

RIVERPOINT RETAIL CENTER

2ND GEN RETAIL & OFFICE SPACE FOR LEASE

NWQ Grand Pkwy & US-59 | Richmond, TX



PROPERTY INFORMATION:

Address: 5400 Pointe West Circle Richmond, TX 77469

1st Floor: ±2,153 SF **Availability:**

2nd Floor: ±3,380 SF

1st Floor: \$34.00 PSF + NNN **2nd Floor:** \$22.00 PSF + NNN

6 Months Free Rent + \$60 PSF TI Allowance

HIGHLIGHTS:

Price:

- 2nd generation retail space available
- 6 months free rent
- \$60 PSF TI allowance available
- 2nd floor turn-key office space provided with private elevator, lobby and grand staircase
- Excellent visibility and access to the Grand Parkway as well as US-59
- Located directly across from Memorial Hermann Hospital, a 100,000 SF medical plaza with 77 private rooms and a full service acute facility
- Across from H-E-B & LA Fitness anchored shopping center
- Other major area retailers include: Petco, CVS, Walgreens, Star Furniture, Houston Garden Center, Dollar Tree, and Buc-ees amongst others

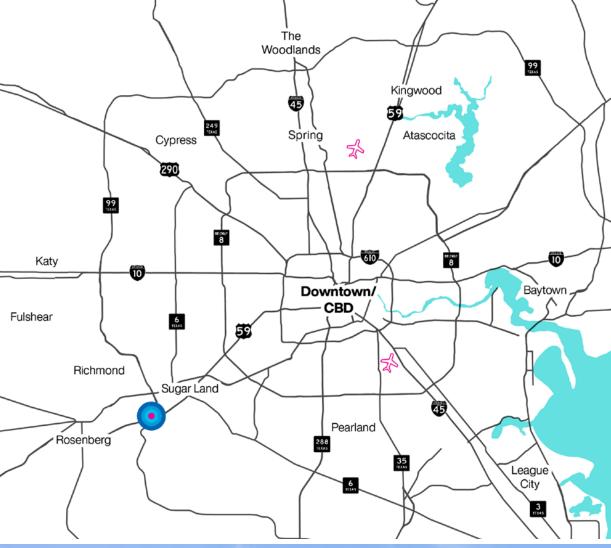
TRAFFIC COUNTS:

