

# Retail Space Available for Lease

ANCHORED BY FITNESS CONNECTION

*Almeda Depot Shopping Center*  
 12344 Gulf Freeway - Houston, Texas 77034



## LOCATION

Located on I-45 South near Beltway 8, just North of Fuqua Street.

## SPACES AVAILABLE

1,600 sq. ft. — 9,000 sq. ft.

## TRAFFIC COUNTS

I-45 at Fuqua: 204,000

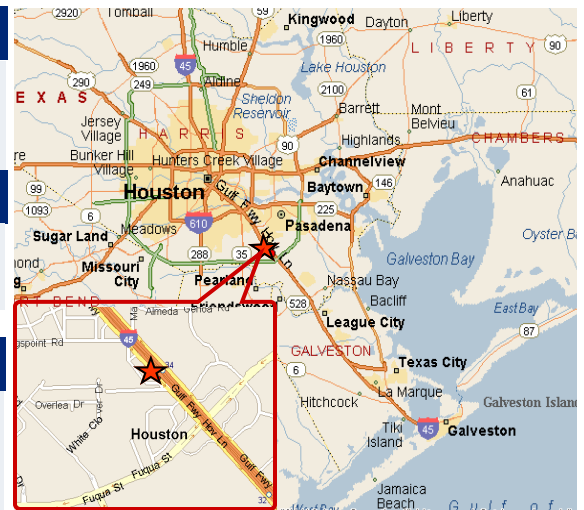
Fuqua: 25,660

Source: Texas Department of Transportation

## DEMOGRAPHICS

	1 Mi. Radius	3 Miles	5 Miles
Households	4,752	33,539	74,000
2005 Estimated Population	11,522	98,063	220,104
Average Household Income	\$49,644	\$58,117	\$59,239

Source: Claritas. All rights reserved.



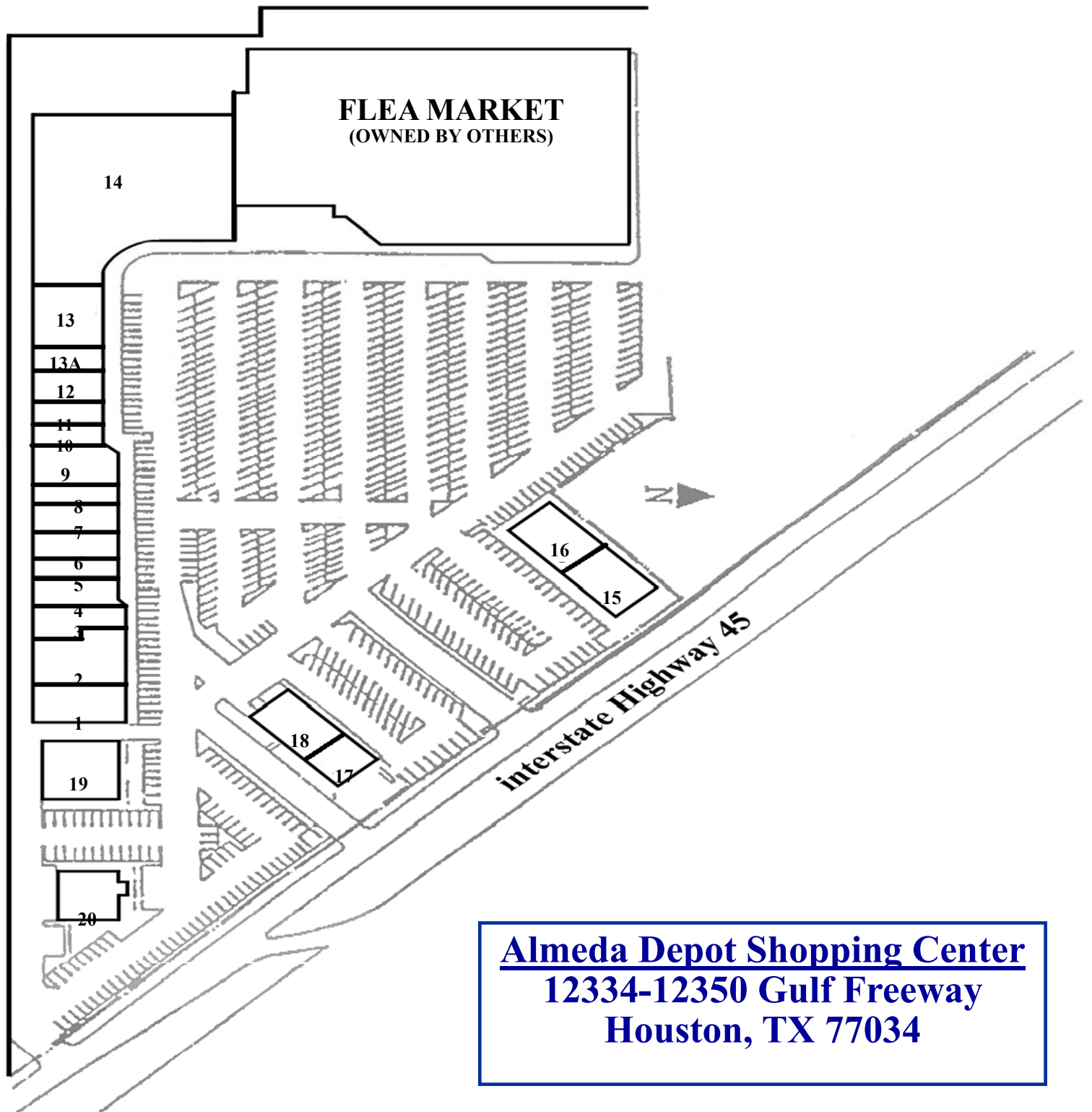
**Clarion Properties, Ltd.**

**Randy Fertitta**  
 Managing Broker

2501 Central Parkway, Suite B-10  
 Houston, Texas 77092  
 Phone: 713.963.0963  
 Fax: 713.963.8319

Email: [rfertitta@earthlink.net](mailto:rfertitta@earthlink.net)  
[www.clarion-properties.com](http://www.clarion-properties.com)

Leasing - Commercial Brokerage - Consulting



No.	Address	Tenant's Name	Sq Ft
1&2	12344-A & B	Fast Eddies	10,789
3	12344-C3	UR Beauty and Barber Academy	2,395
4	<b>12344-C1</b>	<b>AVAILABLE</b>	<b>4,205</b>
5	<b>12344-D</b>	<b>Mega Deals Fiesta</b>	<b>1,600</b>
6	12344-H	United Kitchen & Bath	2,400
8	<b>12344-K</b>	<b>AVAILABLE</b>	<b>1,600</b>
9	<b>12344-L</b>	<b>AVAILABLE</b>	<b>3,000</b>
10	12344-N	Liberty Loan	1,600
11	<b>12344-O</b>	<b>AVAILABLE</b>	<b>2,520</b>

No.	Address	Tenant's Name	Sq Ft
12	12344-P	Julie's Empyrean Boutique	2,025
13A	12344-Q	Smoothie Shop	1,015
13	12344-R	Fitness Connection	5,889
14	12338	Fitness Connection	35,000
15/16	12334-A	Beauty Sensations	9,000
17	12346-A	888 Chinese Restaurant	2,600
18	12346-B	One Stop Multi Purpose & Check Cashing	3,400
19	12348	Gringo's Restaurant	6,020



# 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.

Clarion Properties	419362		
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Randy Fertitta	496687	rfertitta@earthlink.net	713-963-0963
Designated Broker of Firm	License No.	Email	Phone
Randy Fertitta	496687	rfertitta@earthlink.net	713-963-0963
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone