



**2710-2720 BISSONNET ST & W KIRBY DR**  
**NEW RETAIL & OFFICE RE-DEVELOPMENT FOR LEASE**

NEQ Kirby Dr & Bissonnet St | Houston, TX



[WWW.BLUEOXGROUP.COM](http://WWW.BLUEOXGROUP.COM)

# PROPERTY INFORMATION:

**Address:** 2710 & 2720 Bissonnet St  
Houston, TX 77005

**2710 Bissonnet St**  
**Availability:** 3,284 SF (Divisible)

**Price:** \$50.00 PSF + \$12.25 NNN

**2720 Bissonnet St**  
**Availability:** 1st Floor: 2,139 SF  
2nd Floor: 2,139 SF

**Price:** 1st Floor: \$50.00 PSF + \$12.25 NNN  
2nd Floor: \$35.00 PSF + \$12.25 NNN

## HIGHLIGHTS:

- New retail & office re-development coming soon
- 46 total parking spaces
- Public parking available along Dincans St
- Easy access to US-59 and Westpark Tollway
- Close proximity to Upper Kirby District, Greenway Plaza, Rice University and The Texas Medical Center - the largest medical center in the world
- Surrounded by several major retailers, luxury multifamily residential and desirable single family residential neighborhoods including West University and Southampton

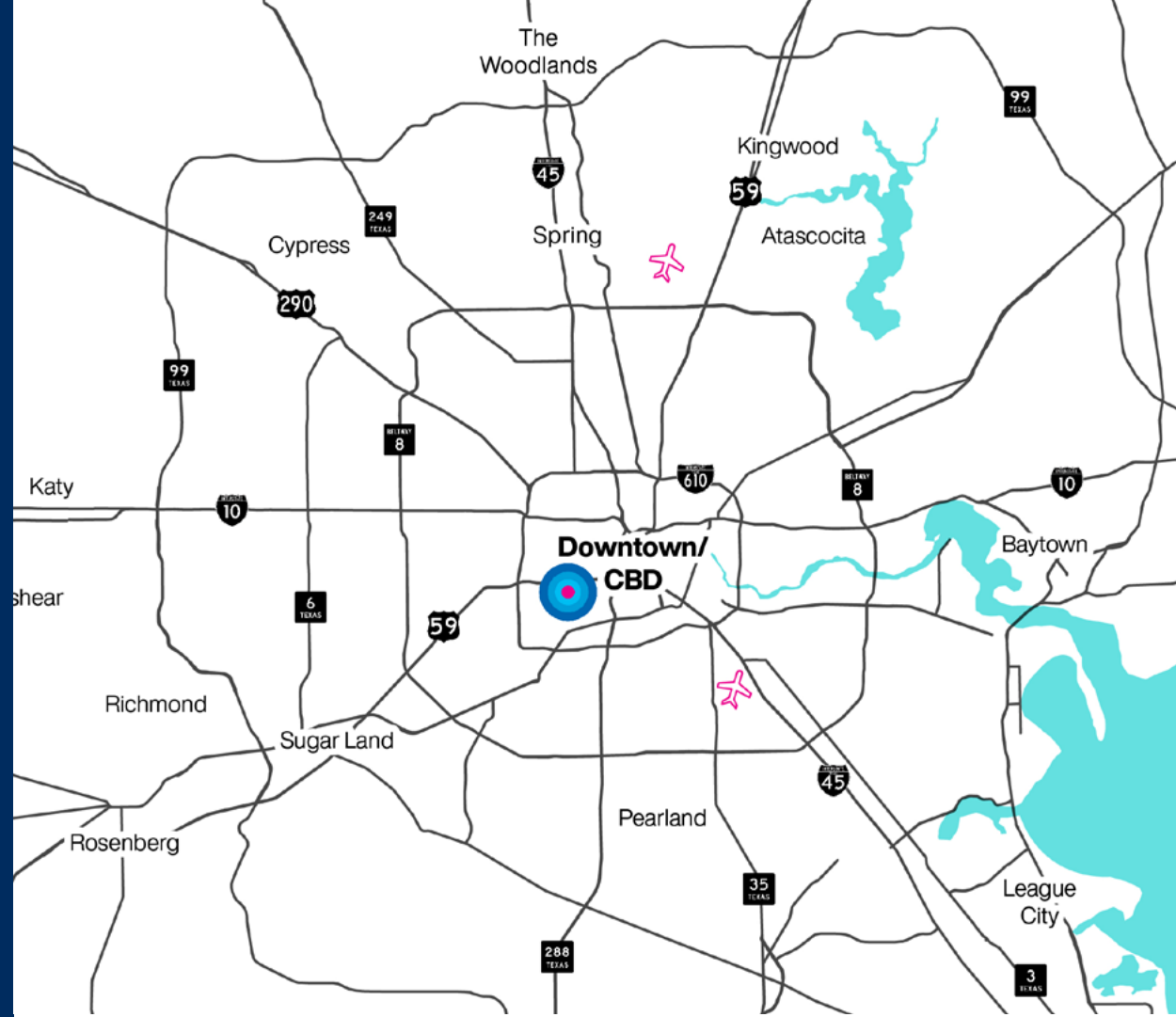
## TRAFFIC COUNTS:

