



# ALLURE HERMANN PARK STREET LEVEL RETAIL SPACE FOR LEASE

NWQ Alameda Rd & N MacGregor Way | Houston, TX



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

# PROPERTY INFORMATION:

**Address:** 5925 Almeda Rd  
Houston, TX 77004

**Availability:** ±2,296 SF

**Price:** \$23.00 PSF + \$12.00 NNN

## HIGHLIGHTS:

- Street level retail space available located within a mixed-use development consisting of 394 luxury high rise condominiums, 396 Class-A high luxury apartments and 6 ground level retail spaces
- Easy access to Hwy 288 with over 194,300 cars per day
- Close proximity to the Texas Medical Center (the world's largest medical complex with over 10 million patient visits per year), Hermann Park, the Houston Zoo and The Museum District
- Directly across from Hermann Park Golf Course
- Approximately 2.3 miles from Downtown Houston
- Retail spaces are served by surface lot parking as well as complimentary valet parking in the parking garage

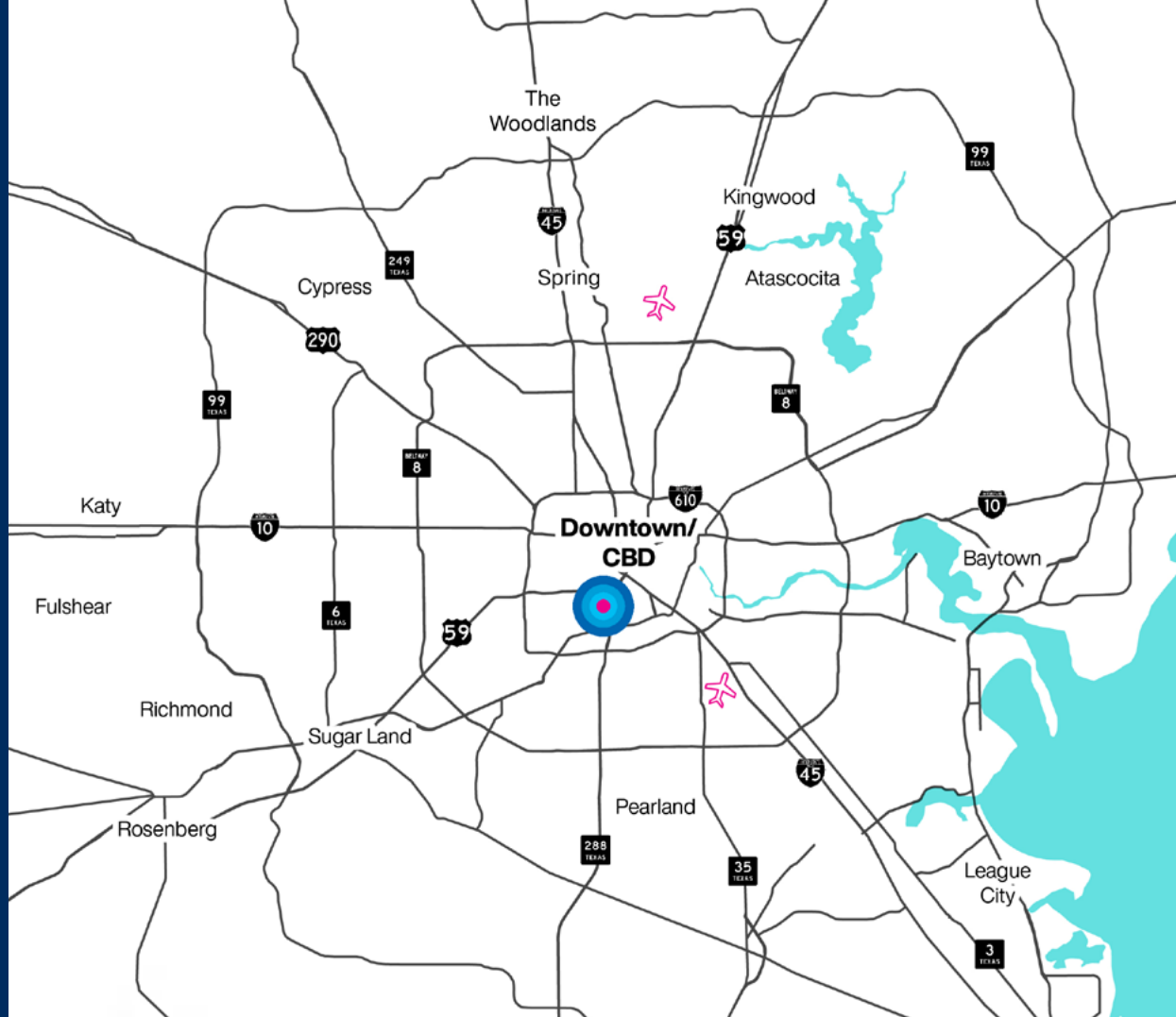
## TRAFFIC COUNTS:

**Almeda Rd:** 7,605 cpd

**N MacGregor Way:** 21,328 cpd

## DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
<b>Population</b>	16,576	186,494	447,940
<b>Daytime Pop.</b>	45,696	426,329	821,811
<b>Avg HH Income</b>	\$124,485	\$124,022	\$130,101



the Houston  
Museum of  
natural science

McGovern  
Centennial Gardens



288  
TEXAS

**Hermann Park**  
**\$119M Renovations**  
20 Mi New & Improved Trails; 26 New Access Points; 21 AC New Landscape; 55 AC New & Improved Habitats; 2,000 New Trees; New Dog Park; Improved Parking & Mobility; Park-wide Bicycle Network; Accessible Play Gardens; New & Improved Food & Picnic Areas; Improved Hydrolic Systems



