



# CLAY ROAD SQUARE

16500 Clay Road, Houston, TX 77084



**LOGAN ZHOU**


Principal

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**FOR LEASE**  
**RETAIL • FLEX • OFFICE**  
**IMMEDIATE AVAILABILITY**

 7324 Southwest Fwy. Suite 600, Houston, TX 77074

 (832) 831-5885

**GT CAPITAL**

# PROPERTY INFORMATION

## LOCATION

**16500 Clay Rd  
Houston, TX 77084**

## SIZE

Lot Size	Gross Leasable Area
<b>41,382 SF</b>	<b>10,504 SF</b>

## LEASE RATE

**Call Listing Broker \$4.50**

## NNN RATE

**\$4.50**

## AVAILABILITY

<b>SUITES 100 &amp; 200:</b>	<b>2,480 SF</b>
<b>SUITE 400:</b>	<b>1,742 SF</b>

## CONDITION

**• 2ND GEN RETAIL**

## DELIVERY

Year Built	Status
<b>1985</b>	<b>AVAILABLE IMMEDIATELY</b>

## PARKING

Parking Space	Parking Ratio
<b>±50</b>	<b>4.76/1000 SF</b>

## ZONING

**F1 - Commercial**

## TRAFFIC COUNTS

<b>Clay Road .....</b>	<b>26,700 VPD</b>
<b>Highway 6 .....</b>	<b>54,009 VPD</b>

## PROPERTY HIGHLIGHTS

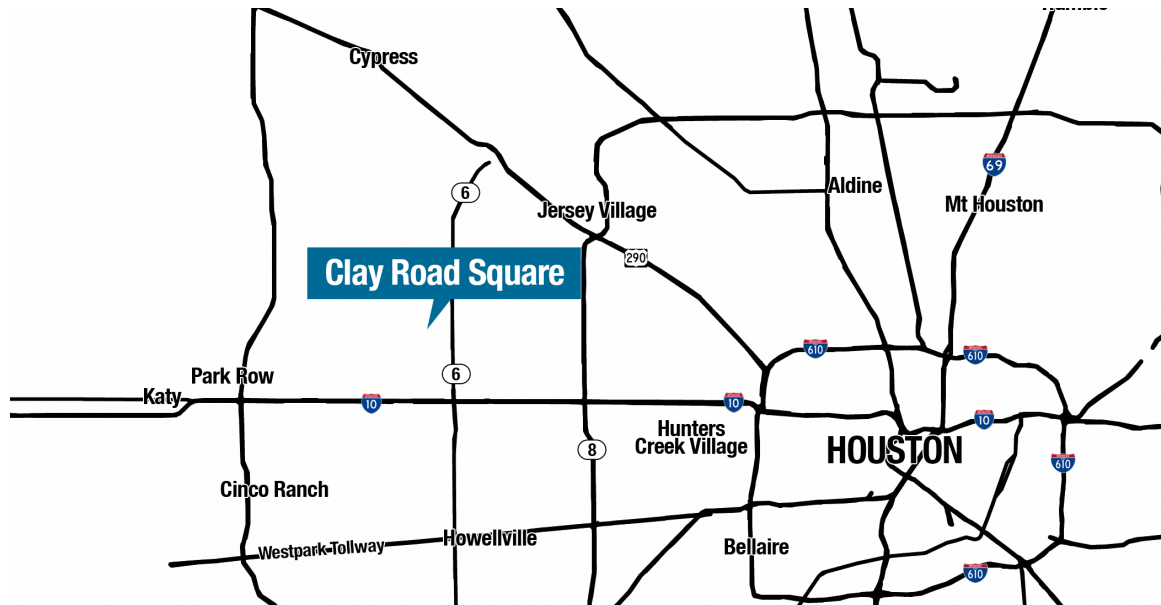
- ★ **Strategic Location:** Ideally situated west of Highway 6 on Clay Road, just minutes from the Harris County Courthouse, ensuring easy access and visibility.
- ★ **Prime Retail Space:** High-traffic location perfect for various retail uses, guaranteeing excellent visibility and accessibility.
- ★ **Vibrant Area Amenities:** Surrounded by retail stores, restaurants, and residential communities, providing a dynamic environment for business.
- ★ **Ample Parking:** Generous parking available, ensuring convenience for customers and staff.
- ★ **Proximity to Prestigious Clubs:** Positioned between Pine Forest Country Club and Bear Creek Country Club, offering a prestigious setting.

