



Commercial Realty Company

8845 Long Point, Houston TX

CALL FOR MORE INFORMATION



Retail / Medical / Office



FOR LEASE

- Contact Broker

AVAILABLE SPACE

- Minimum divisible 1,000 SF
- Max divisible 6,500 SF
- TI allowance negotiable

PROPERTY HIGHLIGHTS

- Newly renovated (2024)
- Average HH income \$110,734 (within 1 mile radius)
- Overflow parking available

TRAFFIC COUNT

- 18,375 (CoStar 2022)

Fred Ash

O. 281-568-7805

C. 281-236-3032

fredash@crcompany.com

11520 Bedford St.

Houston, Tx 77031

The Branch on Long Point is a renovated multi-use center located in the heart of a rapidly transformed Spring Branch. This corner lot property boasts prime retail and commercial space with plenty of parking for all types of businesses and excellent visibility with over 300 feet of frontage and ideal building placement along the main lifeline of Spring Branch. Recent renovations include new pylon signage, new exterior façade, extended exterior storefront glass, updated restrooms and a new elevator. Building and Pylon Signage available. Fence can be removed depending on building occupancy and tenant preference.



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DEMOGRAPHICS

Demographics >> _____



Population

1 mile 22,331

3 mile 137,048

5 mile 384,991



Daytime
Population

1 mile 19,907

3 mile 181,413

5 mile 572,815

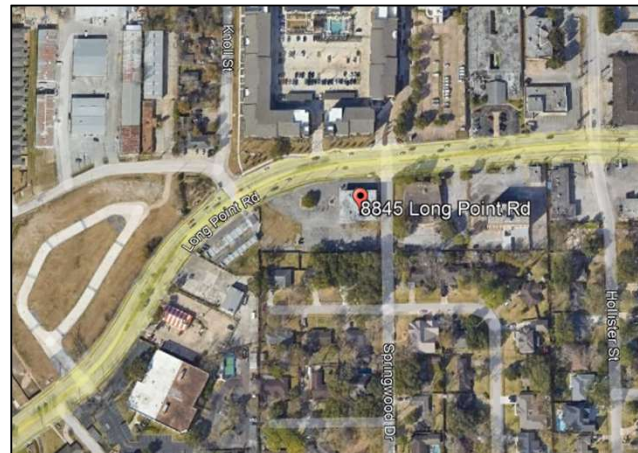


Avg. HH
Income

1 mile \$110,734

3 mile \$119,640

5 mile \$129,750





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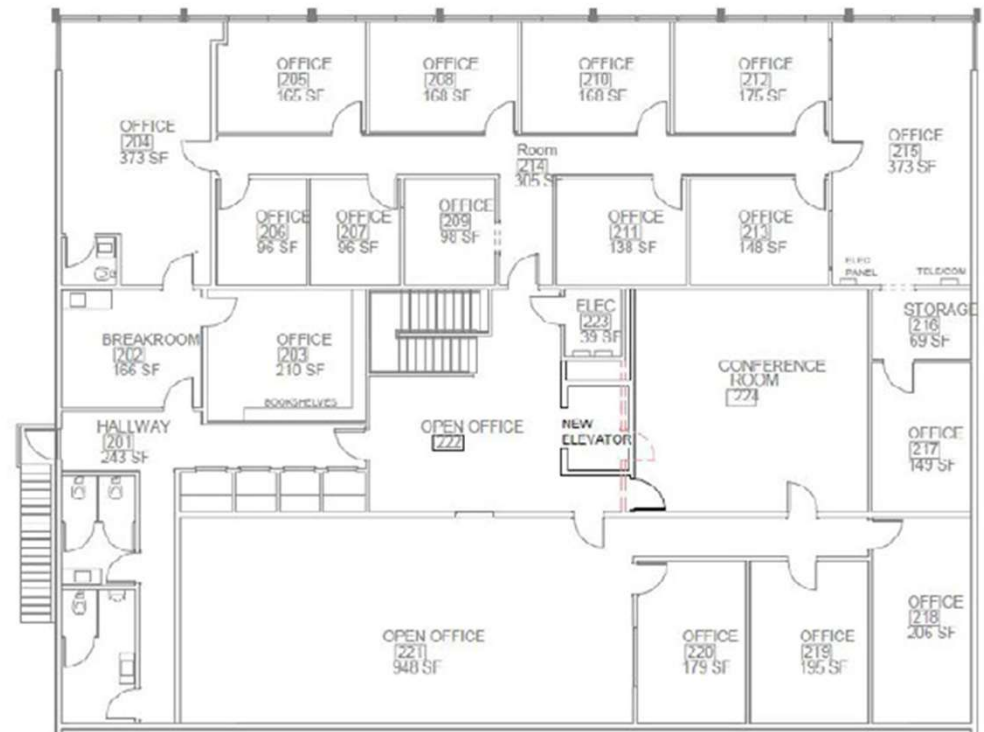
First Floor - 6,200 SF

