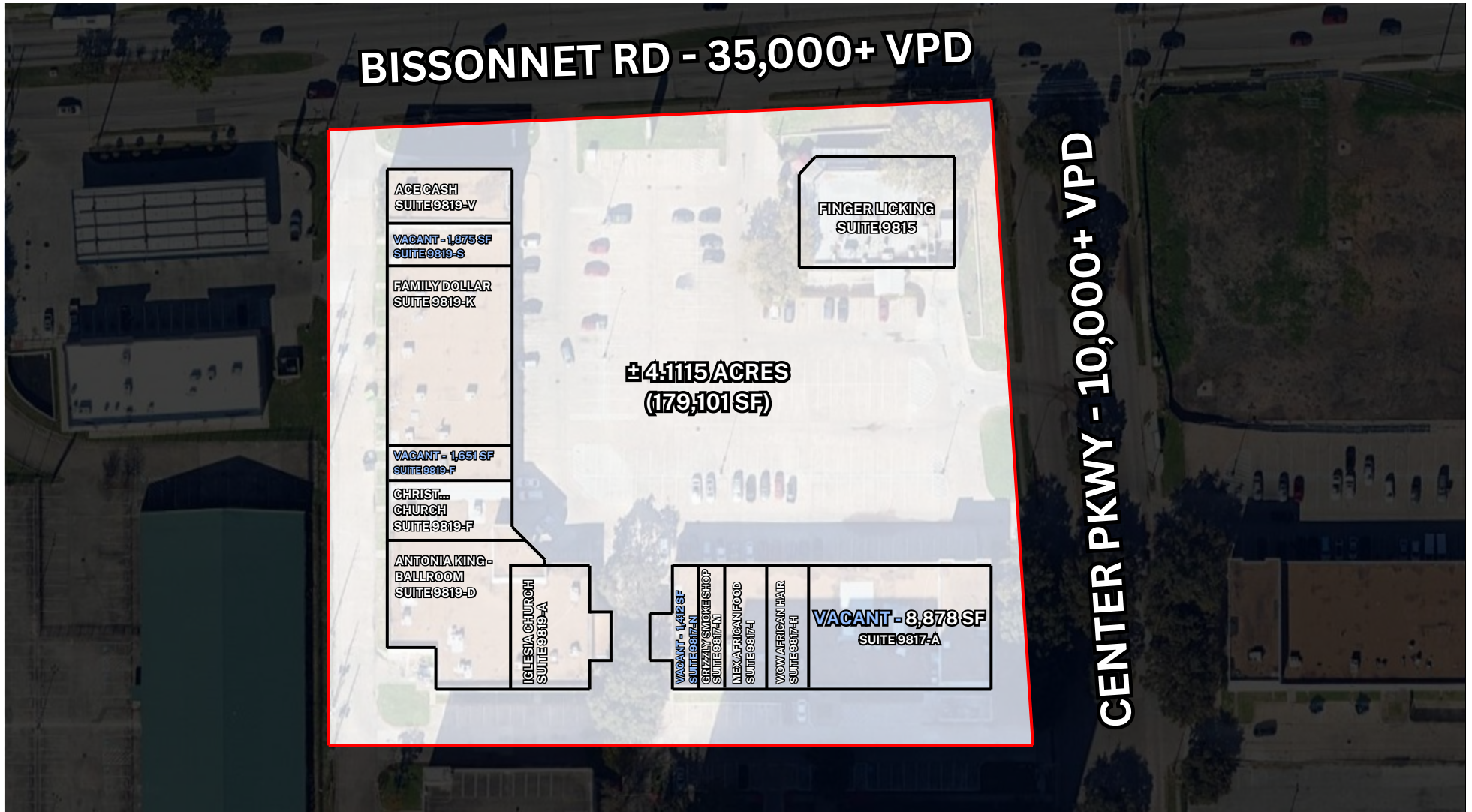
## STE 9817-S - 1,875 SQFT



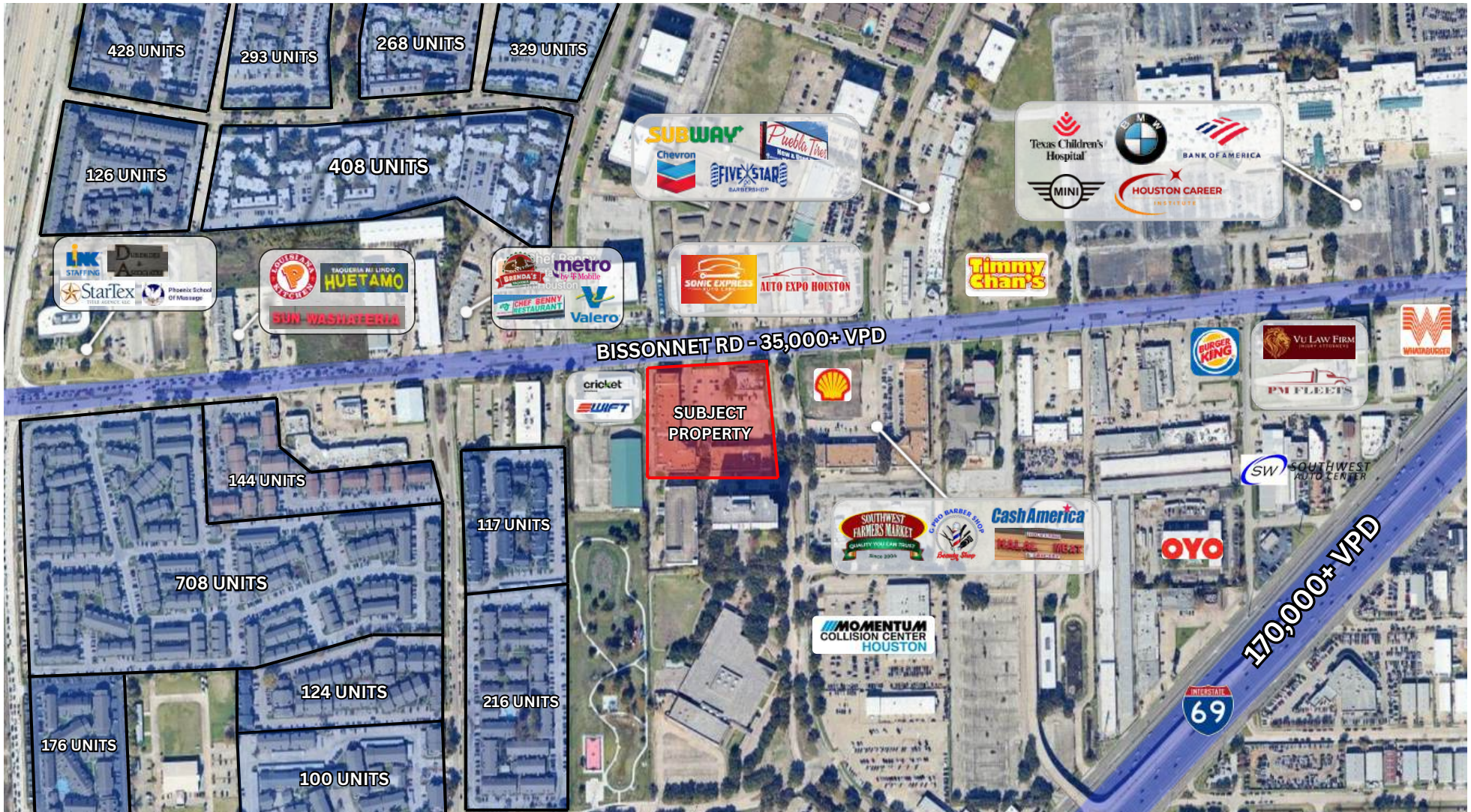
## STE 9817-F - 1,651 SQFT



## SITE PLAN



## AREA MAP





**80,704**  
PEOPLE (2023)



**\$43,853**  
MEDIAN HHI

## AREA

### AREA DESCRIPTION

B Center is located in the Sharpstown neighborhood of Houston, Texas, part of the larger area known as Southwest Houston. This area is a diverse, mixed-use community with a variety of residential, commercial, and entertainment options. The neighborhood has a high density of apartment complexes and multi-family residences, reflecting its popularity among families and young professionals.

The location is notable for its convenience and accessibility, as it is close to major thoroughfares such as Sam Houston Tollway (Beltway 8) and South West Freeway (US Highway 59), providing easy access to other parts of Houston. The area is known for its international cuisine, with a multitude of restaurants offering food from around the world, reflecting the culturally diverse population. Shopping centers and grocery stores in the vicinity cater to a variety of tastes and preferences.