## AREA HIGHLIGHTS



## DEMOGRAPHICS AT A GLANCE

POPULATION	1 MILE	3 MILE	5 MILE
Total Population	11,448	92,177	267,473
Median Age	35 years	34 years	34 years
Average Household Income	\$58,986	\$68,997	\$75,700
Household Units	3,957	31,894	93,343





**CLAY ROAD SQUARE**

**AL-TAWIL GROCERY**  
أسواق الطويل

**PANADERIA EL HORNO**

**TEXAS AUTO**  
BUY HERE. PAY HERE.

**Valero**

**VEGAN**  
Donut & Gelato

**RLC SERVICES**

**HARRIS COUNTY TEXAS**

**HARRIS COUNTY PUBLIC LIBRARY**

**Los Cucos MEXICAN CAFE**

**3 SALSAS**  
Mexican Restaurant & Catering

**PANADERIA TALISCO**  
BREAD & SWEET BREAD

**Clay Rd**

**Exxon**

**DONG KHANH MARKET**

**COMPLETE AUTO**

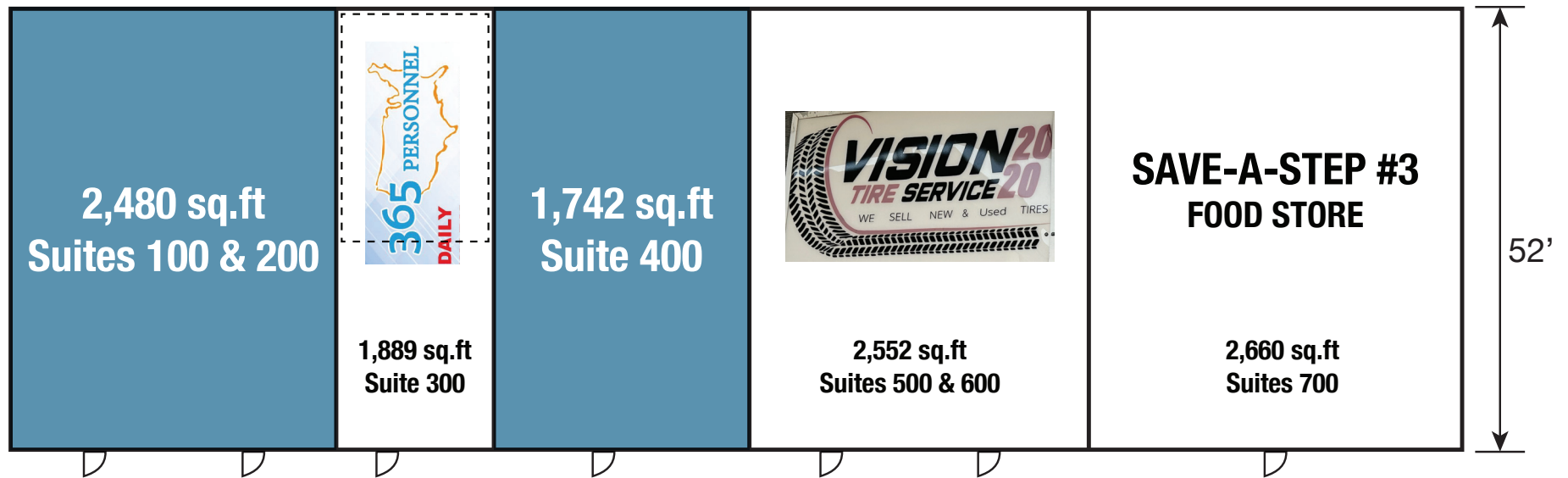
**FLOR DE CUBA**  
RESTAURANTE CUBAN FOOD