US-59: 170,685 CPD '23

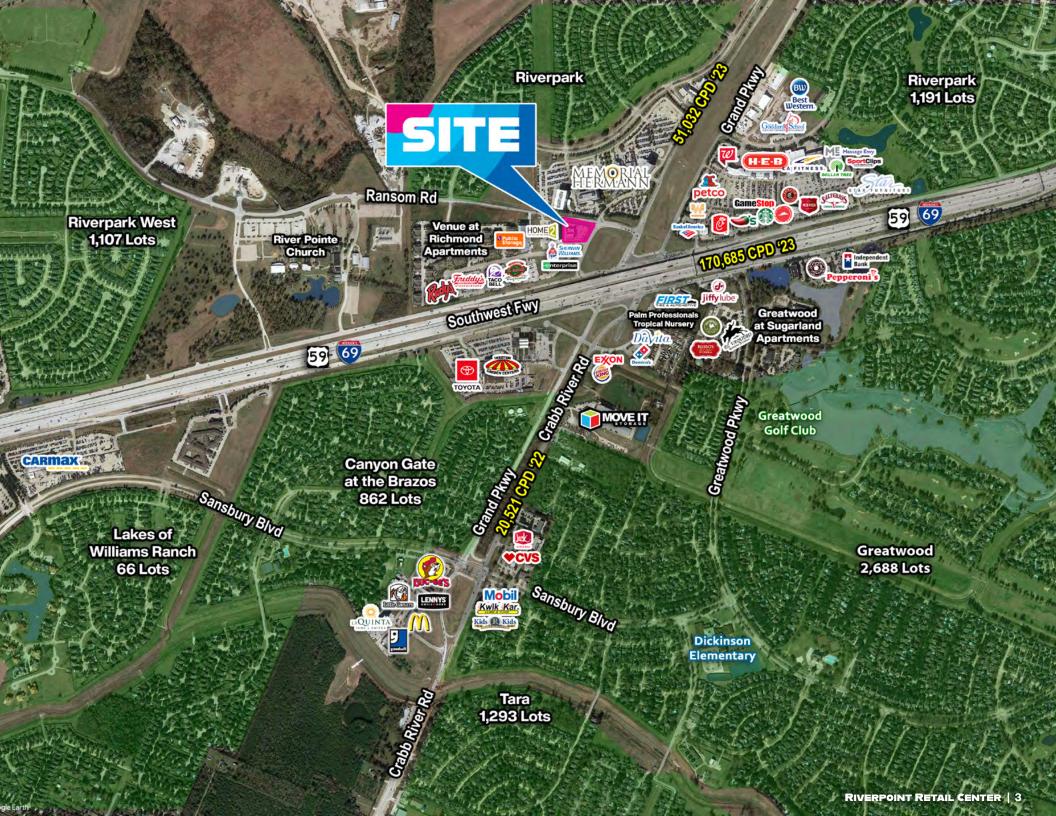
Grand Pkwy: 51,032 CPD '23

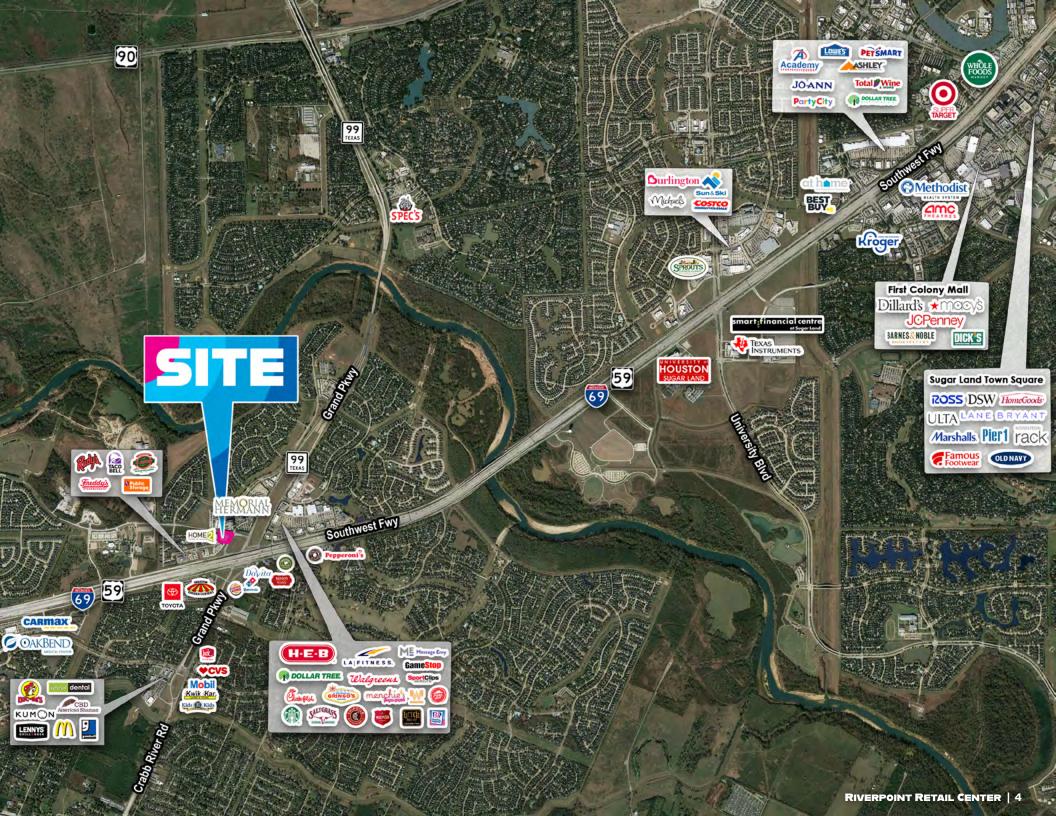
2025 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	8,042	64,889	159,420
Daytime Pop.	5,432	28,864	97,175
Avg HH Income	\$174,850	\$172,612	\$166,296

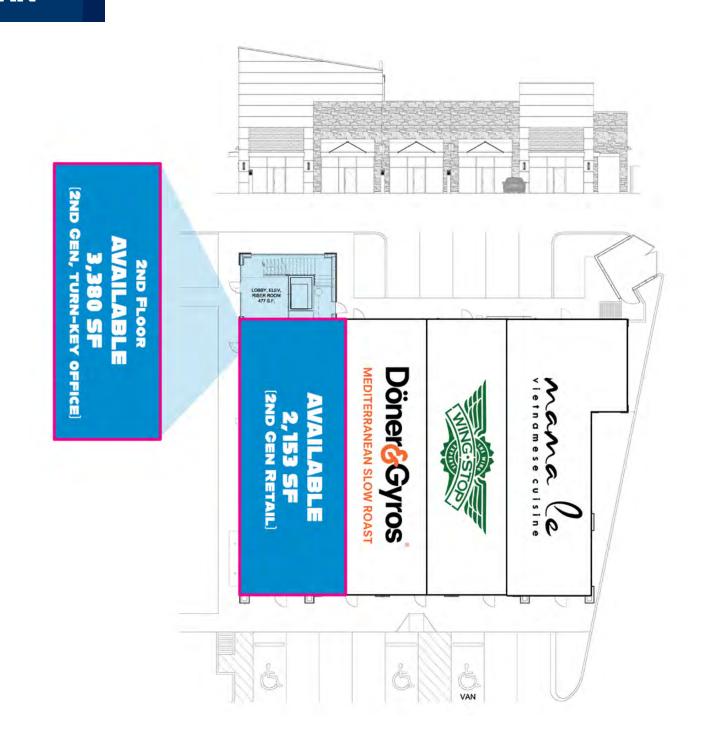


























Information About Brokerage Services

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 sale s 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 ot hers, including the broker's own interests;
- Inform the client of any material informa tion about the property or transac tion received by the broker;
- Answer the client's gues tions and present any off er to or counter-off er from the client; and
- Treat all par ties 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 andbuyer) 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:
 - o that the owner will accept a price less than the wriΣen asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 du ties 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.

Blue Ox Brokerage, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9009549 License No.	jj@blueoxgroup.com Email	713.804.7777 Phone
Joshua Jacobs	448255	jj@blueoxgroup.com	713.230.8882
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Anita Amin Rami Khoury	651377 775141	aa@blueoxgroup.com rk@blueoxgroup.com	713.324.8954 832.677.3434
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials Date	_	Regulated by the	Information available at www.trec.texas.gov

Texas Real Estate Commission

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Anita Amin | 713.324.8954 aa@blueoxgroup.com

Rami Khoury | 832.677.3434 rk@blueoxgroup.com