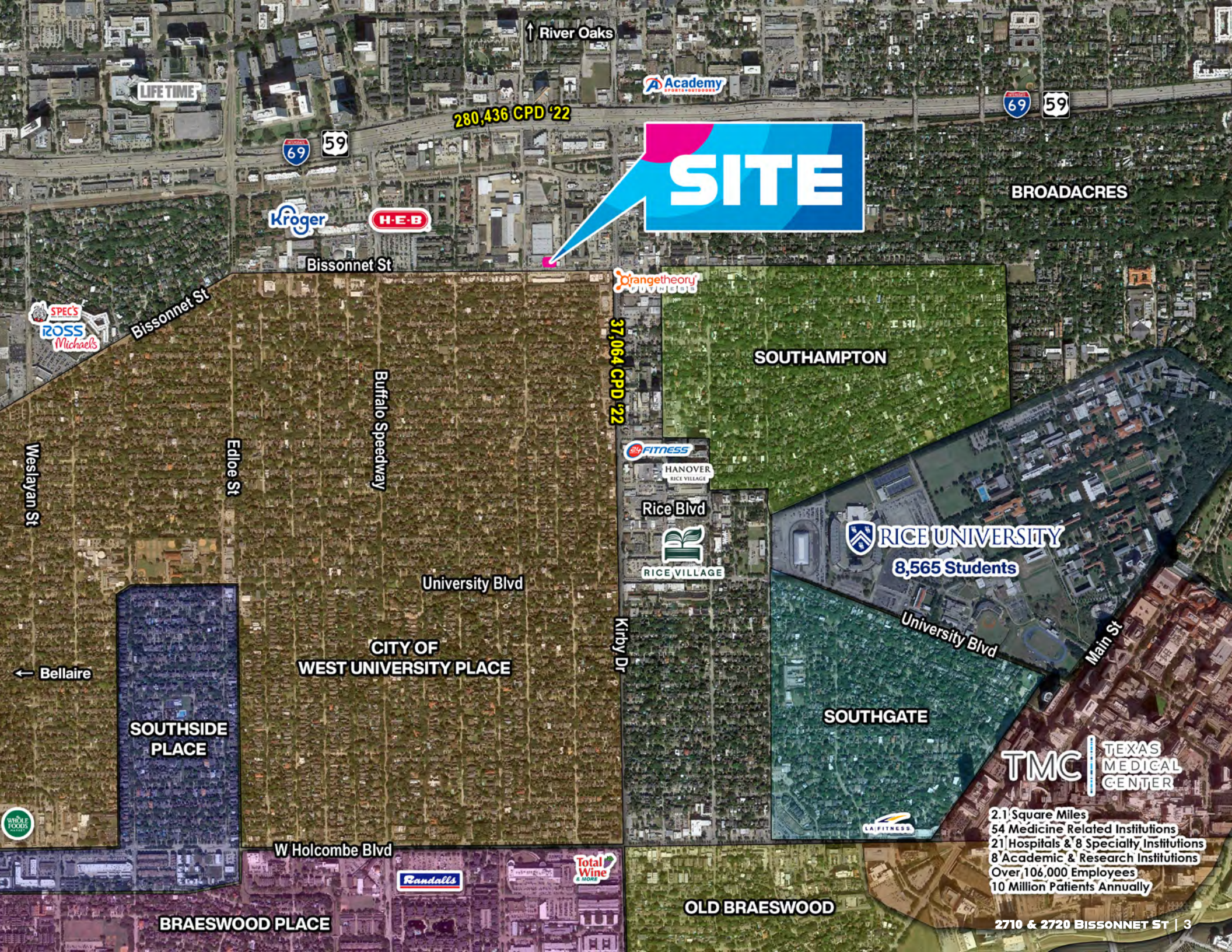
**Kirby Dr:** 37,064 CPD '22

**Bissonnet St:** 13,871 CPD '22

## DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
<b>Population</b>	10,345	53,265	135,336
<b>Daytime Pop.</b>	3,326	21,770	81,031
<b>Avg HH Income</b>	\$206,577	\$187,312	\$157,086





