



# SAGEWOOD SHOPPING CENTER

NEC SCARSDALE BLVD & BEAMER RD, HOUSTON, TX 77089

## Features

- Space available in well-established neighborhood center
- Endcap space available
- Center has high-occupancy rate with a great co-tenancy mix
- Located at thoroughfare intersection between Beltway 8 South and IH-45 South
- Less than 1/2 mile from Memorial Hermann SE campus & San Jacinto extension

## FOR LEASE

**TOTAL SF:** 85,394  
**AVAILABLE SF:** 6,122  
**MIN CONTIGUOUS SF:** 450  
**MAX CONTIGUOUS SF:** 5,672  
**CONTACT FOR MORE INFORMATION**

[sagewoodsc.com](http://sagewoodsc.com)

Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
Scarsdale Blvd	20,894 VPD	Population		16,623	91,068	254,158
Beamer Rd	20,972 VPD	Households		5,209	30,412	88,649
		Average HH Income		\$103,032	\$110,432	\$107,385
		Average Daytime Population		15,326	76,294	221,162

## Area Retailers & Businesses

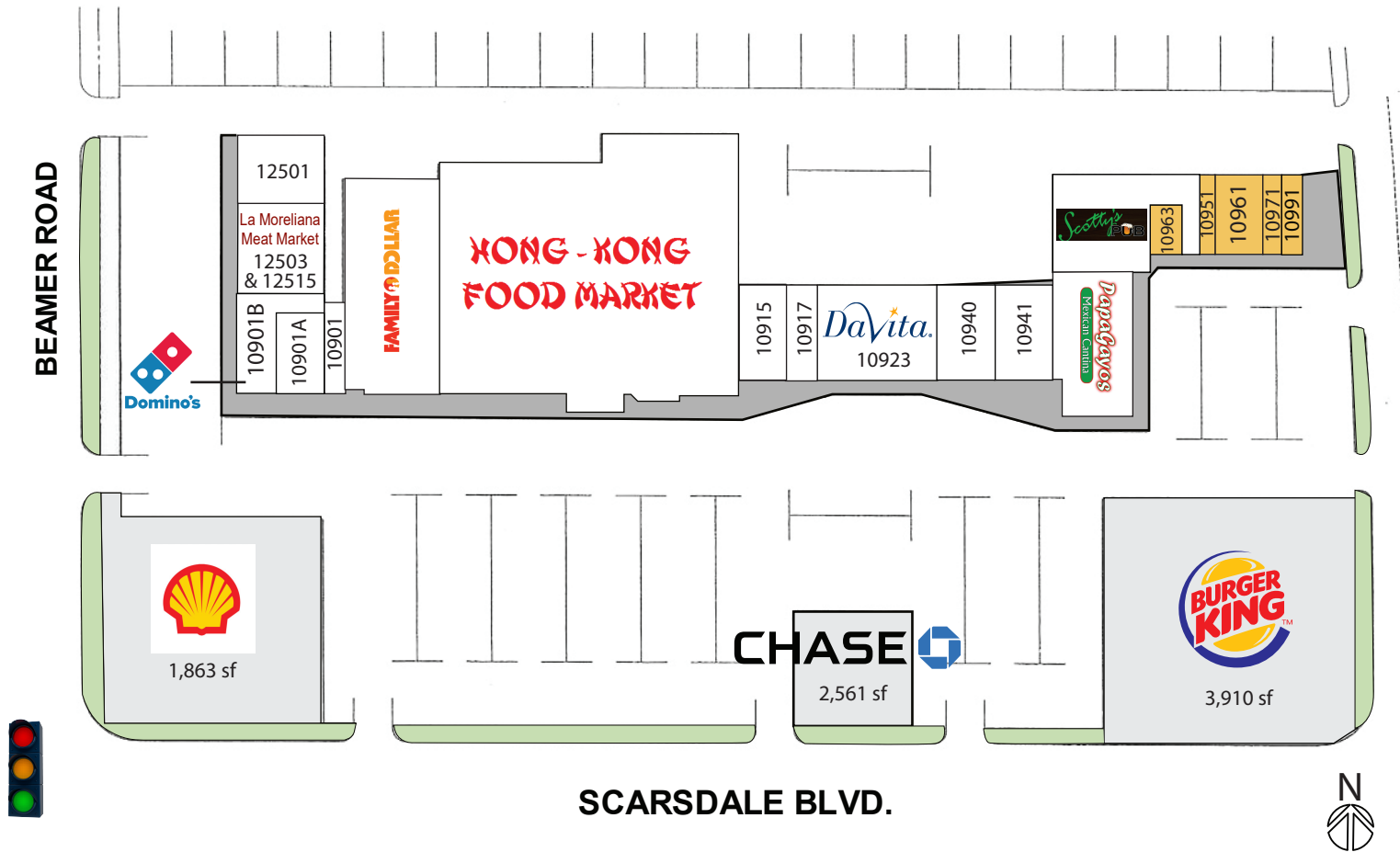


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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

