

RETAIL FOR LEASE

SANTA FE SHOPPING SUITE B

10611 FARM TO MARKET ROAD 1764, SANTA FE, TX 77510



FOR LEASE

KW COMMERCIAL TEXAS

1220 Augusta Drive, suite 300
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

ASH NOORANI

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

10611 FARM TO MARKET ROAD 1764



OFFERING SUMMARY

AVAILABLE SF:	1200
ANNUAL LEASE RATE:	\$18.00 PSF
LEASE TERM:	MINIMUM 2 YEARS
PARKING:	YES
ZONING:	COMMERCIAL

PROPERTY OVERVIEW

Welcome to 10611 FM 1764, Santa Fe, TX 77510 - This prime retail/office space in Santa Fe offers 1,200 square feet of space, ideal for various business or office uses. Situated in a high-traffic area with over 18,000 daily vehicle count, your business will enjoy constant exposure. As the last available unit among four, this space promises exclusivity. Ample parking, flexible lease terms at \$1800/month, and a great opportunity for your next business venture. Don't miss this opportunity at 10611 FM 1764, Santa Fe, TX 77510!

PROPERTY HIGHLIGHTS

- 1,200 square feet of versatile retail/office space
- High-traffic area with over 18,000 daily vehicle count
- Exclusivity as the last available unit among four
- Flexible lease terms at \$1800/month
- Ample parking available

