

# for lease

## Highland Plaza

1520 - 1590 Mason Road | Houston, TX 77450

**Ready-to-Go Small Suites Available | Recently Renovated, Fitness-Anchored Center**



**CHANCE ATKINS**

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COMMERCIAL REAL ESTATE

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## Highland Plaza

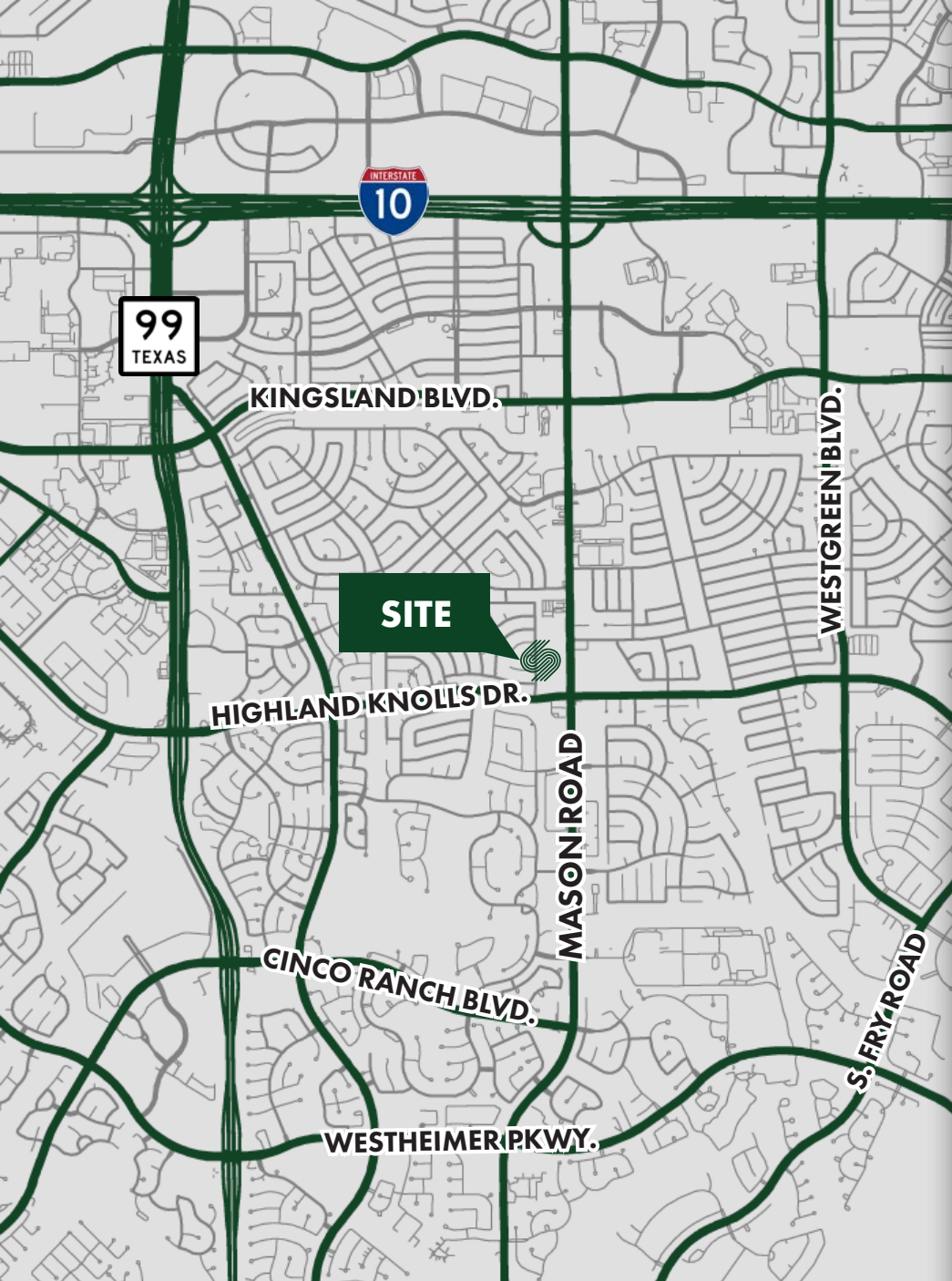
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- 'Main street' center in highly desired, high-growth Katy market
- Strategically positioned to serve both Katy & Cinco Ranch markets
- Great co-tenant mix of fitness, medical & service users
- 1,400 SF former dental office
- Can combine to create up to 5,720 SF of inline retail space

