



#10769
±2,344 SF

±3M
ANNUAL VISITS GENERATED
(DATA PULLED FROM PLACER)

LEASE
PENDING

MI TIENDA

Tortille

RETAIL SPACE, QSR & PAD SITE FOR LEASE PLAZA ALEGRE SHOPPING CENTER

10738 Bentley St & 10769/3804 Little York Rd | Houston, TX 77093



PROPERTY INFORMATION

ADDRESS: 10738 Bentley St & 3804/10769 Little York Rd, Houston, TX 77093

AVAILABILITY: #10735 - ±2,485 SF (In lease negotiation)
#10769 - ±2,344 SF
#3804 - ±1,341 SF
#10738 Pad Site - ±0.61 Acres

PRICE: Call For Pricing

HIGHLIGHTS:

- Grocery-anchored by Mi Tienda and DD's Discounts
- Prime hard corner at signalized intersection (SWC US-59 & Little York)
- Exposure to over 196,000 VPD
- Dense infill location with over 114,000 people within 3 miles
- Two 2nd generation retail spaces fronting Highway US-59 (I-69)
- Existing QSR w/ drive-thru on pad site in front of Mi Tienda
- Pad site available - located on hard corner of the lighted intersection (Little York & Bentley)

TRAFFIC COUNTS: Little York Rd - ±30,840 VPD
Hwy 59 (I-69) - ±196,223 VPD

DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
Population	12,671	114,270	258,636
Average HH Income	\$53,590	\$53,056	\$54,066
Workplace Pop.	3,667	24,652	93,090



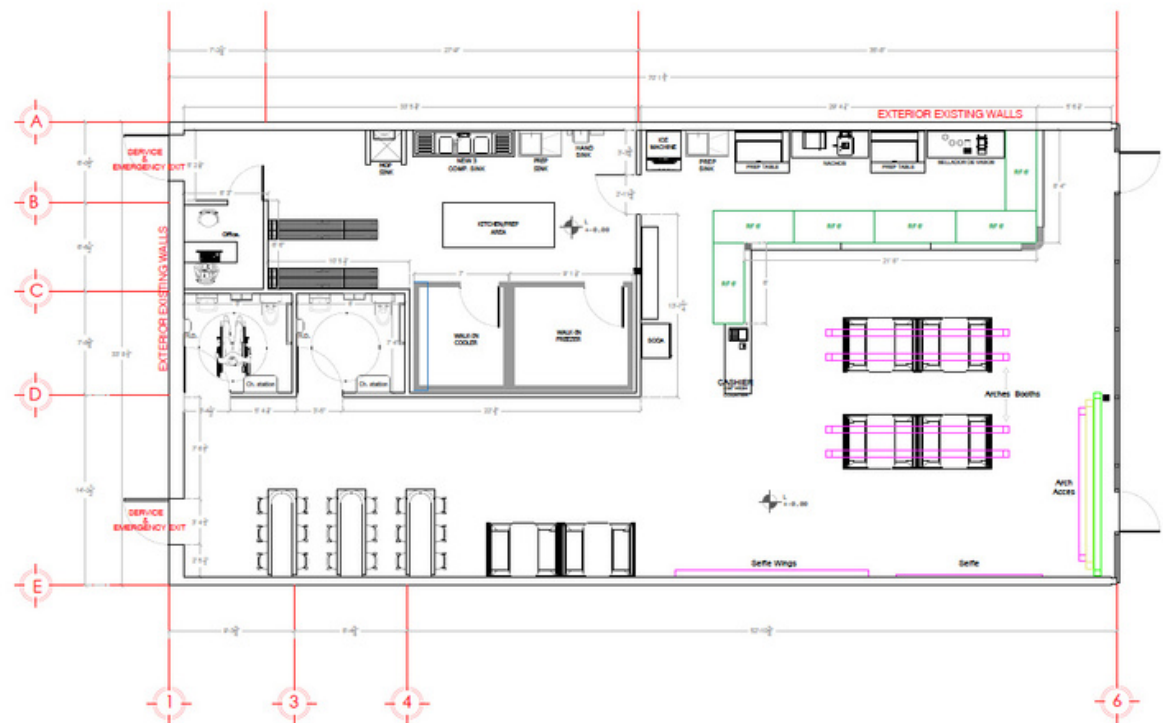


SITE PLAN

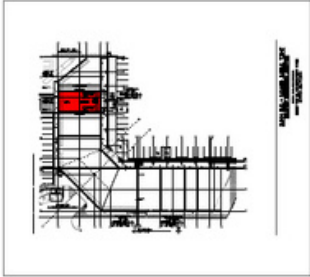


FLOOR PLAN

10769 Little York Rd, Houston, TX 77093



Floor Plan



REF PLAN

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OWNER:
LA MICHOACANA PLUS
-LITTLE YORK-

