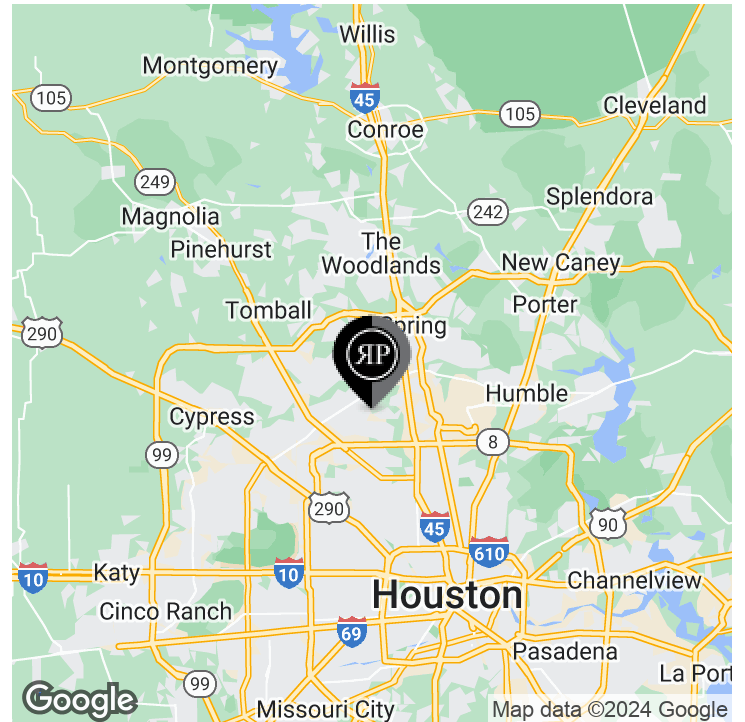


For Lease

SABLECHASE PLAZA

13712 WALTERS RD, HOUSTON, TX 77014

REGIONAL PROPERTIES
BROKERAGE & MANAGEMENT

OFFERING SUMMARY

Building Size:	12,880 SF
Number of Units:	23
Year Built:	1984
Market:	I-45 Submarket
Submarket:	Houston

PROPERTY OVERVIEW

Discover an exceptional leasing opportunity at this prime location on Walters Rd. The meticulously maintained grounds and inviting lobby create an impressive first impression for visitors and clients alike. From its strategic location to its thoughtfully designed interiors, this property is poised to elevate your business to new heights.

PROPERTY HIGHLIGHTS

- Flexible Lease Rates
- Ample on-site parking
- Meticulously maintained grounds
- Strategic location

VICTORIA AGUIRRE

P: 210.837.8036 | F:

victoria@regionalproperties.com

ANTHONY LAGRED

P: 210.216.8925 | F:

anthony@regionalproperties.com

REGIONAL PROPERTIES ANTHONY LAGRED

520 Post Oak Blvd., Suite 500210.216.8925

Houston, TX 77027210.216.8925

regionalproperties.comanthony@regionalproperties.com

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13712 WALTERS RD, HOUSTON, TX 77014



REGIONAL PROPERTIES
BROKERAGE & MANAGEMENT



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	938 - 5,986 SF	Lease Rate:	\$11.80 - \$23.78 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Sablechase Plaza	Available	938 SF	NNN	\$23.78 SF/yr	NNN's = \$4.86
Sablechase Plaza	Available	1,786 SF	NNN	\$11.80 SF/yr	NNN's = \$4.86
Sablechase Plaza	Available	5,986 SF	NNN	\$15.04 SF/yr	Former Daycare

