

RETAIL PROPERTY | FOR LEASE

# Fondrenwood Retail Center

9750 Fondren Road,  
Houston, TX 77096



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520 Post Oak Blvd., Suite 500  
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## 2 | Property Summary



### PROPERTY DESCRIPTION

Embrace the opportunity to lease a prime space at this Fondren Road location in Houston, TX, offering ample square footage, flexible floor plans, and high visibility. With strategic design for optimal customer engagement and ongoing exterior remodeling, this property presents an exceptional leasing opportunity.

### PROPERTY HIGHLIGHTS

- Ample square footage for versatile layouts
- High visibility and signage opportunities
- Flexible floor plans to suit diverse business needs
- Remodeled exterior and parking lot
- Modern and inviting interior spaces

### OFFERING SUMMARY

Lease Rate:	\$22.71 - 24.00 SF/yr (NNN)
Number of Units:	34
Available SF:	1,200 - 7,926 SF
Building Size:	163,641 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	610	2,603	10,333
Total Population	1,637	7,617	28,138
Average HH Income	\$62,186	\$66,801	\$69,357



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# 3 | Lease Spaces



## LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,200 – 7,926 SF

Lease Term:	36 months
Lease Rate:	\$22.71 – \$24.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 9720 – Fondrenwood Retail	Available	6,210 SF	NNN	\$24.00 SF/yr	Exterior renovations underway for modern curb appeal Excellent visibility and signage potential Adaptable layout for retail, service, or specialty concepts Convenient access and strong area demographics



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## 4 | Lease Spaces



### LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,200 – 7,926 SF

Lease Term:	36 months
Lease Rate:	\$22.71 – \$24.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 9810 – Fondrenwood Retail	Available	2,000 SF	NNN	\$24.00 SF/yr	Exterior renovations in progress for modern look Strong visibility and signage opportunity Adaptable layout for retail, salon, or service use Convenient access and growing area demographics



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# 7 | Available Lease Spaces

## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 months
Total Space:	1,200 – 7,926 SF	Lease Rate:	\$22.71 – \$24.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
9720 – Fondrenwood Retail	Available	6,210 SF	NNN	\$24.00 SF/yr
9800 – Fondrenwood Retail	Available	3,200 SF	NNN	\$24.00 SF/yr
9810 – Fondrenwood Retail	Available	2,000 SF	NNN	\$24.00 SF/yr
9940 – Fondrenwood Retail Center	Available	7,926 SF	NNN	\$22.71 SF/yr
7535 – Fondrenwood Retail	Available	1,200 SF	NNN	\$24.00 SF/yr