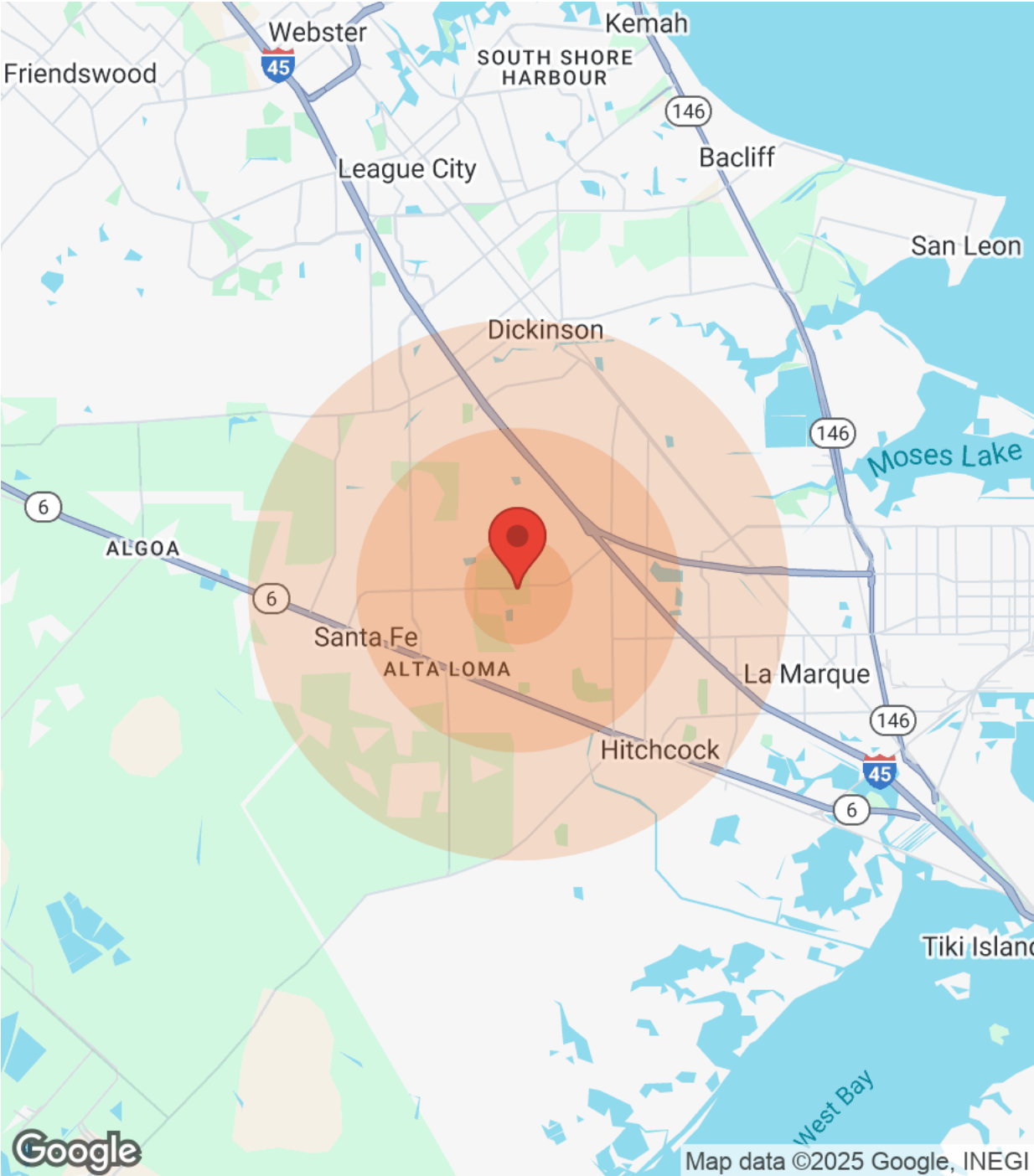
AERIAL MAP

10611 FARM TO MARKET ROAD 1764



DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,468	6,867	27,997
Female	1,487	6,981	29,499
Total Population	2,955	13,848	57,496

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	609	2,725	12,457
Ages 15-24	420	1,924	7,978
Ages 25-54	1,128	5,203	21,638
Ages 55-64	363	1,799	6,749
Ages 65+	435	2,197	8,674

Race	1 Mile	3 Miles	5 Miles
White	2,850	12,449	40,106
Black	N/A	674	12,399
Am In/AK Nat	N/A	6	24
Hawaiian	N/A	N/A	6
Hispanic	318	1,810	10,080
Multi-Racial	210	1,400	8,460

Income	1 Mile	3 Miles	5 Miles
Median	\$58,466	\$54,413	\$47,861
< \$15,000	101	625	2,117
\$15,000-\$24,999	140	433	1,953
\$25,000-\$34,999	60	562	1,845
\$35,000-\$49,999	151	592	2,779
\$50,000-\$74,999	199	1,179	4,417
\$75,000-\$99,999	184	636	3,153
\$100,000-\$149,999	191	908	3,620
\$150,000-\$199,999	41	190	761
> \$200,000	42	114	436

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,193	5,895	22,921
Occupied	1,124	5,347	20,930
Owner Occupied	824	4,077	15,445
Renter Occupied	300	1,270	5,485
Vacant	69	548	1,991



PROFESSIONAL BIO

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Ash Noorani is a seasoned commercial real estate agent with 5 years of experience in the industry. Throughout his career, he has established himself as an expert in multifamily, retail centers, land, and gas station deals. He has a keen understanding of market trends, investment analysis, and negotiation strategies, which enables him to deliver superior results to his clients.

Prior to joining the commercial real estate industry, Ash spent 10 years in retail business, where he honed his sales and marketing skills. He has a deep understanding of the retail industry and has a keen eye for identifying opportunities that drive business growth. This experience also helps him to understand the unique needs of retail clients and tailor his approach to meet their specific requirements.

Throughout his career, Ash has built a reputation for his dedication to client satisfaction. He takes a consultative approach to real estate, working closely with his clients to understand their needs, goals, and priorities. He is committed to delivering exceptional service and achieving optimal outcomes for his clients.

If you are looking for a commercial real estate agent with expertise in multifamily, retail centers, land, and gas station deals, Ash is the professional you can trust. Contact him today to learn how he can help you achieve your real estate goals.

DISCLAIMER

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