### Premises

- **Total SF:** 73,780
- **SF Available:** 8,702
- **Bay depth:** 70'

**Rent:** \$20 - \$24 PSF  
**NNN Rent:** \$7.70 PSF  
CAM: \$2.68 PSF  
Insurance: \$0.82 PSF  
Tax: \$4.20 PSF



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# site plan

Space	Tenant	SF
1560E	Viva Salon Suites	5,998
1560F	Pooch "n" Pups Grooming	900
1560G	Yasmeen Salon	829
1560B	Baskin Robbins	1,500
1560A	Restaurant	1,500
1550	Crunch Fitness	35,357
1548B	Nutrition Depot	1,313
1548A	Con Tiempo Cafe	1,313
1540F	Houston Thai Massage	2,400
1540E	T-Mobile	1,050
1540D	Computer Clinic	1,050
<b>1540C</b>	<b>AVAILABLE</b>	<b>1,800</b>
1540B	Meat Market	900
1540A1	Wendy's Hair Salon	1,200
1540A	Nail Salon	900
1520F	Nereyda Deli Express	1,818
<b>1520E</b>	<b>AVAILABLE</b>	<b>2,502</b>
<b>1520B</b>	<b>AVAILABLE former dentist</b>	<b>1,400</b>
1520A	Uncle Chen's	1,000
<b>1520</b>	<b>AVAILABLE</b>	<b>3,000</b>
1514	Papa John's Pizza	1,500
1590	Astor Farm to Table	3,120
1590B	Coffee Shop	1,430
<b>Total SF</b>		<b>73,780</b>

HIGHLAND KNOLLS DR

S MASON RD



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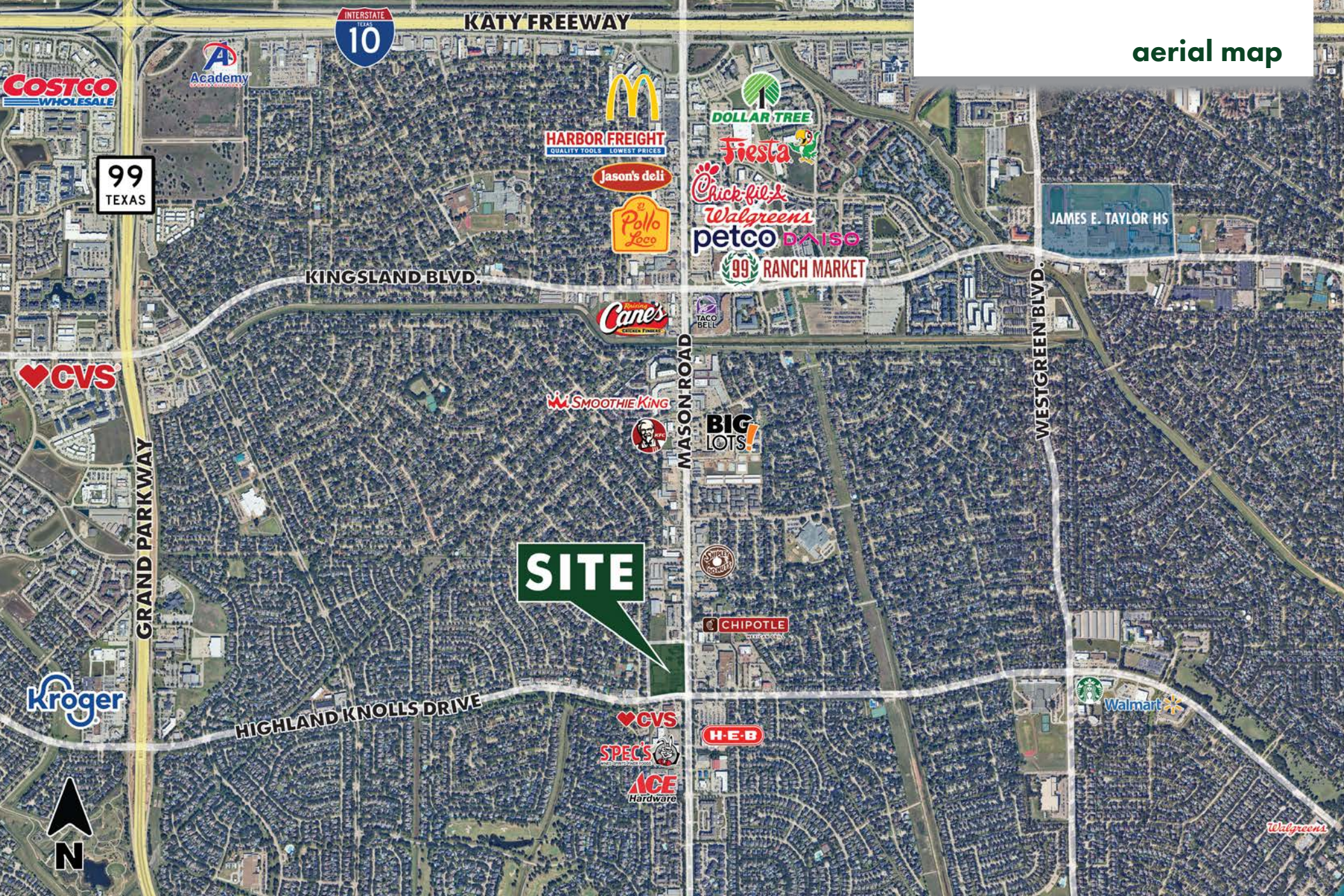
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**SITE**

