RAFAEL MELARA | 713.237.0000 **AHMED ZAHRI** | 713.237.0000

SADDLE CREEK CENTER

16140 Kuykendahl Rd. Houston, TX 77068

R·O·M
COMMERCIAL PROPERTIES

SADDLE CREEK CENTER

Space For Lease	**Inline Space 1,950 SF**
Total Available SF:	**1,950 SF**
Rental Rate	**$12 PSF**
NNN	**$4.00 PSF**
Total Sq. Ft.:	**37,268 SF**

Property Highlights

- Space available for restaurant, retail, and service tenants.
- Ideal for businesses seeking to establish a presence in Houston.
- Plenty of parking and easy access for customers.
- Flexible lease options available.
- Great opportunity for a growing business to secure a prime location at an affordable price.

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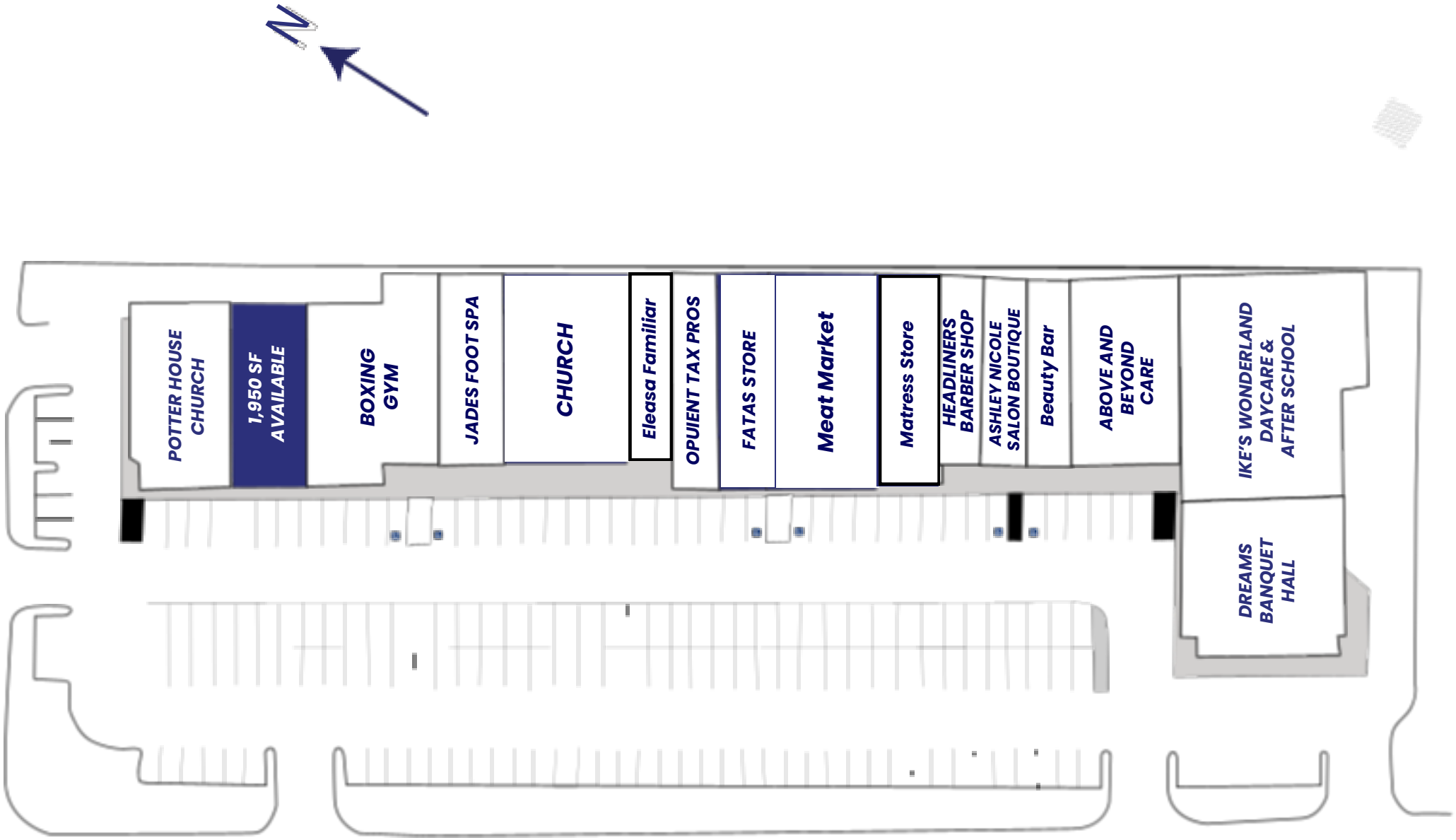
SADDLE CREEK CENTER