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# 6 | Retailer Map



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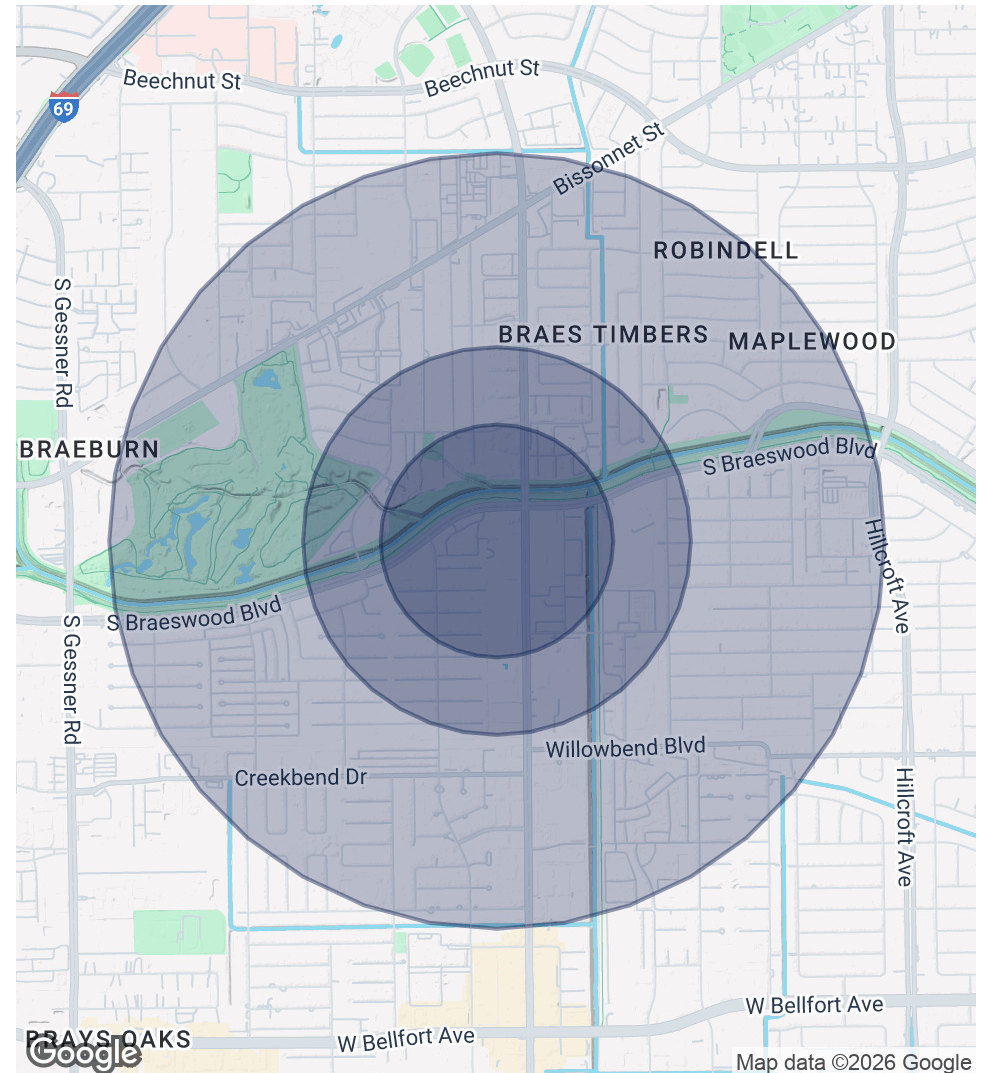
# 7 | Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,637	7,617	28,138
Average Age	33	33	36
Average Age (Male)	32	32	35
Average Age (Female)	35	34	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	610	2,603	10,333
# of Persons per HH	2.7	2.9	2.7
Average HH Income	\$62,186	\$66,801	\$69,357
Average House Value	\$330,575	\$354,337	\$364,026