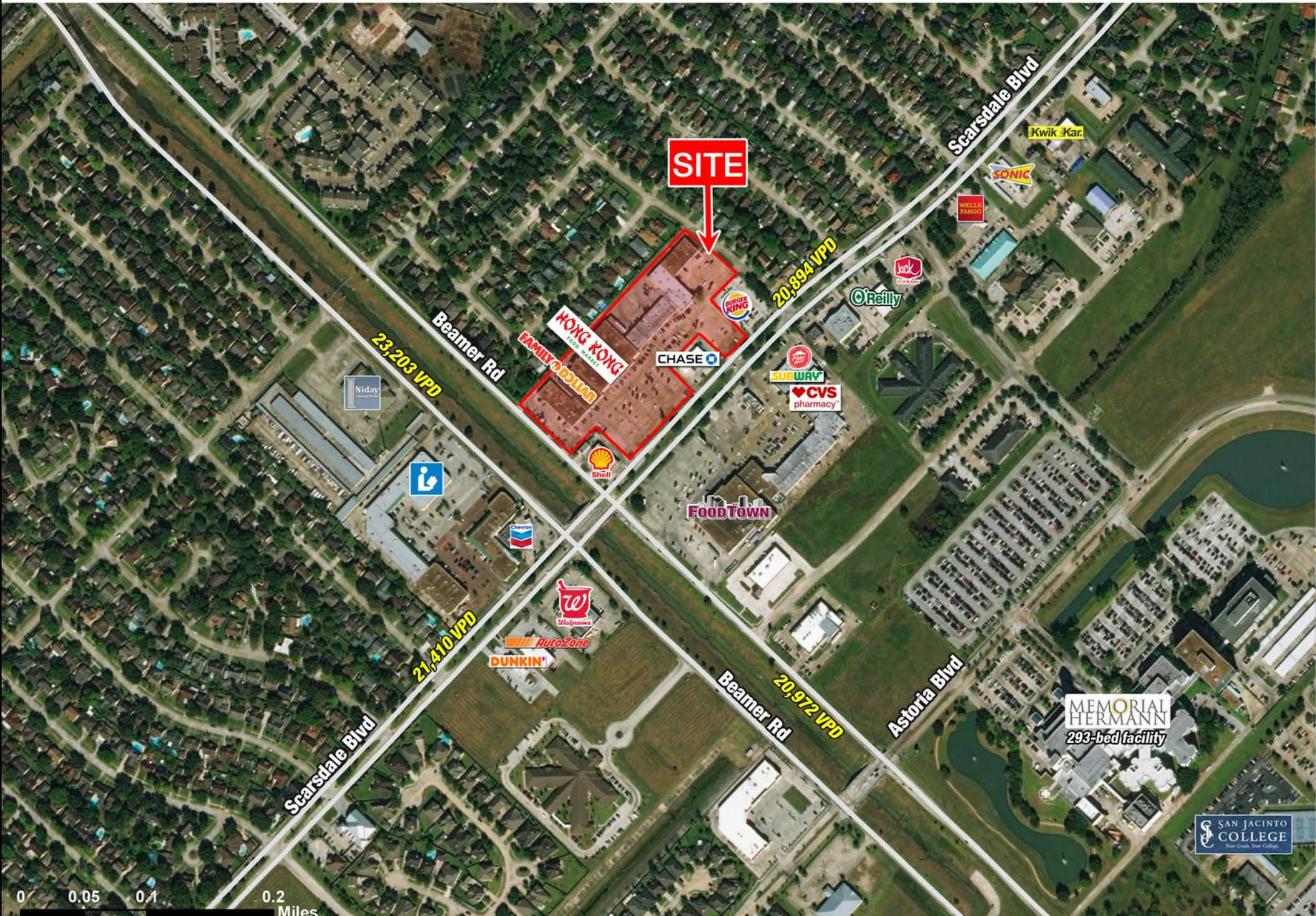




### Current Tenants

Available Space	
10951	842 sf
10961	2,350 sf
10971	1,200 sf
10991	1,280 sf
10963	450 sf