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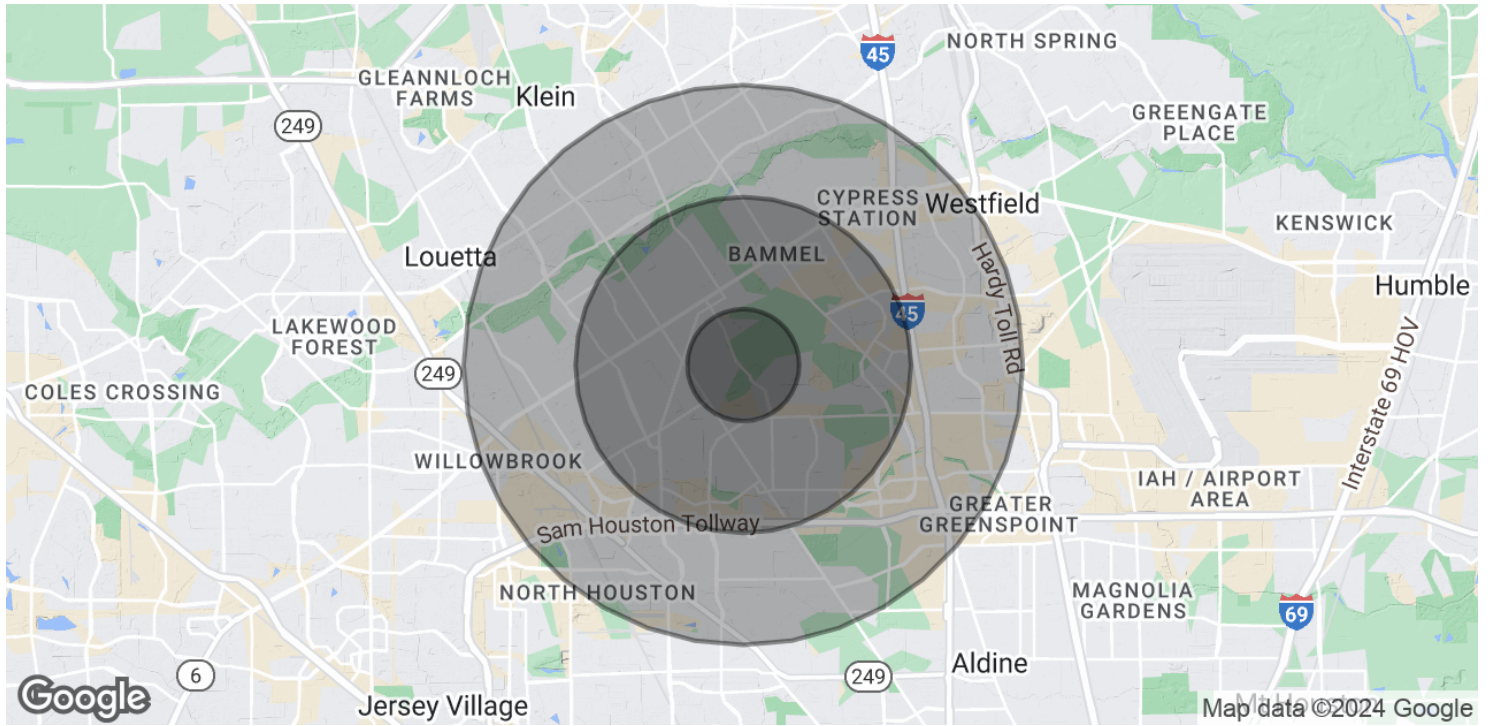
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REGIONAL PROPERTIES
BROKERAGE & MANAGEMENT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,519	135,854	341,357
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	37	37	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,156	45,908	116,302
# of Persons per HH	3.2	3	2.9
Average HH Income	\$79,590	\$82,452	\$84,856
Average House Value	\$225,366	\$247,130	\$257,540

Demographics data derived from AlphaMap

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*For Lease***SABLECHASE PLAZA**

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**REGIONAL PROPERTIES**

BROKERAGE & MANAGEMENT

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.

Commercial Regional Properties of Texas LLC - Regional Properties Texas	9001528		713-228-1913
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov**VICTORIA AGUIRRE**

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