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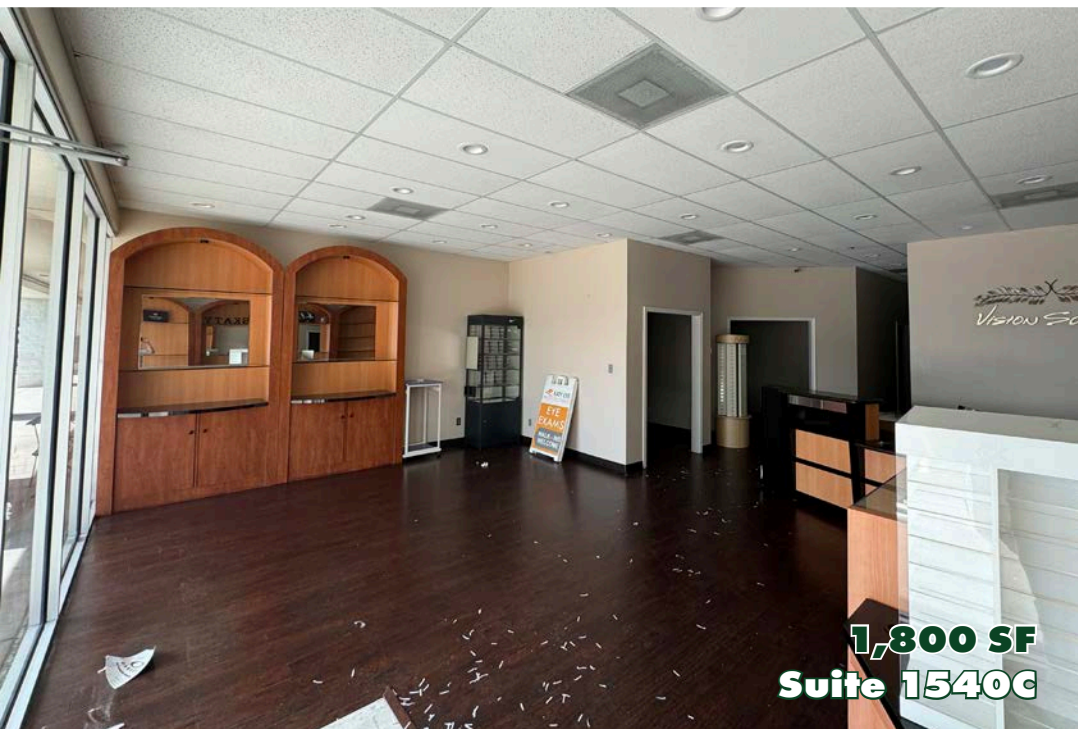




