

SOUTHWEST PLAZA

8150 Southwest Freeway
Houston, Texas 77036



FOR LEASE



6,750 RSF



RETAIL CENTER



Southwest Plaza is a 116,500 square foot neighborhood center. Located at 8150 Southwest Fwy at Beechnut in Houston. Built in 1967. Tenants include Brewinz, Tau Bay Restaurant, Get Wireless, Bluebonnet Fish, Planet Fitness, Harbor Freight Tools, Club Izel and Beechnut Dialysis Clinic.

THE PROPERTY

SITE PLAN

DEMOGRAPHICS AND LOCATION MAP

11111 Katy Freeway
Suite 535 | Houston, Texas
713.464.1001 | Investarinc.com



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713.806.2298

The site plan illustrates the layout of the Beechnut Island development, bounded by Southwest Frwy (US 59) to the west, Beechnut Street to the east, and 353.75' and 525.25' dimensions to the north and south. The plan includes several commercial units and parking areas:

- Units and Areas:**
 - #8150-B Harbor Freight Tools
 - #8150-I Brewingz
 - #8150-J Bldg 5100
 - #8150-K Bldg 5000
 - #8150-L Bldg 5000
 - #8150-M Bldg 5000
 - #8150-N Bldg 5000
 - #8150-O Bldg 5000
 - #8150-P Bldg 5000
 - #8150-Q Bldg 5000
 - #8150-R Bldg 5000
 - #8150-S Bldg 5000
 - #8150-T Tau Bay Restaurant
 - #8150-U Planet Fitness
 - #8150-V-1 Massage
 - #8150-W Bldg 5000
 - #8150-X Bldg 5000
 - #8150-Y Bldg 5000
 - #8150-Z Club Izal
 - #8325 Beechnut Dialysis Clinic
 - #8329 SW Juice Bar
 - #8333 Skincare
 - American Tower
 - Sprint Tower
- Parking Areas:**
 - PAD SITE Up To 3,000 SF (located near the southwest corner)
 - PAD SITE Up To 3,000 SF (located near the southeast corner)
- Other Features:**
 - SW 200' Right of Way
 - SW 100' Right of Way
 - SW 50' Right of Way
 - SW 25' Right of Way
 - SW 12.5' Right of Way
 - SW 6.25' Right of Way
 - SW 3.125' Right of Way
 - SW 1.5625' Right of Way
 - SW 0.78125' Right of Way
 - SW 0.390625' Right of Way
 - SW 0.1953125' Right of Way
 - SW 0.09765625' Right of Way
 - SW 0.048828125' Right of Way
 - SW 0.0244140625' Right of Way
 - SW 0.01220703125' Right of Way
 - SW 0.006103515625' Right of Way
 - SW 0.0030517578125' Right of Way
 - SW 0.00152587890625' Right of Way
 - SW 0.000762939453125' Right of Way
 - SW 0.0003814697265625' Right of Way
 - SW 0.00019073486328125' Right of Way
 - SW 0.000095367431640625' Right of Way
 - SW 0.0000476837158203125' Right of Way
 - SW 0.00002384185791015625' Right of Way
 - SW 0.000011920928955078125' Right of Way
 - SW 0.0000059604644775390625' Right of Way
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 - SW 0.000001490116119384765625' Right of Way
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 - SW 0.00000000000000000004235164736271501695341612498857975006103515625' Right of Way
 - SW 0.0000000000000000000211758236813575084767080624942898750305178125' Right of Way
 - SW 0.000000000000000000010587911840678754238354

Suite	SQ	Base Rate	NNN
8150-X	6,750	\$14.00/SF/YR	\$6.36/SF/YR
8150-C	3,050	\$18.00/SF/YR	\$6.36/SF/YR