**Rivanalida**  
FRANCIS COLLECTION

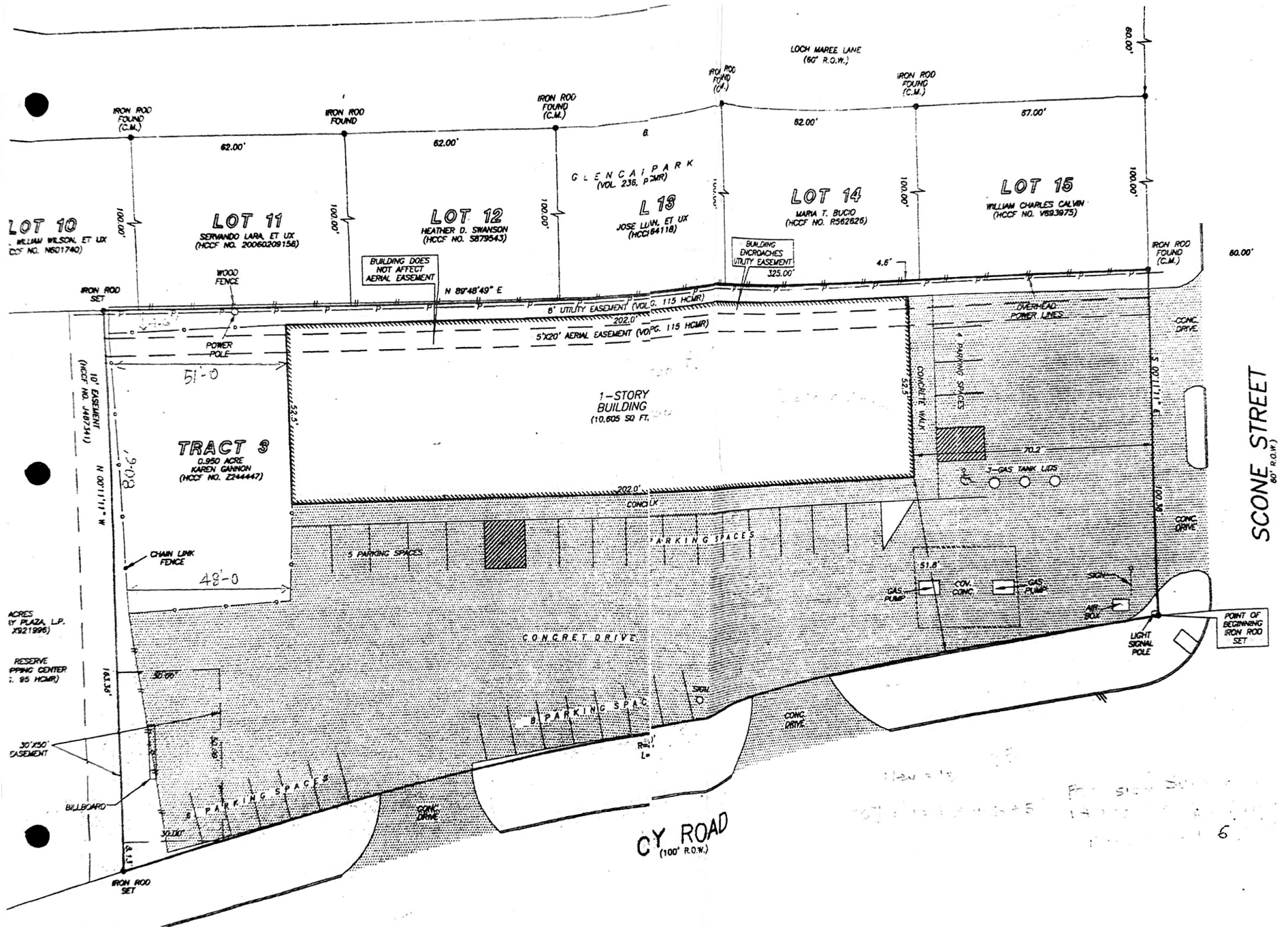
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6

# FLOOR PLAN



# SURVEY



# RENDERING



# RENDERING



# RENDERING





11/2/2015



## Information About Brokerage Services

Texas law requires all real estate licensees 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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>GT Capital</b>	<b>9012635</b>	<b>admin@GTcapitalUSA.com</b>	<b>(832)831-5885</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Rodney Dean Henson</b>	<b>457024</b>	<b>admin@GTcapitalUSA.com</b>	<b>(832)831-5885</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Rodney Dean Henson</b>	<b>457024</b>	<b>admin@GTcapitalUSA.com</b>	<b>(832)831-5885</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Logan Zhou</b>	<b>0639394</b>	<b>logan@GTcapitalUSA.com</b>	<b>(832)495-8855</b>
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

### Regulated by the Texas Real Estate Commission

TXR-2501

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Greg Zhou

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IABS 1-0 Date

Listing