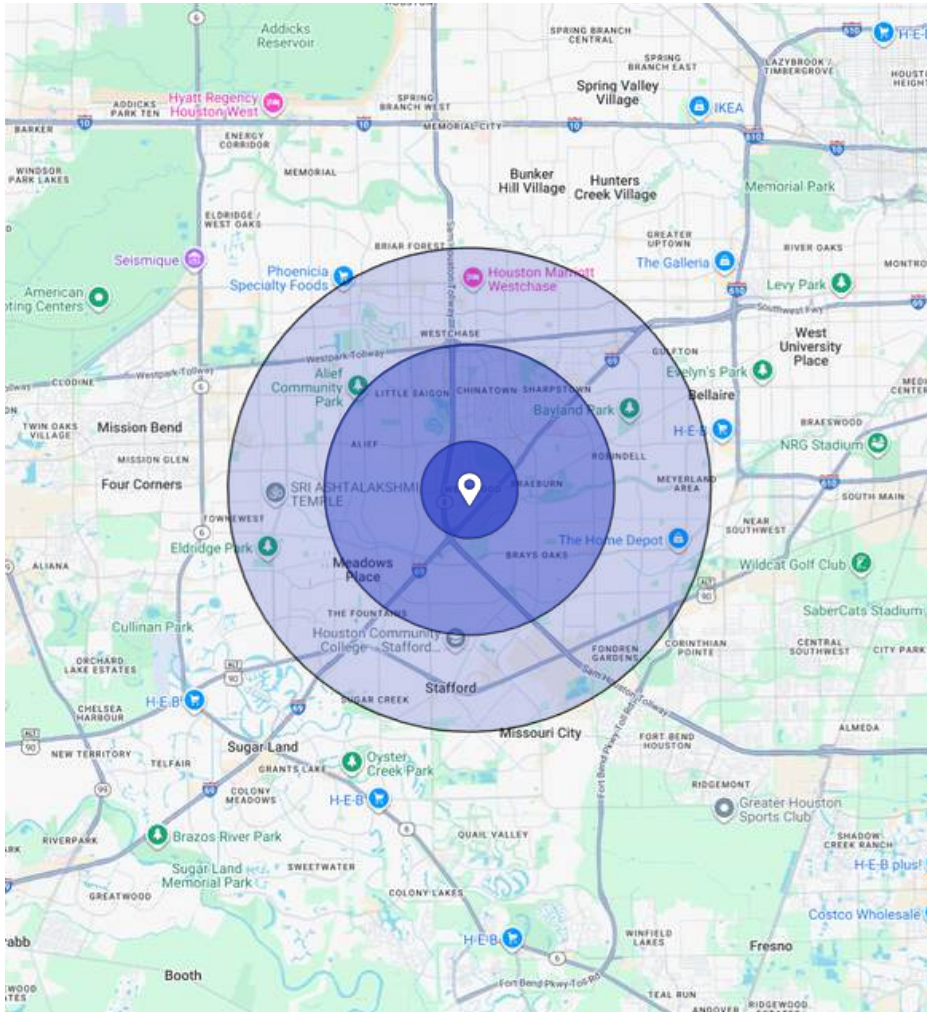
Educational institutions in the area include public schools in the Houston Independent School District, as well as private educational options. Outdoor spaces and recreational facilities are available in nearby parks, such as Sharpstown Park, which offers a golf course, community center, and walking trails.

The commercial real estate along Bissonnet Street itself is active, with a range of businesses that include professional services, retail shops, and small offices. The region experienced significant development in the past and continues to evolve, with ongoing investment in infrastructure and community resources.

### AREA HIGHLIGHTS

- Convenient location in SW Houston, offering easy access to the Sam Houston Tollway and the SW Freeway, ensuring quick commutes to various parts of the city
- Proximity to Sharpstown, a well-established neighborhood known for its diverse community and rich array of international cuisine, shopping, and cultural attractions
- Diverse demographic base – majority Hispanic and Asian populations, supporting strong ethnic dining, grocery, and retail demand
- Strong cultural draw with shoppers traveling from across Greater Houston for dining, specialty groceries, and entertainment
- High-density trade area with over 72,000 residents in the ZIP code and strong surrounding population growth in Southwest Houston

## DEMOGRAPHICS (2025)



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,671	206,131	510,429
Median Age	30	34	35
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,362	75,369	194,646
# of Rented Housing	9,172	51,533	127,460
# of Persons Per HH	2.57	2.72	2.61
Median HH Income	\$39,453	\$49,328	\$53,938
RACE	1 MILE	3 MILES	5 MILES
White	3,602	32,551	99,222
African American	7,341	47,243	121,305
Asian	1,272	26,241	72,194
Hispanic	16,828	113,557	243,472
Other	10,350	64,957	132,104



## 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:
  - 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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Buyer/Tenant/Seller/Landlord Initials

Date