

FOR LEASE RETAIL SPACE 1,451 SF

510-514 S Mason Road

partners

PARTNERSREALESTATE.COM



PREMISES:

Suite K	2,400 SF
Suite M	1,927 SF
Rent	Call for pricing

AREA TRAFFIC GENERATORS:



MARKET SUMMARY:

 290,009

2024 Population
(5 miles Radius)

 \$139,506

2024 Avg. Income
(5 miles Radius)

 89,319

2024 Total Employees
(5 miles Radius)

 42.9K VPD

S Mason Rd@Kingsland

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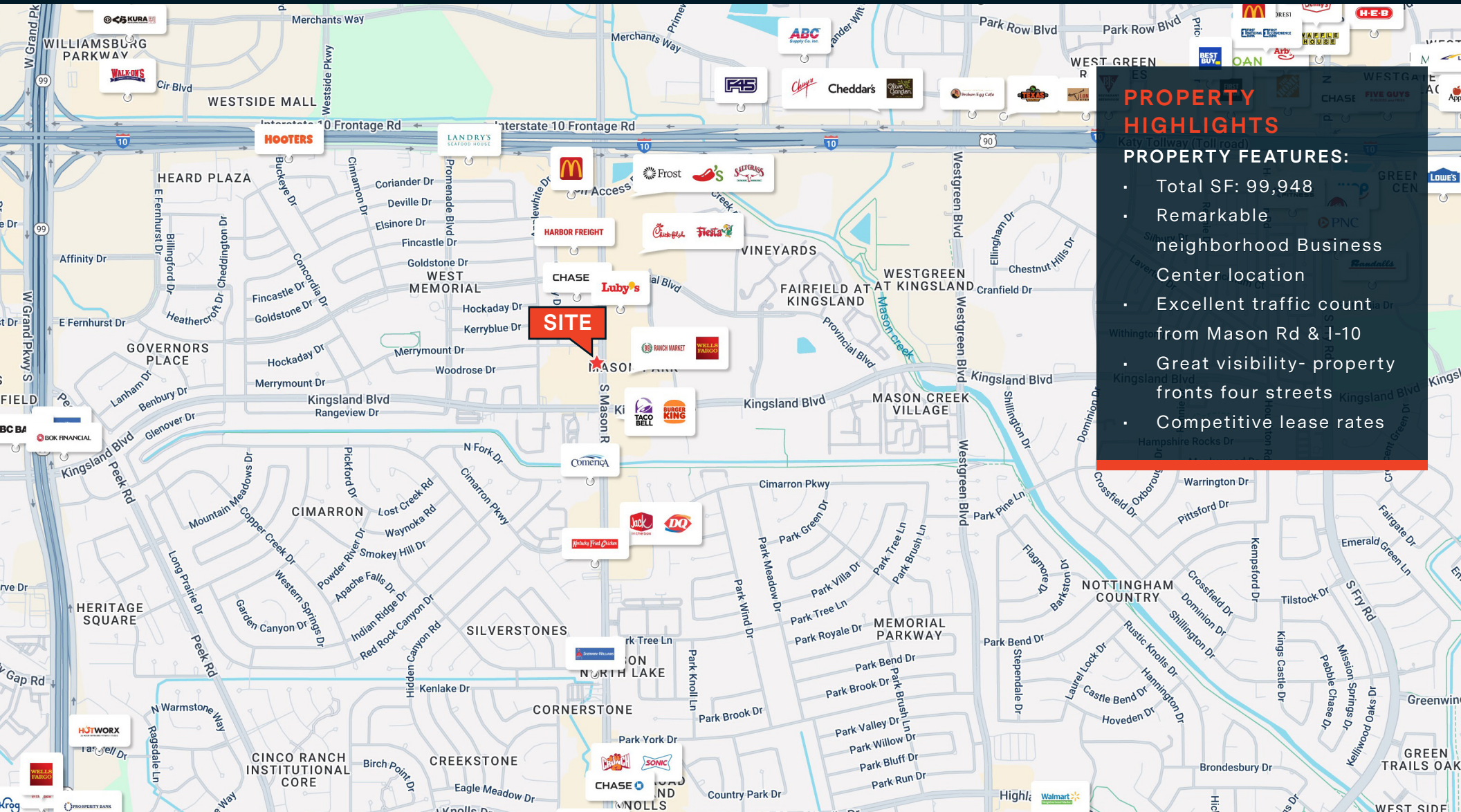
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PROPERTY HIGHLIGHTS

PROPERTY FEATURES:

- Total SF: 99,948
- Remarkable neighborhood Business Center location
- Excellent traffic count from Mason Rd & I-10
- Great visibility- property fronts four streets
- Competitive lease rates