photos



**2,502 SF**  
**Suite 1520E**



**1,800 SF**  
**Suite 1540C**



**3,000 SF**  
**Suite 1520**

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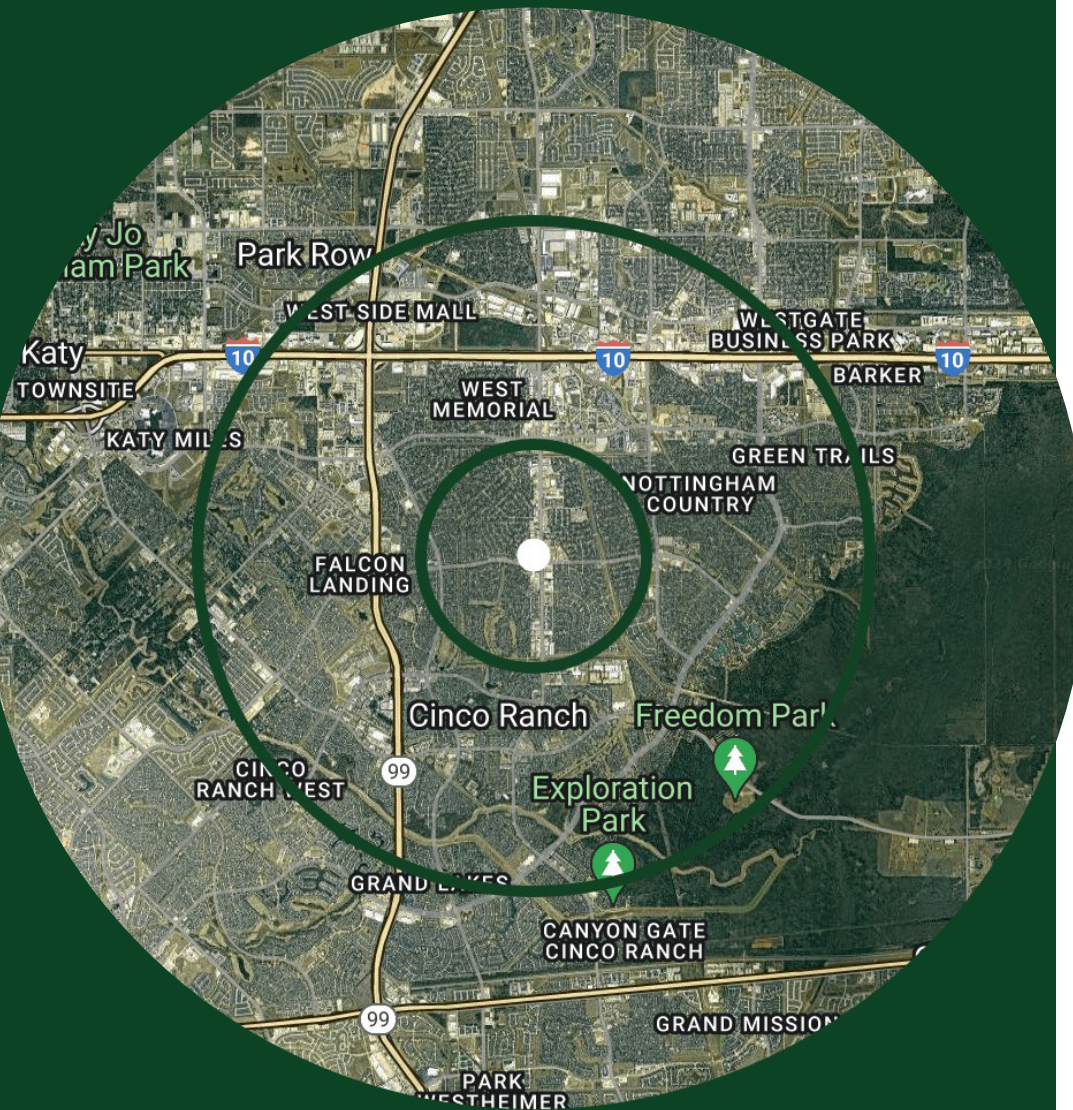
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population	1 mi	3 mi	5 mi
Total Population	21,286	117,077	284,220
Median Age	36.5	37.3	35.5
Bachelor's Degree or Higher	43.7%	54.6%	52.3%

households	1 mi	3 mi	5 mi
Total Households	7,161	40,410	97,122
Number of Persons Per Household	2.93	2.89	3.04
Estimated Average Household Income	\$156,004	\$162,315	\$144,760
Average Home Value	\$260,748	\$307,077	\$298,874

race	1 mi	3 mi	5 mi
White	55.9%	52.9%	45.9%
Black or African American	9.4%	10.6%	13.8%
Asian	11.3%	12.7%	14.6%
American Indian	0.6%	0.6%	0.7%
Hawaiian or Pacific Islander	0.0%	0.0%	0.0%
Other	7.9%	7.7%	9.3%
Two or More	14.8%	15.4%	15.7%

ethnicity	1 mi	3 mi	5 mi
Hispanic	29.5%	28.0%	31.3%

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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.

11-2-2015



## 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:
  - 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.

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Designated Broker of Firm	License No.	Email	Phone
<b>Jason Gaines</b>	518855	jason@sturbridgecre.com	713.543.0025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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