



3,360 SF
ENDCAP

BAKERKATZ

HARRISBURG BLVD | WAYSIDE DR

3,360SF END CAP AVAILABLE FOR LEASE (DEMISABLE)

HOUSTON, TX | 77011

KENNEDI VAUGHAN

713.234.1015 • kvaughan@bakerkatz.com

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WWW.BAKERKATZ.COM

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Demographics

	1MI	3MI	5MI
Population	17,391	118,008	336,449
Day time Pop	17,840	134,481	494,392
Avg AHHI	\$61,911	\$67,210	\$79,962

TIJERINA
 ELEMENTARY
 SCHOOL
 430 STUDENTS

HOUSTON METRO RAIL
 • CESAR CHAVEZ & 67TH ST STOP
 • CONNECTS TO HOUSTON CENTRAL
 DOWNTOWN (43,200 PEOPLE)



SITE
 BANK OF AMERICA
 Walgreens

CHASE

McDonald's

WELLS FARGO

Firestone

BURGER KING

BBVA Compass

WENDY'S

AutoZone

dds DISCOUNTS
 BB&T
 MELROSE
 R&C
 WSS
 LOUISIANA HOTWINGS
 POPEYES

O'Reilly

Fiesta

GUS WARTHUM
 GOLF COURSE

HARRISBURG BLVD

90

WAYSIDE DR

69TH ST

15,864 CPD

69TH ST

27,450 CPD

90

WAYSIDE DR

POLK ST

HARRISBURG BLVD

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CAPITOL ST

WAYSIDE DR

HARRISBURG BLVD

HOUSTON LIGHT RAIL

PYLON



UNIT	TENANT	SIZE
1	Walgreens	15,485 SF
2	Empire Dental	1,393 SF
3	Boost Mobile	2,030 SF
4	Little Caesars	1,260 SF
5	Bank of America	2,240 SF
6	AVAILABLE (Can be Demised)	3,360 SF

BAKERKATZ



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 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.

BAKER KATZ LLC	528655		713.621.2900
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
KENNETH KATZ	436766		713.621.2900
Designated Broker of Firm	License No.	Email	Phone
KENNETH KATZ	436766		713.621.2900
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
KENNEDI VAUGHAN	818636	KVAUGHAN@BAKERKATZ.COM	713.234.1015
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