PROJECT:
LA MICHOACANA PLUS
-LITTLE YORK-

ADDRESS:
10769 Eastex Freeway, Unit D
Houston, Texas 77093

LOCATION:

GENERAL NOTES:

ISSUE/REVISION:

NO.	DESCRIPTION	DATE

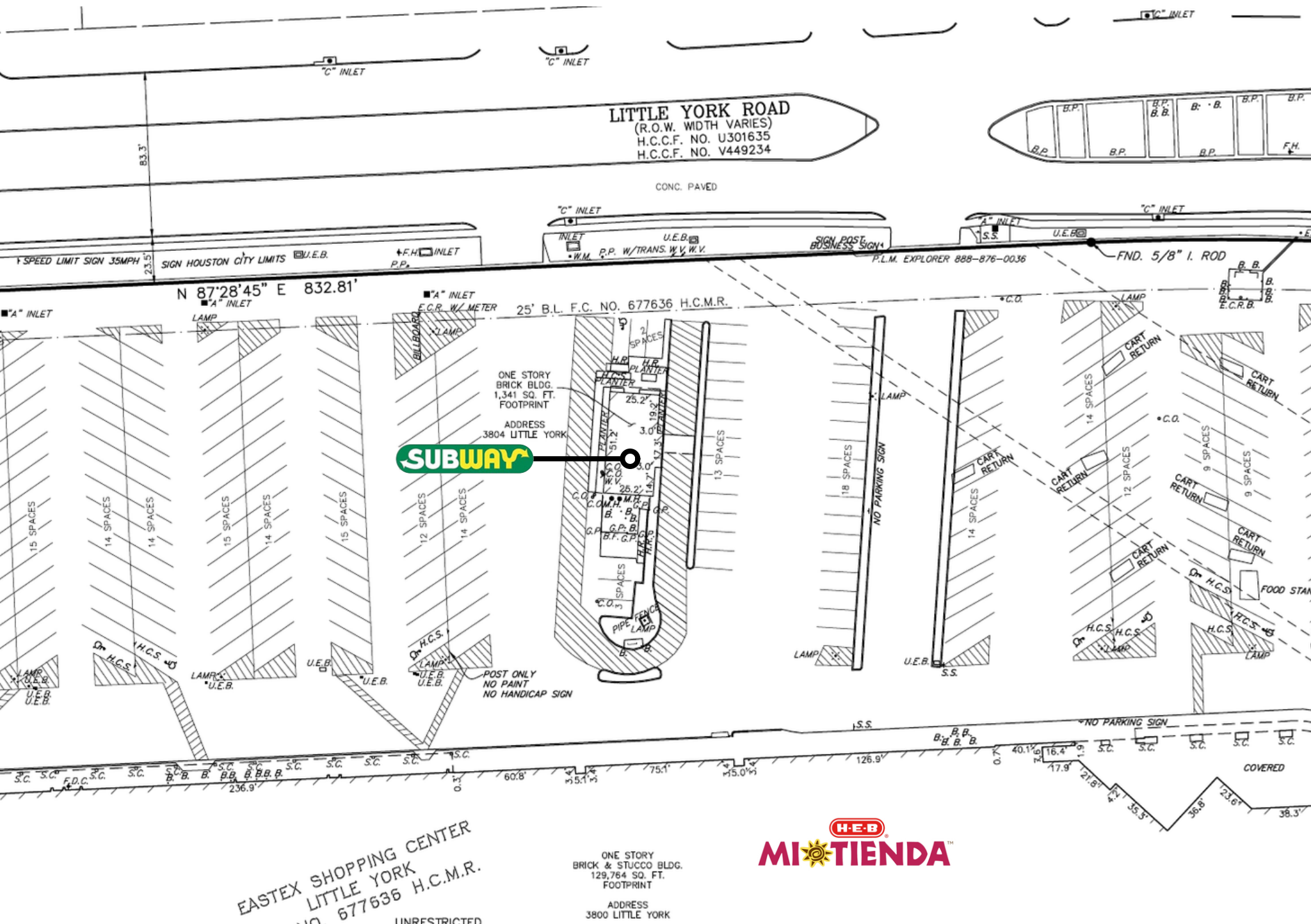
PERMIT:

SCALE:
5/8" = 1'-0"