Demographics data derived from AlphaMap



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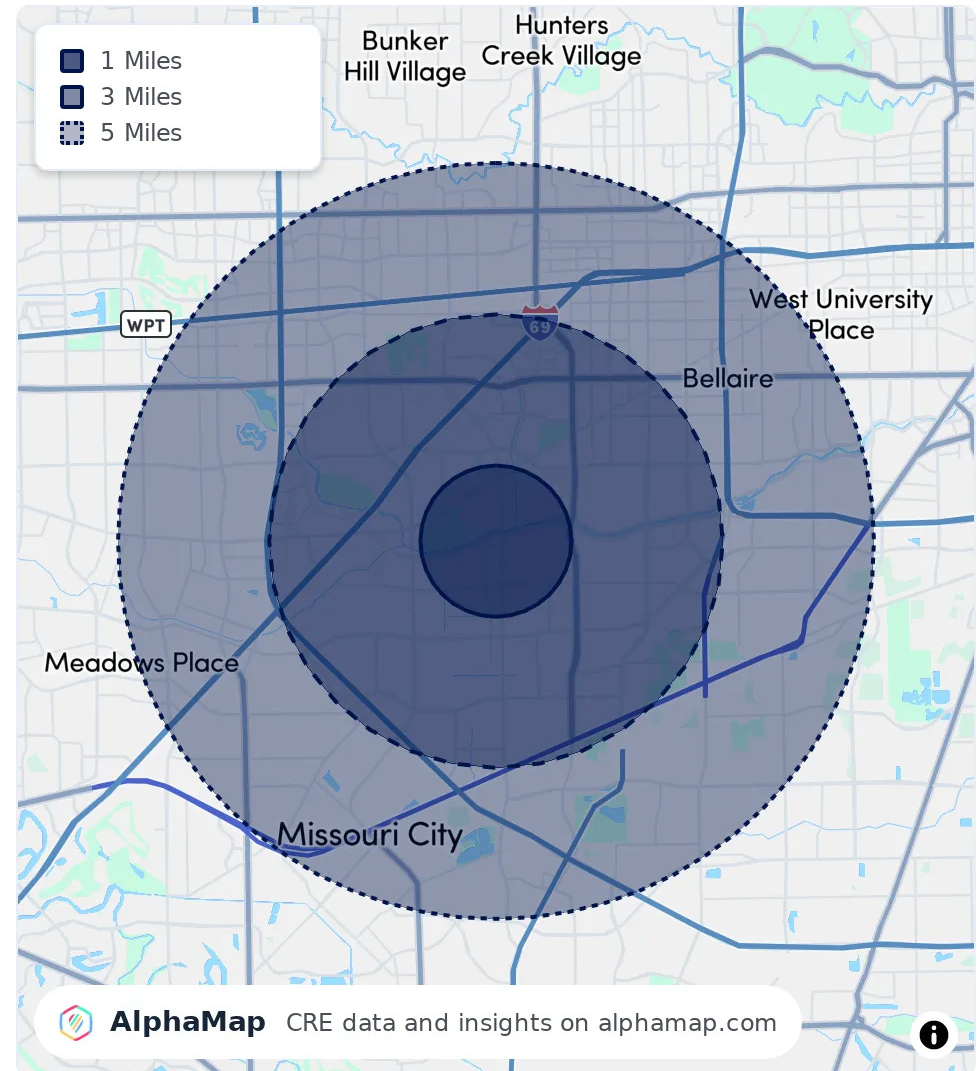
## 8 | Area Analytics

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	28,138	224,511	519,288
Average Age	36	37	37
Average Age (Male)	35	36	36
Average Age (Female)	37	37	37