10901	Texas Liquor	1,350 sf	10941	Hoang My Vietnamese Rest	2,100 sf
10901A	Nail Spa C&D	1,867 sf	10943	Papa Gao's Restaurant	5,073 sf
10901B	Domino's Pizza	2,133 sf	10943A	Scotty's Pub	7,818 sf
10903	Family Dollar	10,998 sf	12501	Sagewood Washateria	1,980 sf
10910	Hong Kong Food Market	31,675 sf	12503/12515	La Moreliana Meat Market	3,505 sf
10915	Rosa Pharmacy	2,040 sf			
10917	Accents Dental	1,260 sf			
10923	DaVita Dialysis	6,573 sf			
10940	Jennifer's Hair & Nails	900 sf			



**SITE**

23,203 VPD

20,894 VPD

21,410 VPD

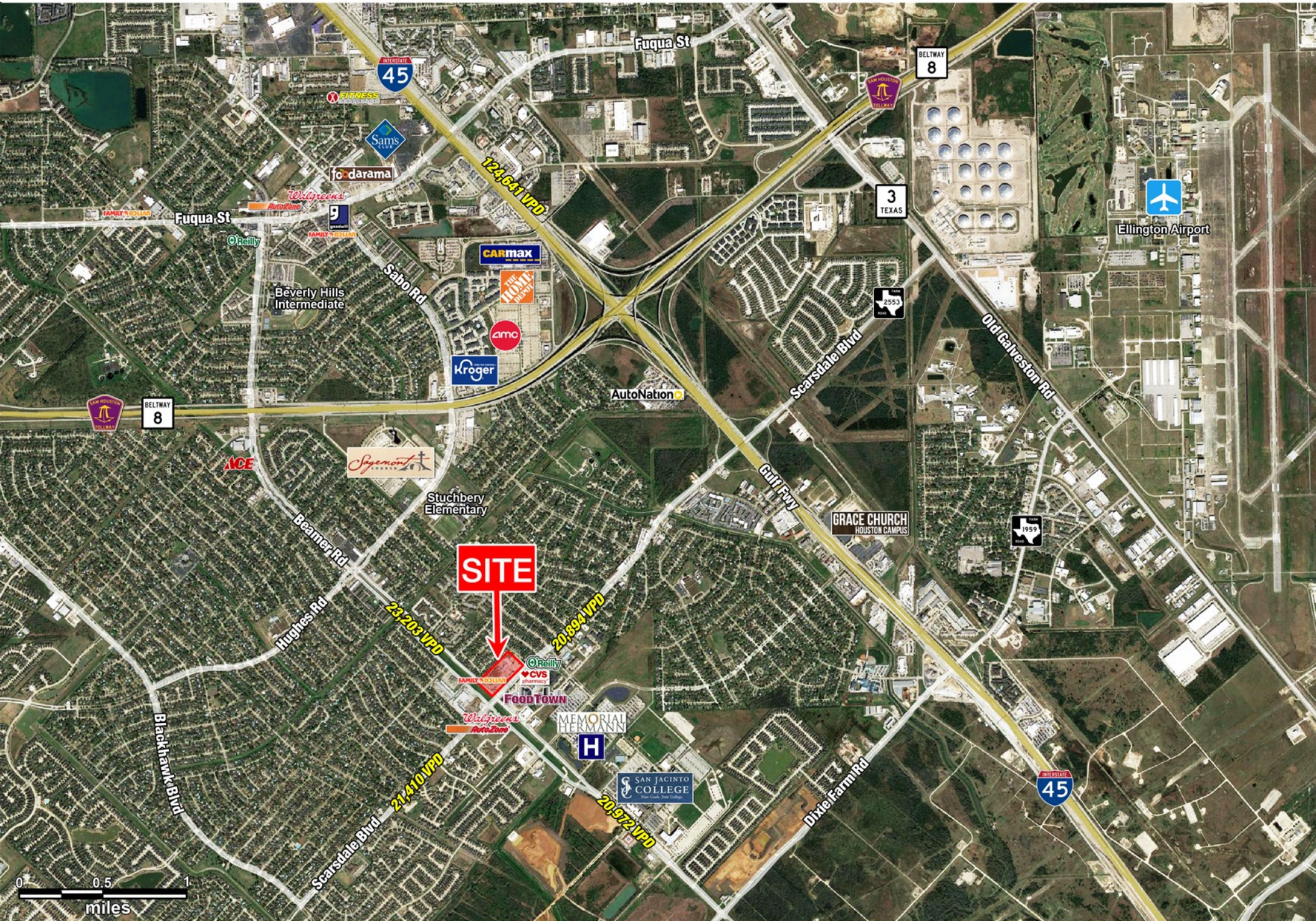
20,972 VPD

0 0.05 0.1 0.2 Miles

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MEMORIAL HERMANN  
293-bed facility

SAN JACINTO COLLEGE  
Your Goals. Your College.



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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 on 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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Buyer/Tenant/Seller/Landlord Initials

Date

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