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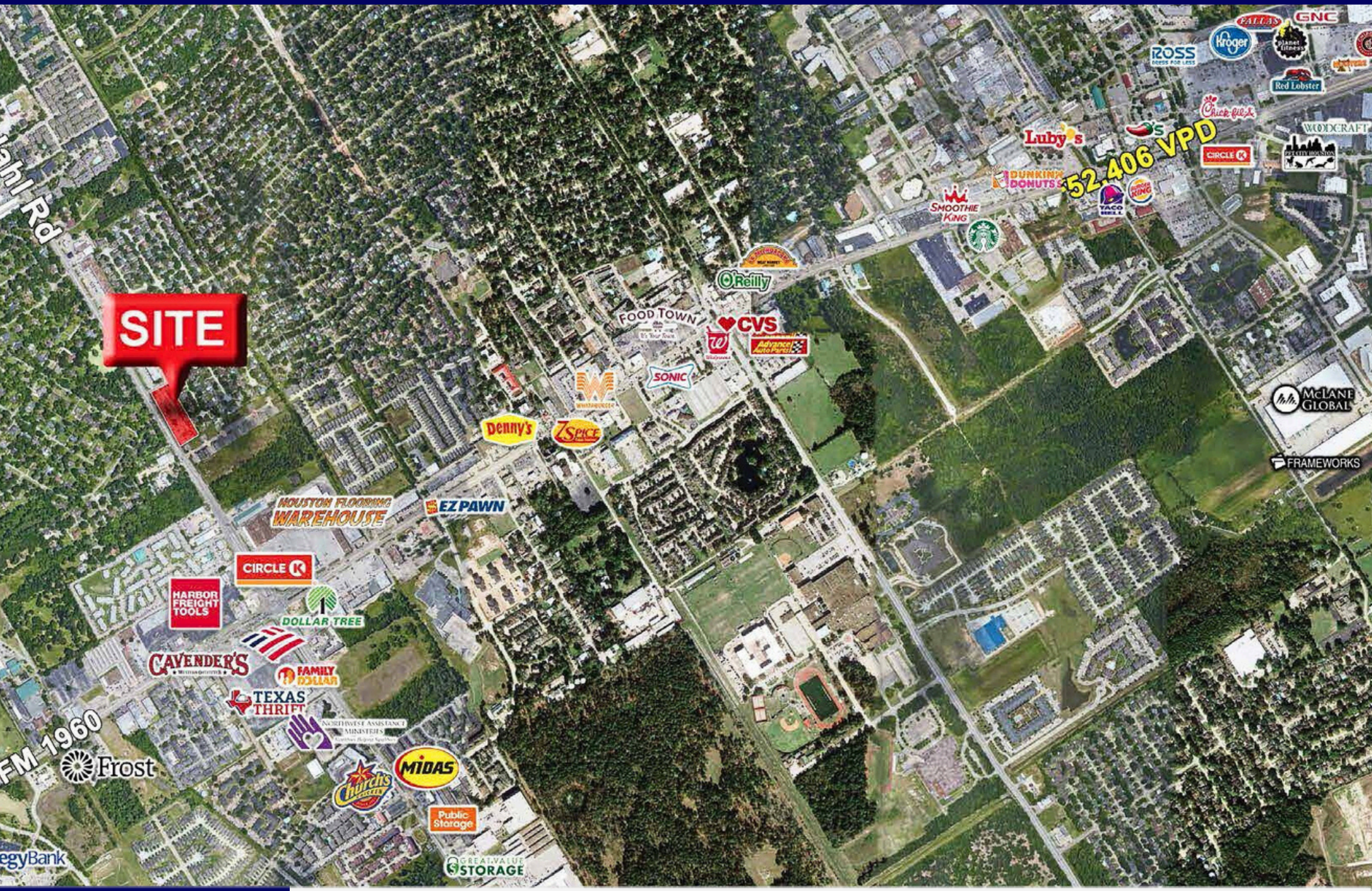
SITE PLAN