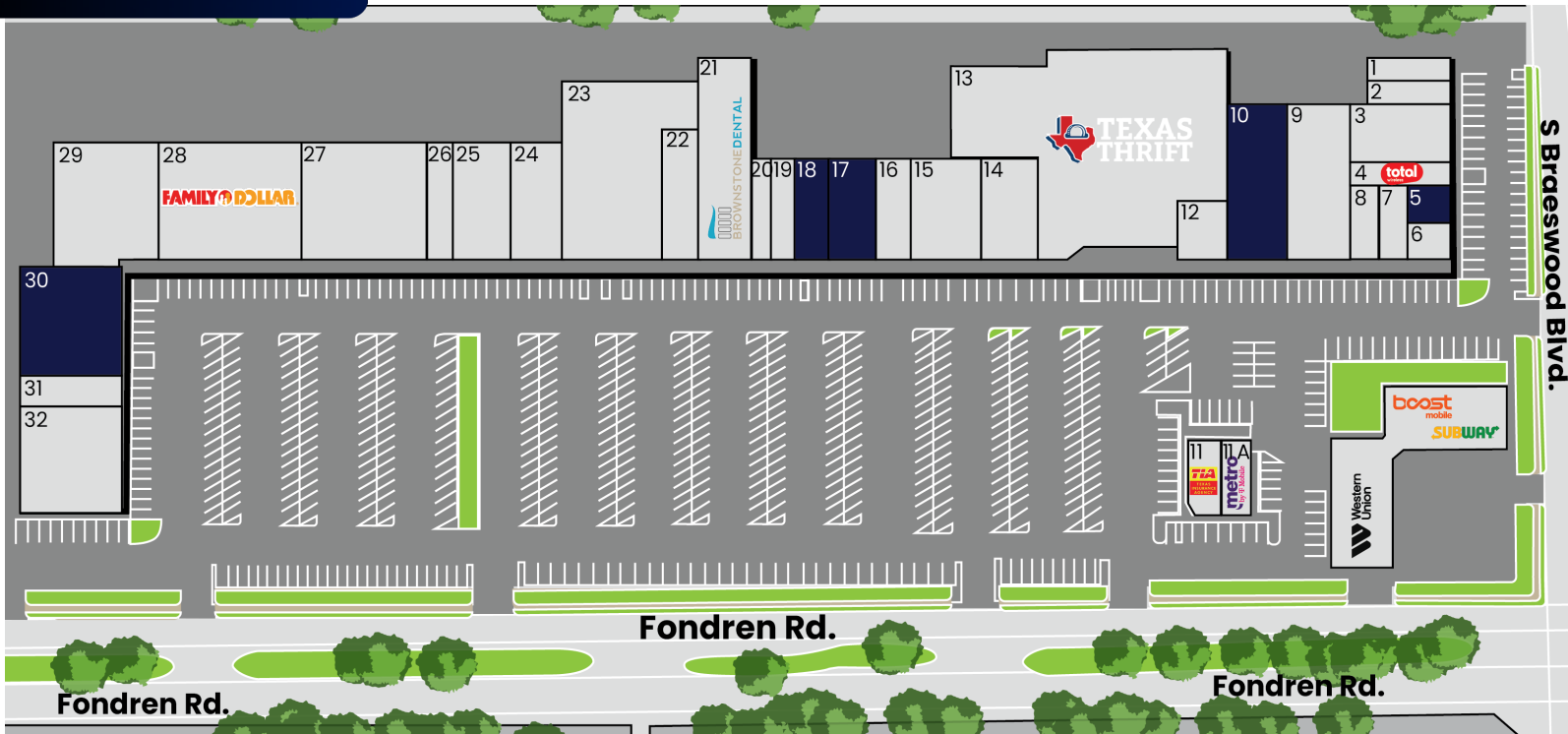
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,333	81,868	198,992
Persons per HH	2.7	2.7	2.6
Average HH Income	\$69,357	\$76,715	\$82,265
Average House Value	\$364,026	\$303,818	\$349,835
Per Capita Income	\$25,687	\$28,412	\$31,640

Map and demographics data derived from AlphaMap





# Site Map



	Tenant	Unit	Size (SF)
1	Alex's Tire Shop	7565	1,440
2	Smoker's Palace	7563	960
3	Retail	7555	3,440
4	Total by Verizon	7545	1,360
5	<VACANT>	7535	1,200
6	iRepair	9702	1,200
7	Saba's Sandwiches	9704	1,200
8	Mexican Candy	9708	1,200
9	Little Learners Academy	9712	6,000
10	<VACANT>	9720	6,210
11	U Save Auto Insurance	9722	1,596
11A	Xclusive Trading, LLC	9722-A	1,592
12	MHLV Dance Studio	9730 - 9740	2,966
13	Texas Thrift Stores	9750	30,000
14	Southwest Cycleries	9760	4,265
15	Luxe Beauty Supply	9770 & 9780	5,000
16	Right Step Medical	9790	2,200

	Tenant	Unit	Size (SF)
17	<VACANT>	9800	3,200
18	<VACANT>	9810	2,000
19	Foxy Nails	9820	1,600
20	Hair Braiding Salon	9822	9,76
21	Brownstone Dental	9824	5,064
22	Bayou Pawn	9830	4,700
23	Black Friday Deals	9840	15,000
24	Arrogant Butcher	9846	4,000
25	La Moreliana #4	9846-B & 9848	5,200
26	Barbershop	9856	1,481
27	Exotic Home Furniture	9864	10,000
28	Family Dollar Stores	9890	12,170
29	Anna's Reception Hall	9900	9,940
30	<VACANT>	9940	7,926
31	Variedades Guatemala	9944	1,875
32	SGT Washeteria	9950	6,680





# 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.*

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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>Oak Hill Commercial</b>	-	-	<b>713.275.2009</b>
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
<b>Jamie Grotte</b>	-	<b>jgrotte@oakhillcommercial.com</b>	<b>713.275.2009 x108</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date