



FOR LEASE

Clay Plaza

9401 CLAY ROAD | HOUSTON, TEXAS 77080



LEASING SUMMARY



\$18.00 PSF
Price



\$6.00
NNN



2,350 SF
Available



.65 Acres
Lot Size



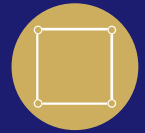
2006
Year Built



VPD
Clay Rd W. of Blalock Rd = 18,590
Clay Rd E. of Blalock Rd = 13,615



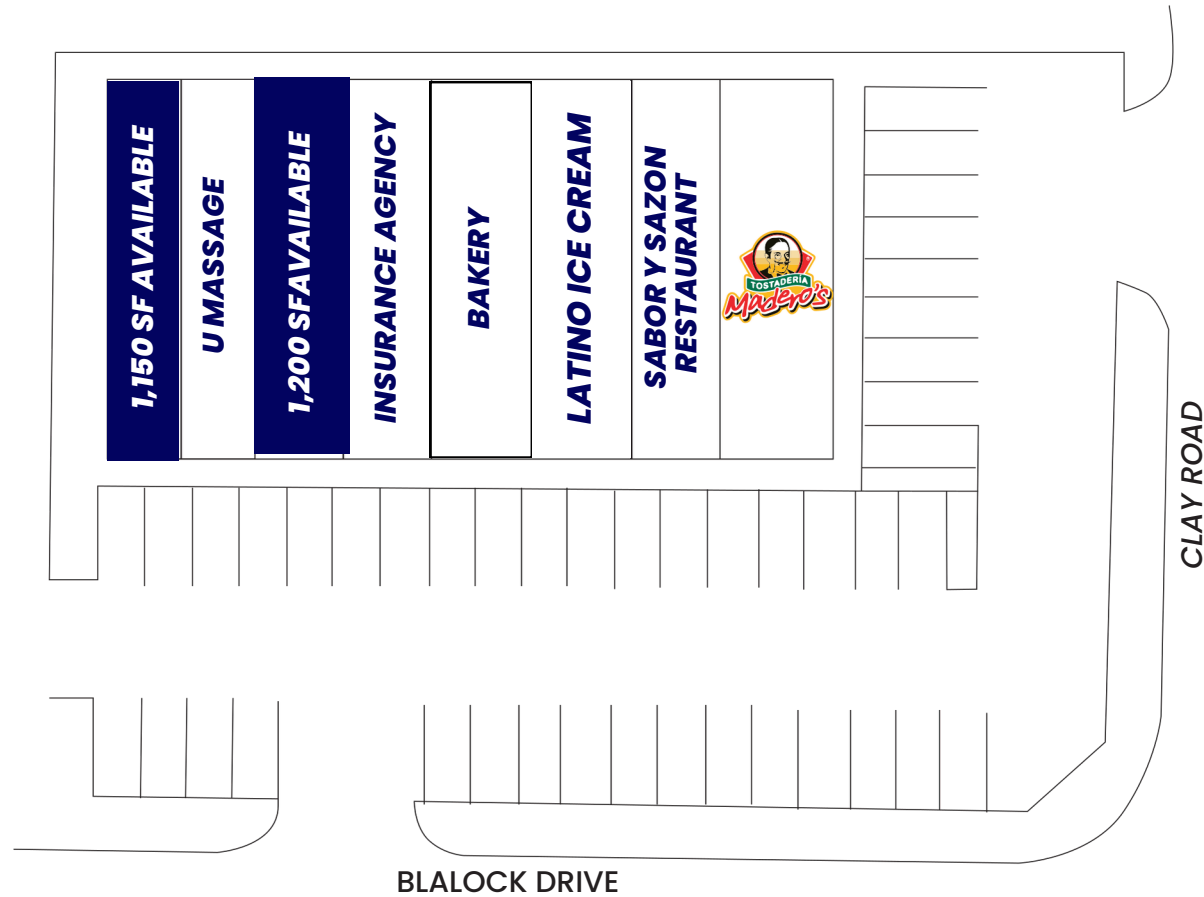
42
Parking Spaces



4.2
Per 1,000 SF
Parking Ratio

VPD
Blalock Rd N. of Clay Rd = 16,178
Blalock Rd S. of Clay Rd = 18,741
2022 Traffic Counts.