SOUTHWEST PLAZA

8150 Southwest Freeway
Houston, Texas 77036

Demographics and Location Map

237,708

Total Population
3 mile radius



2029 Population Projection
3 mile radius



243,487



Traffic Count

44,206



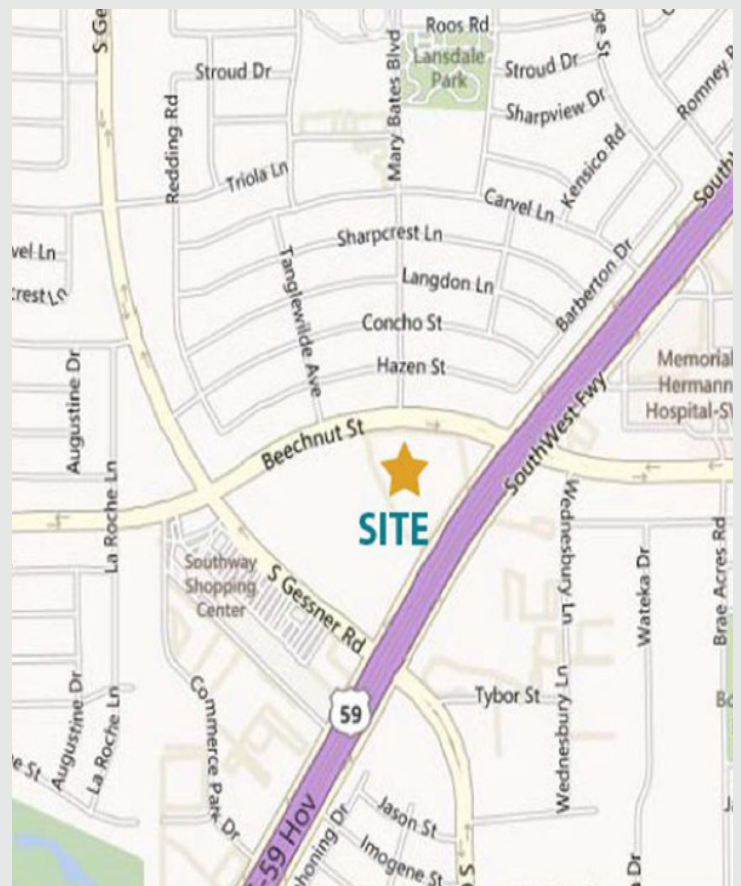
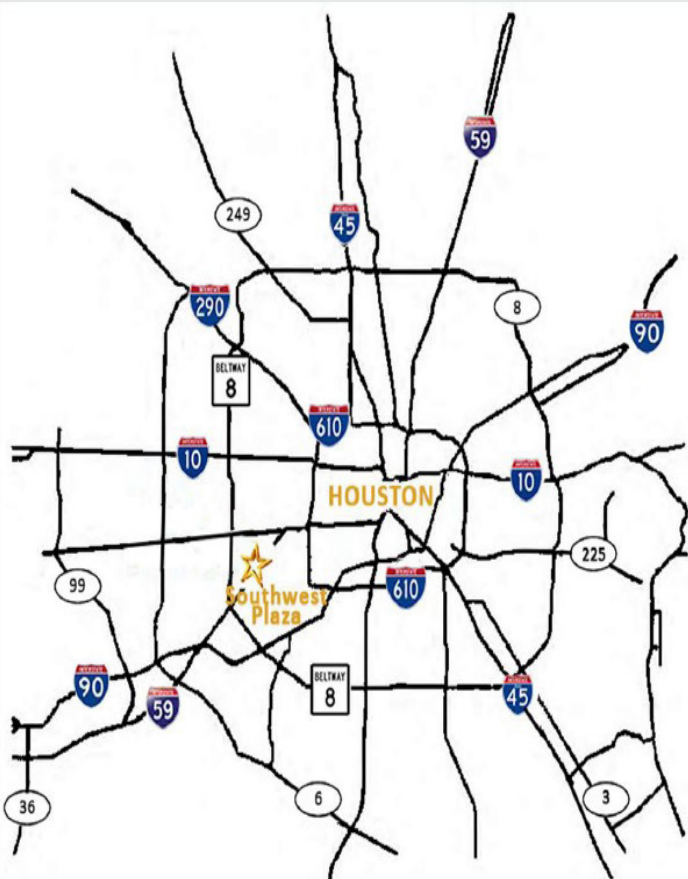
Total Household Units
3 mile radius

87,278



Avg Household Income
3 mile radius

\$55,218



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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:
 - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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