SADDLE CREEK CENTER



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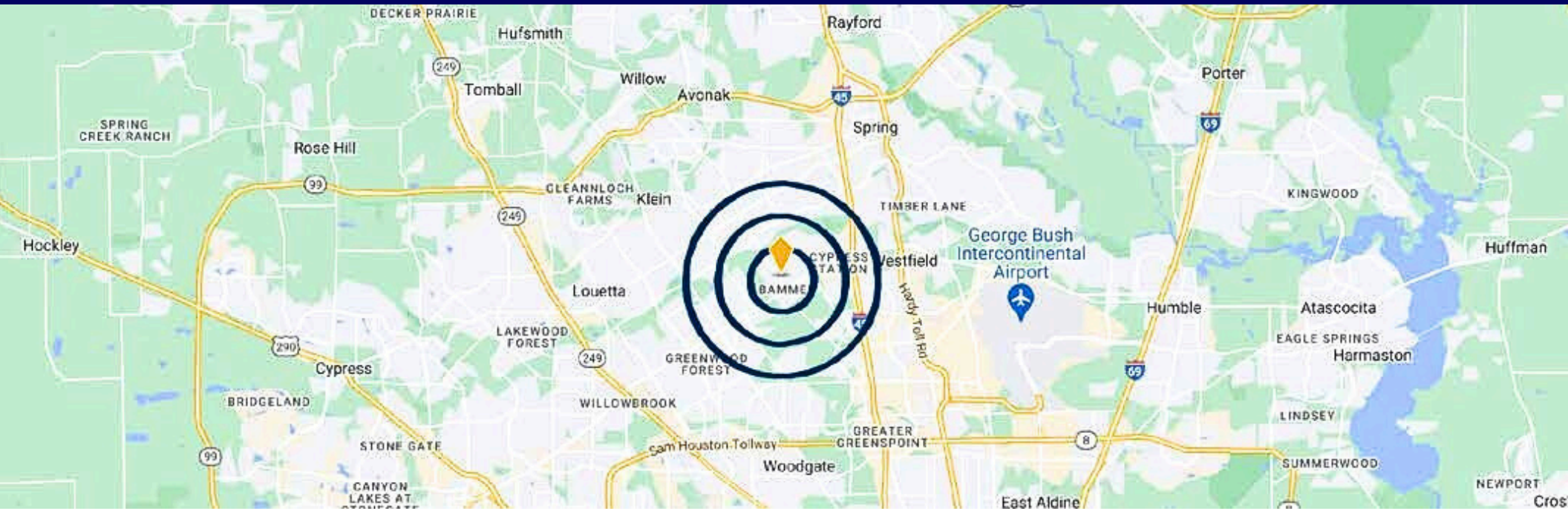
AERIAL

SADDLE CREEK CENTER



Population

	1 mile	2 mile	3 mile
2010 Population	11,923	41,499	99,414
2023 Population	13,941	50,104	121,316
2028 Population Projection	14,100	50,906	123,440
Annual Growth 2010-2023	1.3%	1.6%	1.7%
Annual Growth 2023-2028	0.2%	0.3%	0.4%
Median Age	35.4	35.6	34.8
Bachelor's Degree or Higher	25%	25%	26%
U.S. Armed Forces	0	11	22

Households

	1 mile	2 mile	3 mile
2010 Households	4,600	15,952	36,603
2023 Households	5,534	19,798	46,042
2028 Household Projection	5,617	20,179	47,009
Annual Growth 2010-2023	1.5%	1.8%	2.0%
Annual Growth 2023-2028	0.3%	0.4%	0.4%
Owner Occupied Households	2,429	9,044	22,869
Renter Occupied Households	3,189	11,135	24,140
Avg Household Size	2.5	2.5	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Sp...	$154.1M	$543.8M	$1.3B

Income

	1 mile	2 mile	3 mile
Avg Household Income	$83,124	$79,798	$83,325
Median Household Income	$59,570	$56,608	$57,557
< $25,000	905	3,787	8,932
$25,000 - 50,000	1,393	4,801	10,875
$50,000 - 75,000	1,132	3,986	8,969
$75,000 - 100,000	593	1,994	4,602
$100,000 - 125,000	435	1,595	3,499
$125,000 - 150,000	356	1,204	2,670
$150,000 - 200,000	365	1,271	3,129

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LOCATION MAP

EQUAL HOUSING OPPORTUNITY

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 our counter-offer from the client;
- 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 awritten 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 teh buyer and must place the intrests 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. Please acknowledge receipt of this notice below and retain a copy for your records

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.

ROM, LLC	9000029	info@romcp.com	713.237.0000
Licensed Broker/Broker Firm Name or Primary Assumed Business name	License No.	Email	Phone
Rafael Melara	496309	rafael@romcp.com	713.237.0000
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 Commision

Information available at www.trec.texas.gov

IABS 1-0