7,605 CPD

194,302 CPD



21,328 CPD



HERMANN PARK  
GOLF COURSE

N MacGregor Way

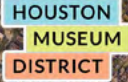
S MacGregor Way

Alameda Rd

The Rise School  
OF HOUSTON  
"Where All Kids Shine"



Ben Taub Hospital  
586 Beds



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53 AC Medical/Office Mixed-Use Development by Hines



nrg stadium



TMC TEXAS MEDICAL CENTER

World's Largest Medical Center  
±10 Million Annual Patient Visits

HERMANN PARK GOLF COURSE

SITE

Almeda Rd

Chevron

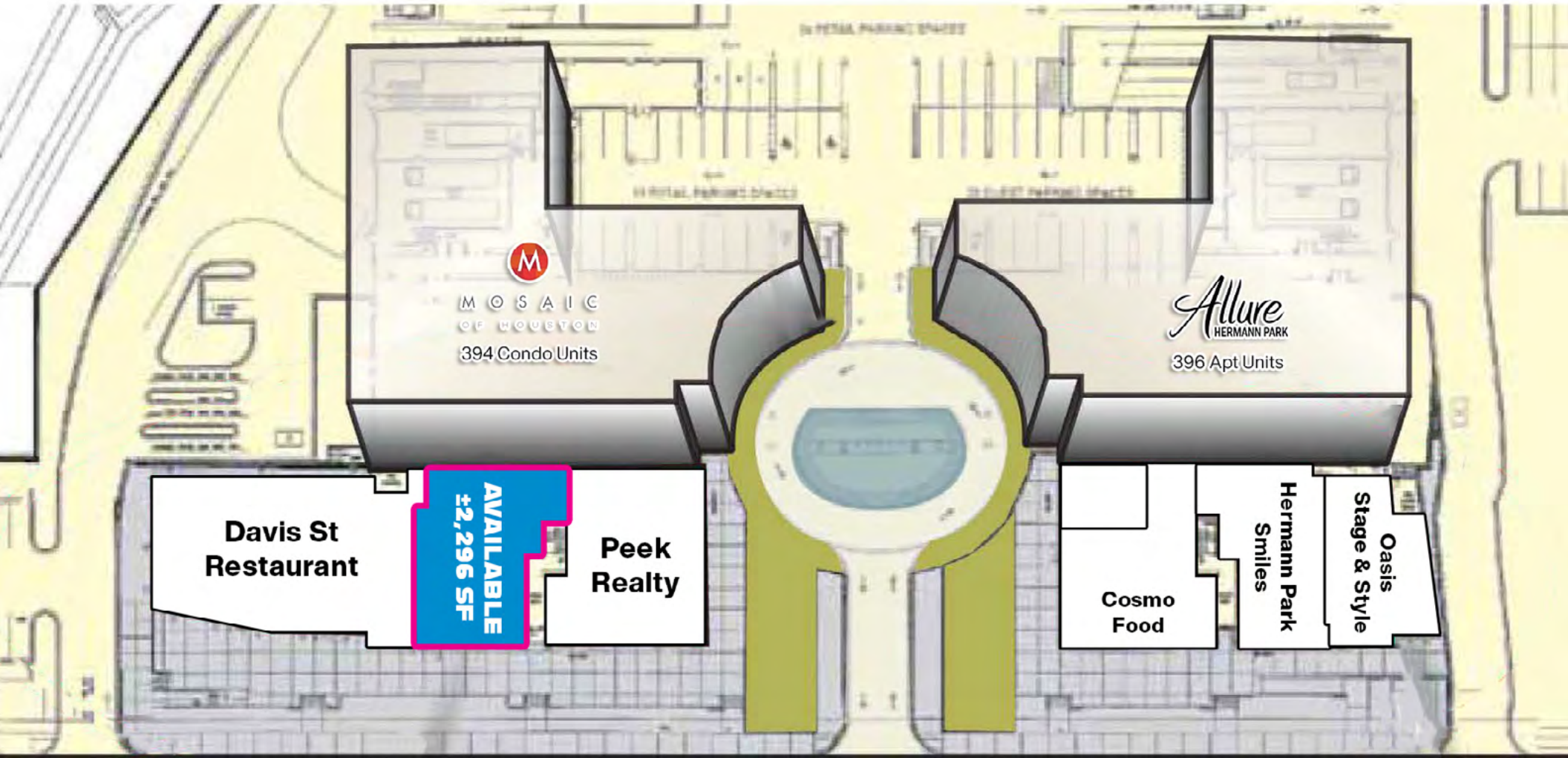
**DOWNTOWN HOUSTON**  
**±2.3 Miles From Site**

**AVAILABLE**  
**2,296 SF**

**Almeda Rd**  
**7,605 CPD**



# SITE PLAN





# NORTH RETAIL 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

H-E-B

2.1 Million Annual Visits

288  
TEXAS

194,302 CPD



MOSAIC  
BY CONCORD

394 Condo Units

Allure  
HERMANN PARK

396 Apt Units

AVAILABLE  
2,296 SF

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Alameda Rd 7,605 CPD

Jack Savery | 713.814.4930  
js@theblueoxgroup.com



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