↑ River Oaks



280,436 CPD '22

**SITE**

BROADACRES



Bissonnet St



Bissonnet St



37,064 CPD '22

SOUTHAMPTON

Weslayan St

Edloe St

Buffalo Speedway



HANOVER RICE VILLAGE

Rice Blvd



RICE VILLAGE



8,565 Students

University Blvd

University Blvd

Main St

← Bellaire

CITY OF WEST UNIVERSITY PLACE

SOUTHGATE

**TMC** TEXAS MEDICAL CENTER

SOUTHSIDE PLACE

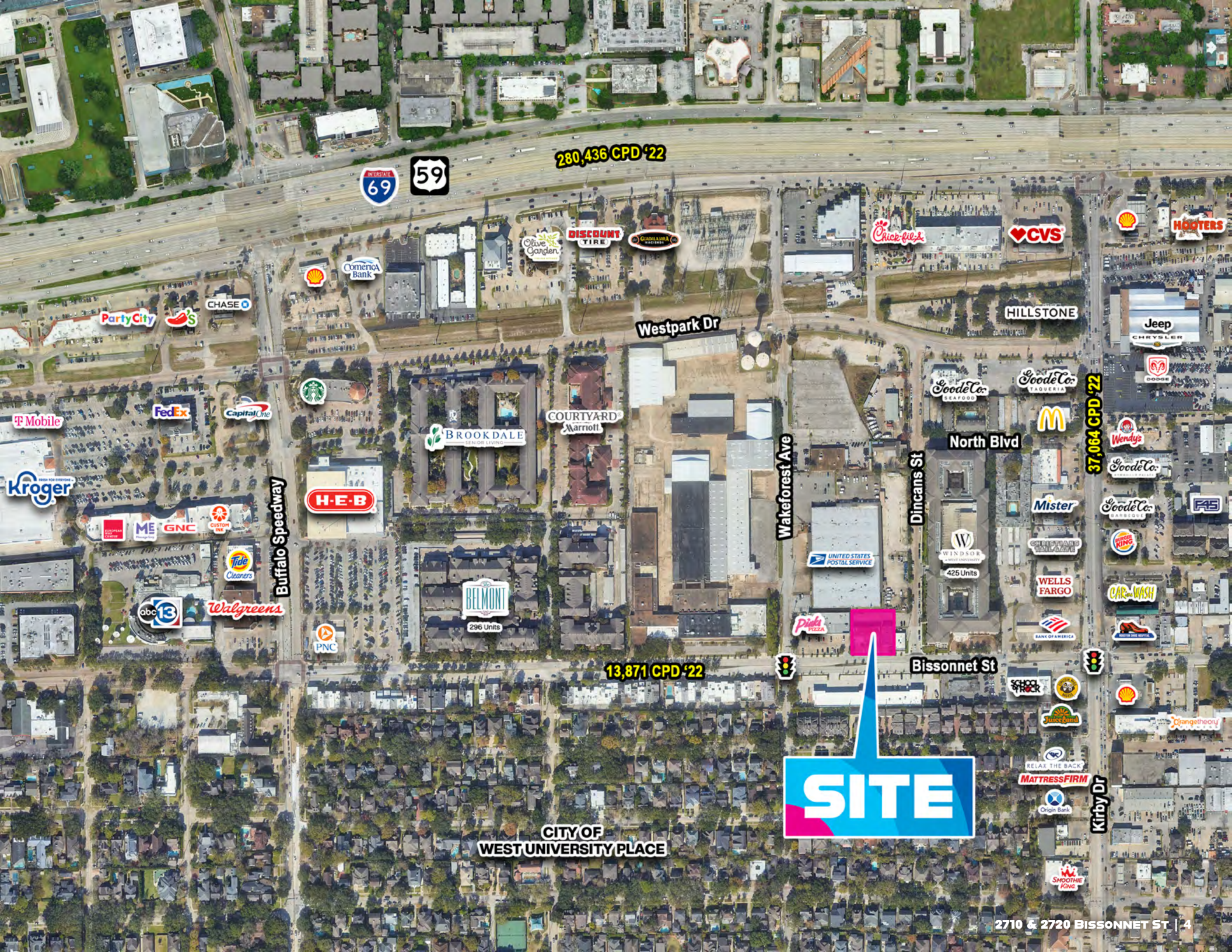
- 2.1 Square Miles
- 54 Medicine Related Institutions
- 21 Hospitals & 8 Specialty Institutions
- 8 Academic & Research Institutions
- Over 106,000 Employees
- 10 Million Patients Annually

