# **Executive Summary**





#### **OFFERING SUMMARY**

Lease Rate:	\$11.28 - 19.67 SF/yr (Gross)
Building Size:	48,229 SF
Available SF:	1,006 - 4,255 SF
Lot Size:	4.09 Acres
Year Built:	1985
Renovated:	2013
Zoning:	GC
Market:	Houston
Submarket:	NASA/Clear Lake

#### **PROPERTY OVERVIEW**

Now leasing at Fairporte Green Shopping Center - a highly visible neighborhood retail center located along one of La Porte's busiest commercial corridors. Situated on Fairmont Parkway, the property offers excellent visibility, convenient access, and strong daily traffic counts. Surrounded by established residential neighborhoods and national retailers, this center is ideal for retail, medical, salon, fitness, or service-oriented businesses.

Available spaces feature open floor plans, prominent signage opportunities, and ample surface parking. Join a growing tenant mix and position your business in one of Southeast Houston's most stable and underserved submarkets.

#### **PROPERTY HIGHLIGHTS**

- Prime location on Fairmont Pkwy with ±25,000 VPD
- Freestanding center with direct access and visibility
- Ideal for retail, office, medical, or service use
- Ample parking and monument signage available
- Flexible suite sizes and build-out options
- Close proximity to SH-146, Beltway 8, and Port of Houston

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#### **Anthony Lagred**

# Lease Spaces





#### **LEASE INFORMATION**

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,006 - 4,255 SF	Lease Rate:	\$11.28 - \$19.67 SF/yr

#### **AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Fairporte Green Shopping Center	Available	3,070 SF	Gross	\$11.73 SF/yr	Total Monthly: \$3,000.00
Fairporte Green Shopping Center	Available	4,081 SF	Gross	\$11.76 SF/yr	Total Monthly: \$4,000.00
Fairporte Green Shopping Center	Available	2,214 SF	Gross	\$13.55 SF/yr	Total Monthly: \$2,500.00
Fairporte Green Shopping Center	Available	1,240 SF	Gross	\$19.35 SF/yr	Total Monthly: \$2,000.00
Fairporte Green Shopping Center	Available	1,220 SF	Gross	\$19.67 SF/yr	Total Monthly: \$2,000.00
Fairporte Green Shopping Center	Available	4,255 SF	Gross	\$11.28 SF/yr	Total Monthly: \$4,000.00
Fairporte Green Shopping Center	Available	1,006 SF	Gross	\$17.89 SF/yr	Total Monthly: \$1,500.00
Fairporte Green Shopping Center	Available	1,219 SF	Gross	\$16.73 SF/yr	Total Monthly: \$1,700.00
Fairporte Green Shopping Center	Available	1,327 SF	Gross	\$17.18 SF/yr	Total Monthly: \$1,900.00

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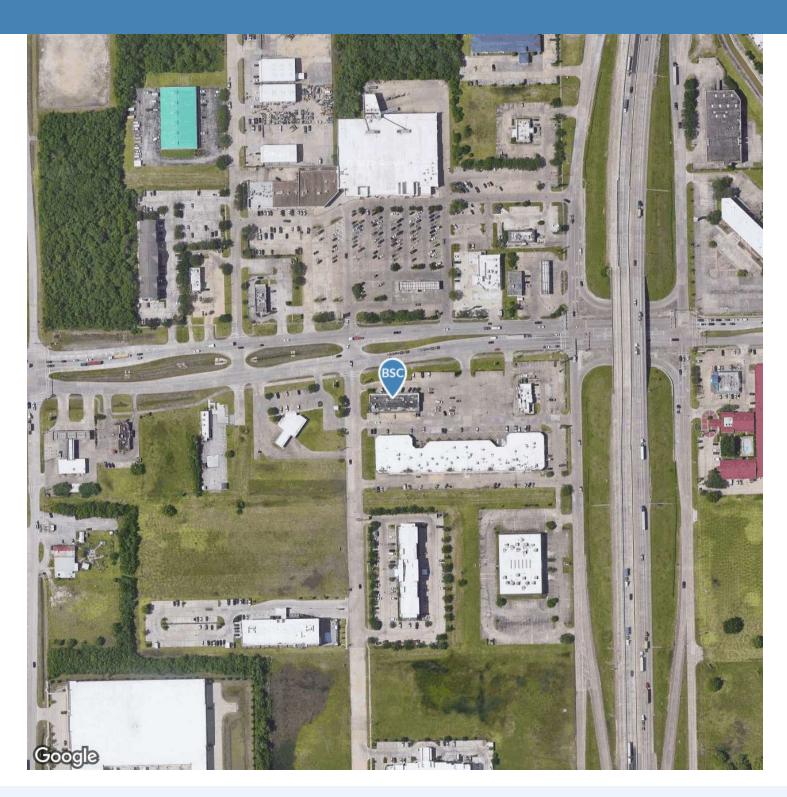
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# **Location Map**





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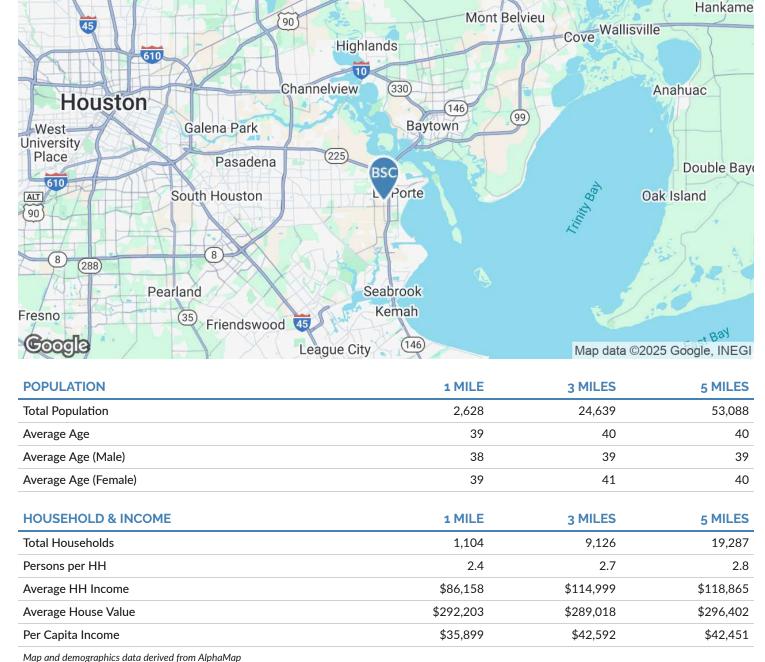
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# Area Analytics





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### **IABS**



#### 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:
  - 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.

Commercial Regional Properties of Texas LLC - Regional Properties Texas	9001528		713-228-1913
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
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tena	ant/Seller/Landlord Initi	als Date	_

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Information available at www.trec.texas.gov

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