Available



Second Floor – 6,500 SF

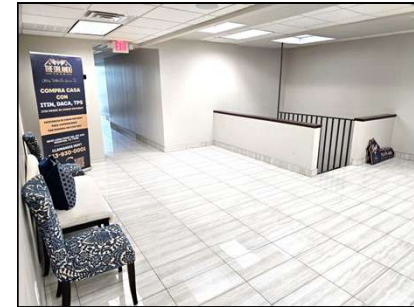
Available



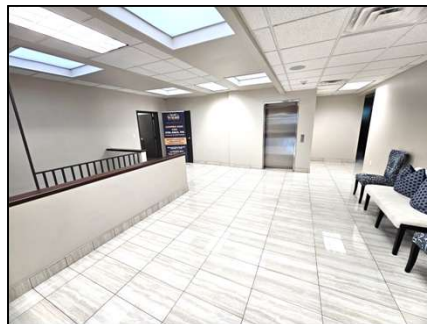


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Second Floor Lobby



Second Floor Lobby



Conference Room



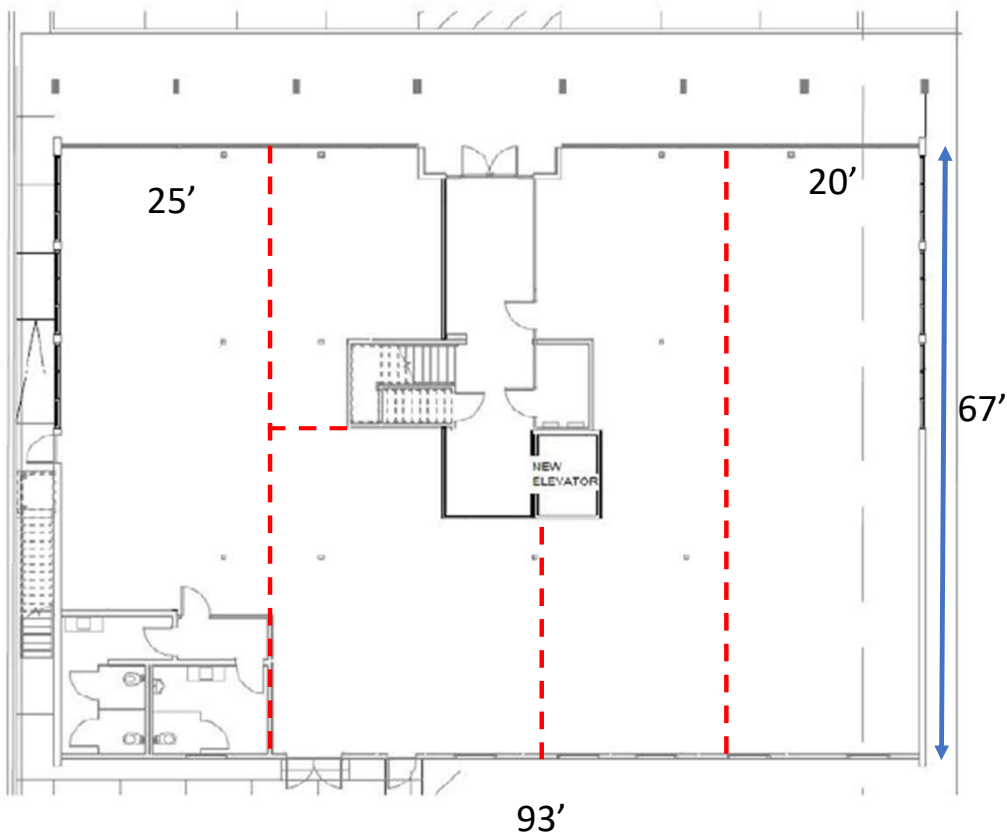
First Floor Lobby



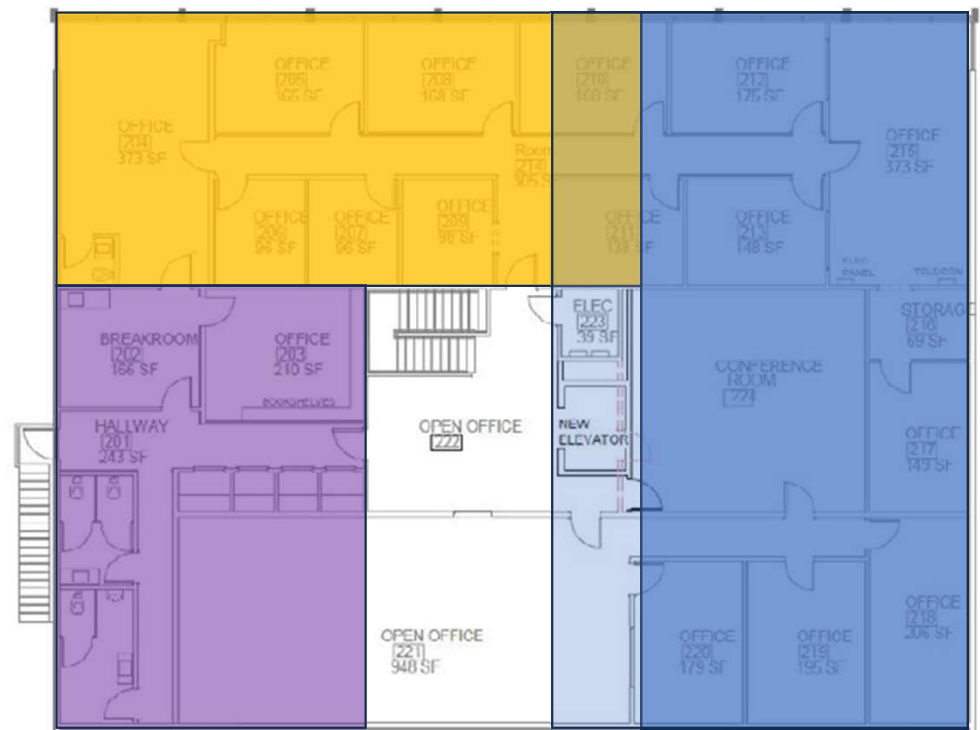
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First Floor
Retail Concepts



Second Floor
Retail Concepts





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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.

11/2/2015

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.

CRC Real Estate Services	295776	fredash@crcompany.com	(281)568-7805
Licensed Broker (Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Fred Ash	295776	fredash@crcompany.com	(281)568-7805
Designated Broker of Firm	License No.	Email	Phone
Fred Ash	295776	fredash@crcompany.com	(281)568-7805
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Wesley Clayborn	686301	Wesley@crcompany.com	(713)299-6619
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Commercial Realty Company, 11520 Bedford St. Houston TX 77031
Fred Ash

Information available at www.trec.texas.gov

IABS 1-0 Date

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