W Holcombe Blvd



BRAESWOOD PLACE

OLD BRAESWOOD



280,436 CPD '22

37,064 CPD '22

13,871 CPD '22

**SITE**

CITY OF  
WEST UNIVERSITY PLACE

Party City

CHASE



Comerica Bank

Olive Garden

DISCOUNT TIRE

GUERRERA'S

Chick-fil-A

CVS



HOTTERS

Westpark Dr

HILLSTONE

Jeep  
CHRYSLER

T-Mobile

FedEx

Capital One



COURTYARD  
Marriott

BROOKDALE  
SERVICES OF LIVING

SoodoCo SEAFOOD

SoodoCo TAQUERIA



North Blvd

Wendys

SoodoCo

Kroger

H-E-B

Wakeforest Ave

Dincans St

37,064 CPD '22

SoodoCo

FAS

ME

GNC

CUSTOM



BELMONT  
296 Units

COURTYARD  
Marriott

UNITED STATES  
POSTAL SERVICE

WINDSOR  
425 Units

Mister

SoodoCo

FAS

abc 13

Walgreens

Tide  
Cleaners

PNC

BELMONT  
296 Units

COURTYARD  
Marriott

Pink PIZZA

Bissonnet St

WELLS FARGO

BANK OF AMERICA

Wendys

Car Wash

Car Wash



SHOOR

OrangeTheory



OrangeTheory

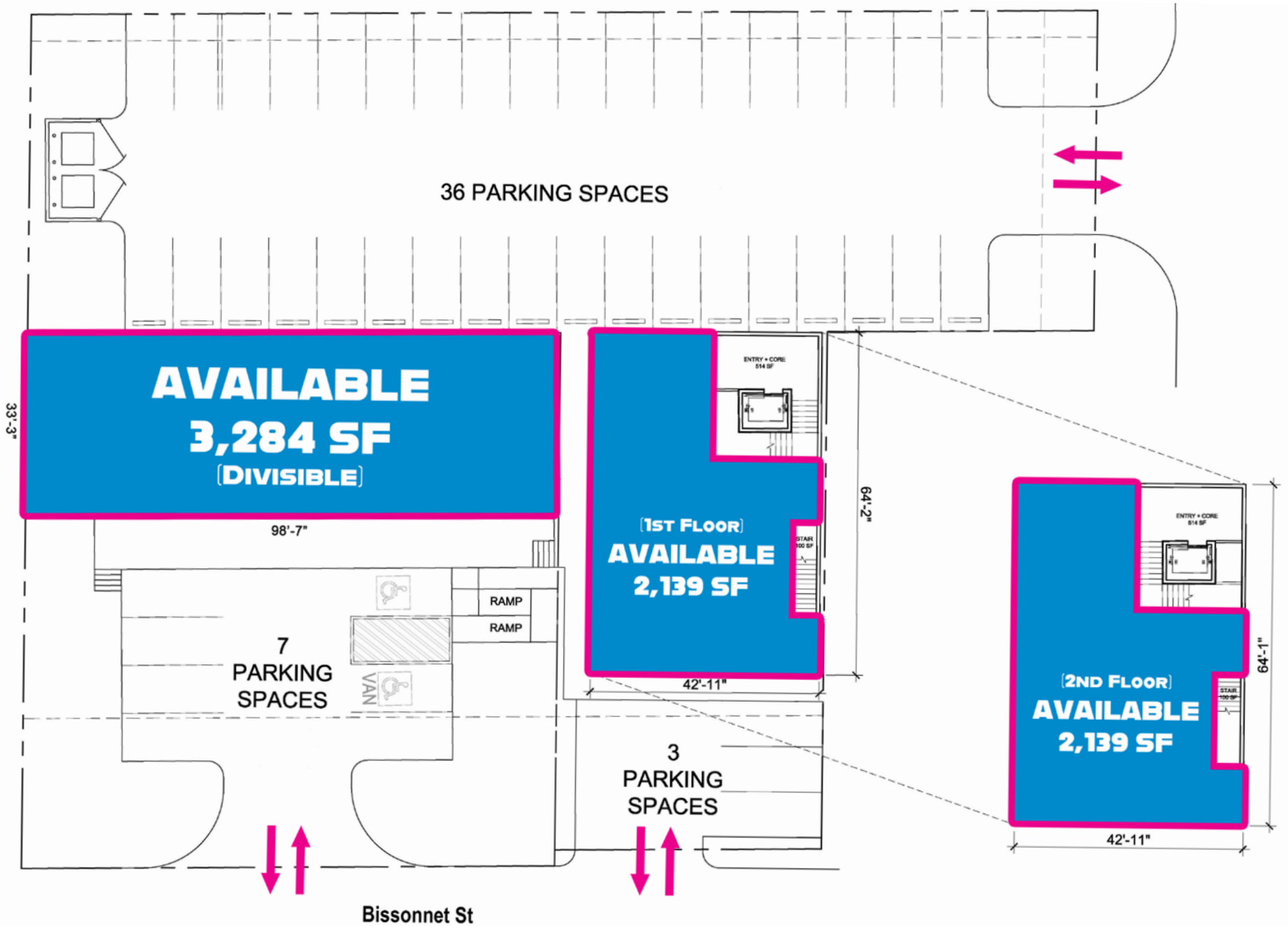
RELAX THE BACK  
MATTRESS FIRM

Origin Bank

Kirby Dr

SHOOTIE  
KING

# SITE PLAN







# 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.

**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.

<b>Blue Ox Brokerage, LLC</b>	<b>9009549</b>	<b>jj@blueoxgroup.com</b>	<b>713.804.7777</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Joshua Jacobs</b>	<b>448255</b>	<b>jj@blueoxgroup.com</b>	<b>713.230.8882</b>
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

Regulated by the  
Texas Real Estate Commission

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

IABS 1-0



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