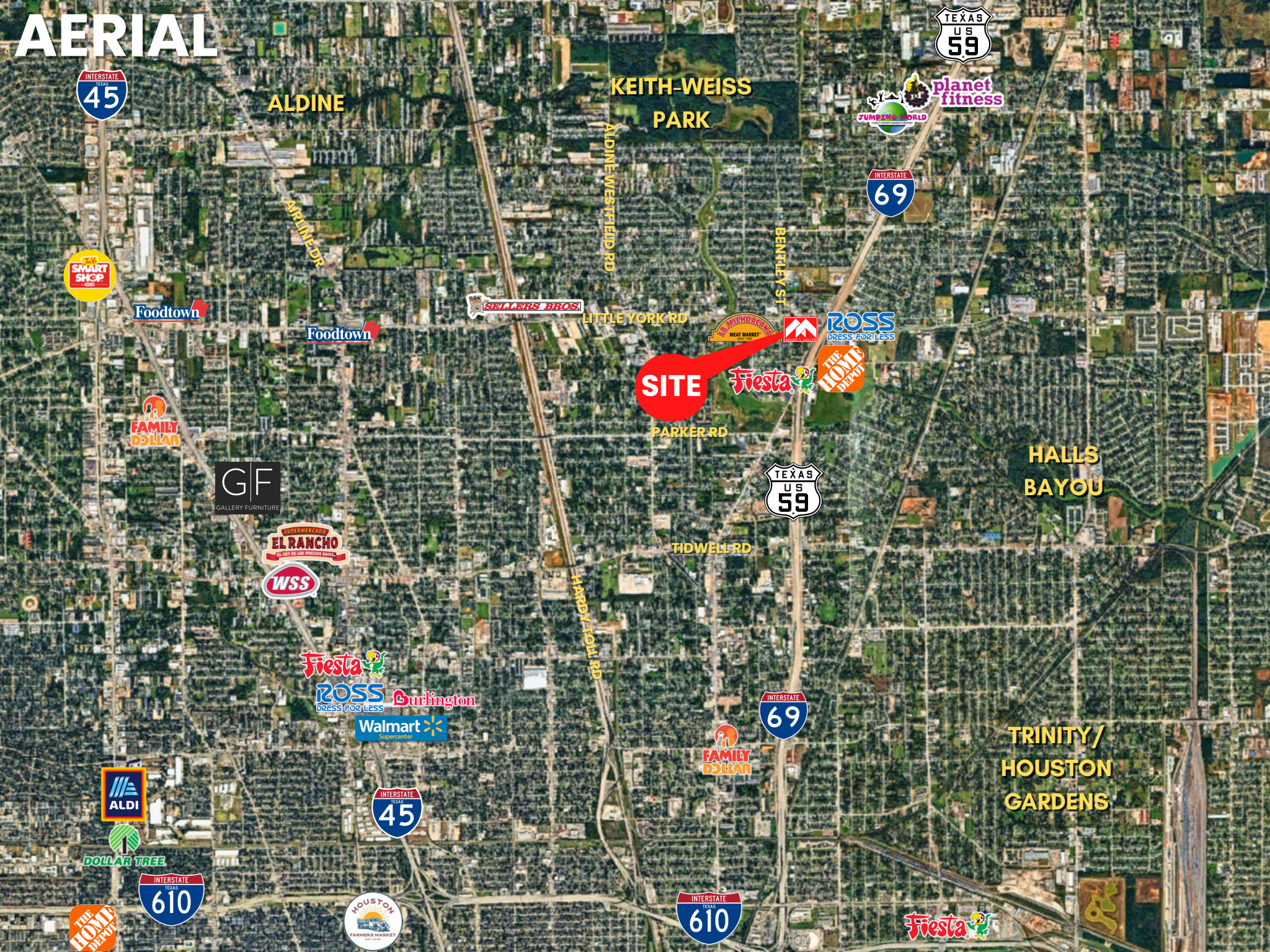
PLAN NAME:
FLOOR PLAN

SHEET NUMBER:
A-01

3804 Little York Rd, Houston, TX 77093



AERIAL



SITE

ALDINE

KEITH-WEISS
PARK



HALLS
BAYOU

TRINITY/
HOUSTON
GARDENS

TIDWELL RD

LITTLE YORK RD

PARKER RD

HARDY TOLL RD

BENTLEY ST

ALDINE WESTFIELD RD

ALDINE DR

Foodtown

Foodtown

SELLERS BROS

LA MICHIGANA
MEAT MARKET



ROSS
DRESS FOR LESS



Fiesta

FAMILY
DOLLAR

GF
GALLERY FURNITURE

EL RANCHO
SUPERMERCADO
WSS

Fiesta

ROSS
DRESS FOR LESS

Burlington

Walmart
Supercenter



FAMILY
DOLLAR



Fiesta





SINCE 1914

CONTACT US

COLLIN LESTER

Senior Associate

(713) 829-3243 Direct

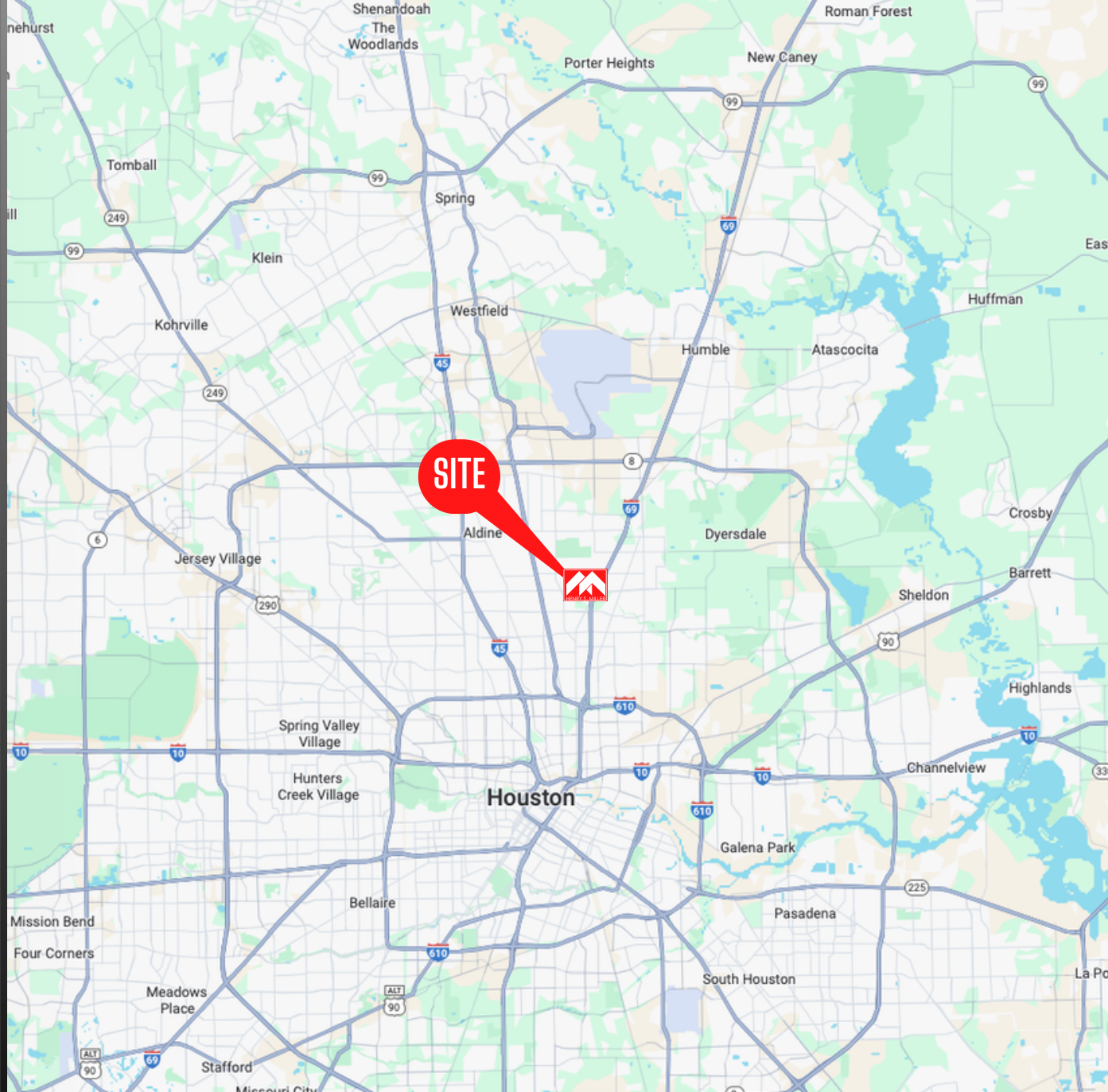
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Information About Brokerage Services

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' 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:
 - o that the owner will accept a price less than the written 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 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.

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Shawn Ackerman	462530	713-386-1088
Designated Broker of Firm	License No.	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Phone
Sales Agent/Associate's Name	License No.	Phone
Buyer/Tenant/Seller/Landlord Initials _____ Date _____		