SITE PLAN



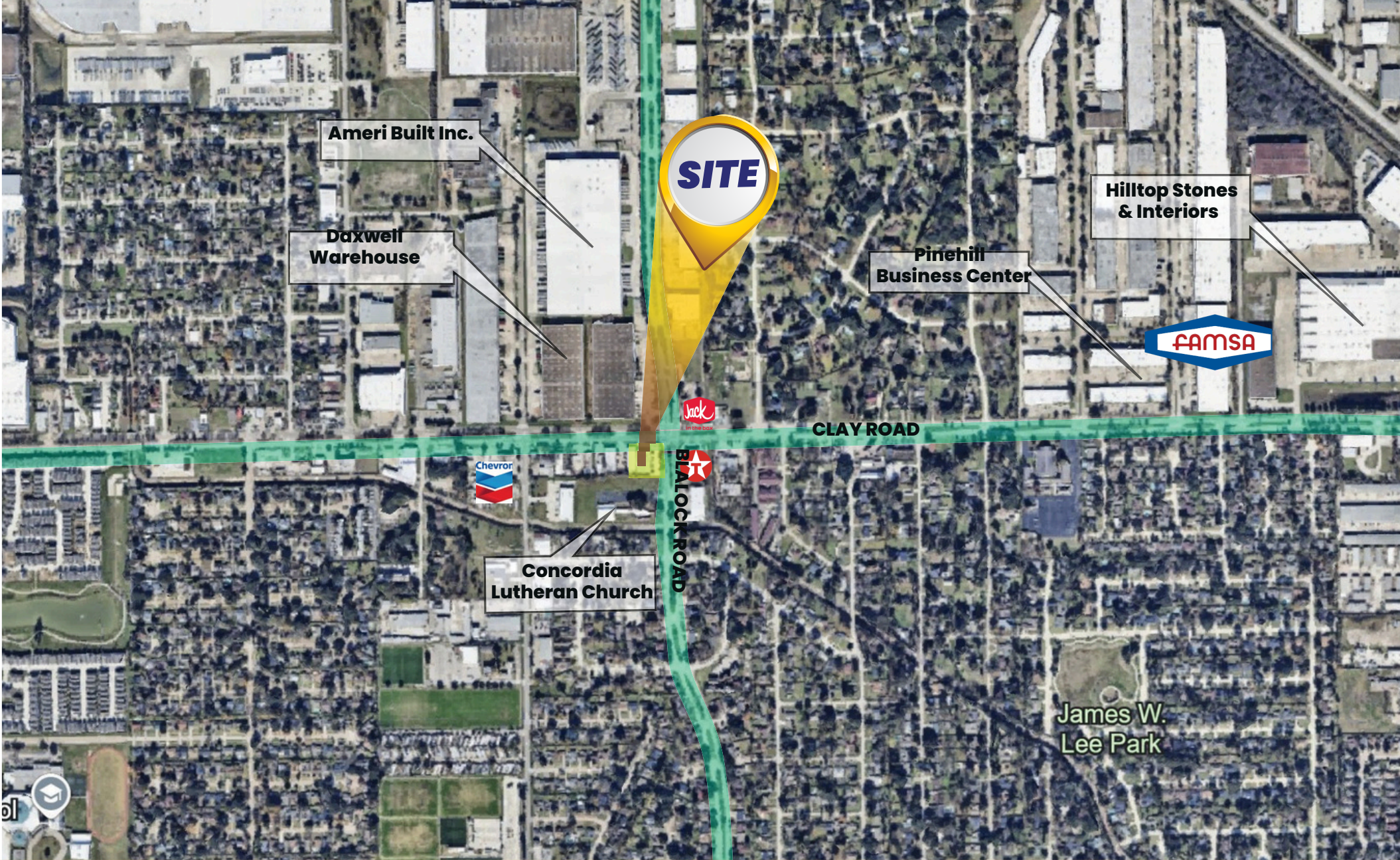
PROPERTY HIGHLIGHTS

- Prime Location on Clay Road
- High Traffic and Visibility
- Extremely dense residential in Immediate Area
- Natural Lighting

CLOSE AERIAL



FAR AERIAL



DEMOGRAPHICS



Population	Households			Income							
	2 miles	5 miles	10 miles	2 miles	5 miles	10 miles					
2020 Population	59,351	295,573	1,462,703	2020 Households	21,204	108,926	570,956	Avg Household Income	\$75,622	\$95,503	\$97,582
2024 Population	63,260	300,419	1,484,097	2024 Households	22,577	110,887	582,296	Median Household Income	\$52,051	\$61,952	\$65,069
2029 Population Projection	65,358	307,771	1,519,948	2029 Household Projection	23,337	113,476	597,342	< \$25,000	4,909	21,169	106,621
Annual Growth 2020-2024	1.6%	0.4%	0.4%	Annual Growth 2020-2024	2.4%	1.4%	1.5%	\$25,000 - 50,000	6,018	25,936	126,547
Annual Growth 2024-2029	0.7%	0.5%	0.5%	Annual Growth 2024-2029	0.7%	0.5%	0.5%	\$50,000 - 75,000	3,654	16,283	91,737
Median Age	34.7	36.3	36.1	Owner Occupied Households	10,075	54,733	265,759	\$75,000 - 100,000	2,559	12,029	64,610
Bachelor's Degree or Higher	26%	34%	38%	Renter Occupied Households	13,262	58,743	331,584	\$100,000 - 125,000	1,682	8,334	47,734
U.S. Armed Forces	11	107	680	Avg Household Size	2.7	2.6	2.5	\$125,000 - 150,000	988	5,656	32,451
				Avg Household Vehicles	2	2	2	\$150,000 - 200,000	1,572	7,705	39,739
				Total Specified Consumer Spen...	\$616.9M	\$3.4B	\$17.5B	\$200,000+	1,196	13,573	72,855



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 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. 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.

<u>ROM, LLC</u>	<u>9001771</u>	<u>info@romcp.com</u>	<u>713.237.0000</u>	_____	_____	_____	_____
<small>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>	<small>Licensed Supervisor of Sales Agent/Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<u>Rafael Melara</u>	<u>496309</u>	<u>rafael@romcp.com</u>	<u>713.237.0000</u>	_____	_____	_____	_____
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>	<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
_____				_____	_____		
<small>Buyer/Tenant/Seller/Landlord Initials</small>				<small>Date</small>			

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0