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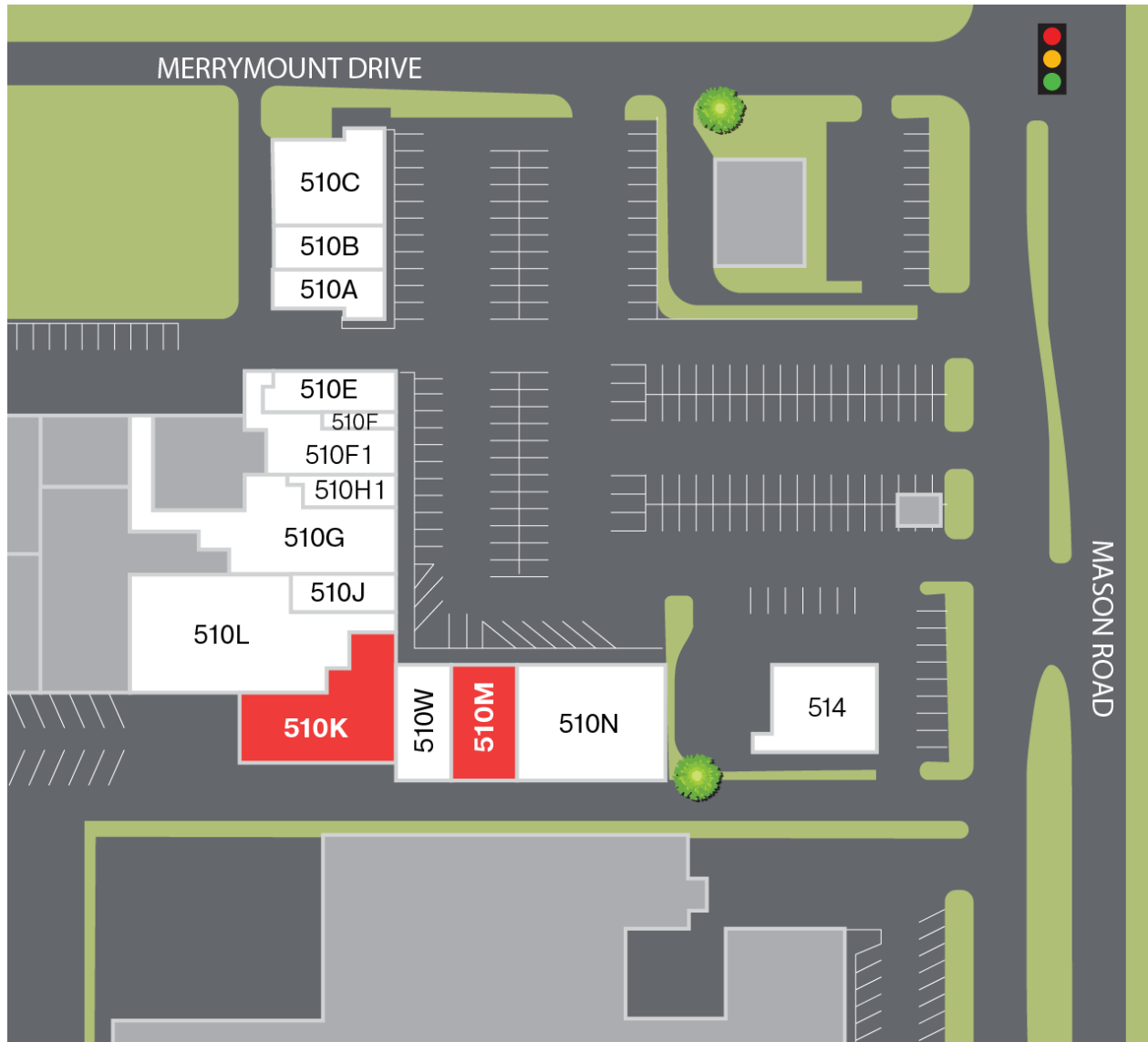
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Suite	Tenant	SF
510C	510 Bar & Grill	3,453
510B	Ephesus Grill	1,500
510A	Bake My Day	1,528
510E	Maaco of Katy	1,780
510F	Texas Time Keeper	595
510F1	Bricks and Minifigs	2,726
510H1	9 Whiskers	1,330
510G	Lala Pocha	3,970
510J	Posh African Braiding	1,451
510L	Table Tennis Acdmy	10,186
510K	AVAILABLE	2,400
510W	Sophia's	2,145
510M	AVAILABLE	1,927
510N	Aarons	6,180
514	Charleys Cheesteaks	2,665

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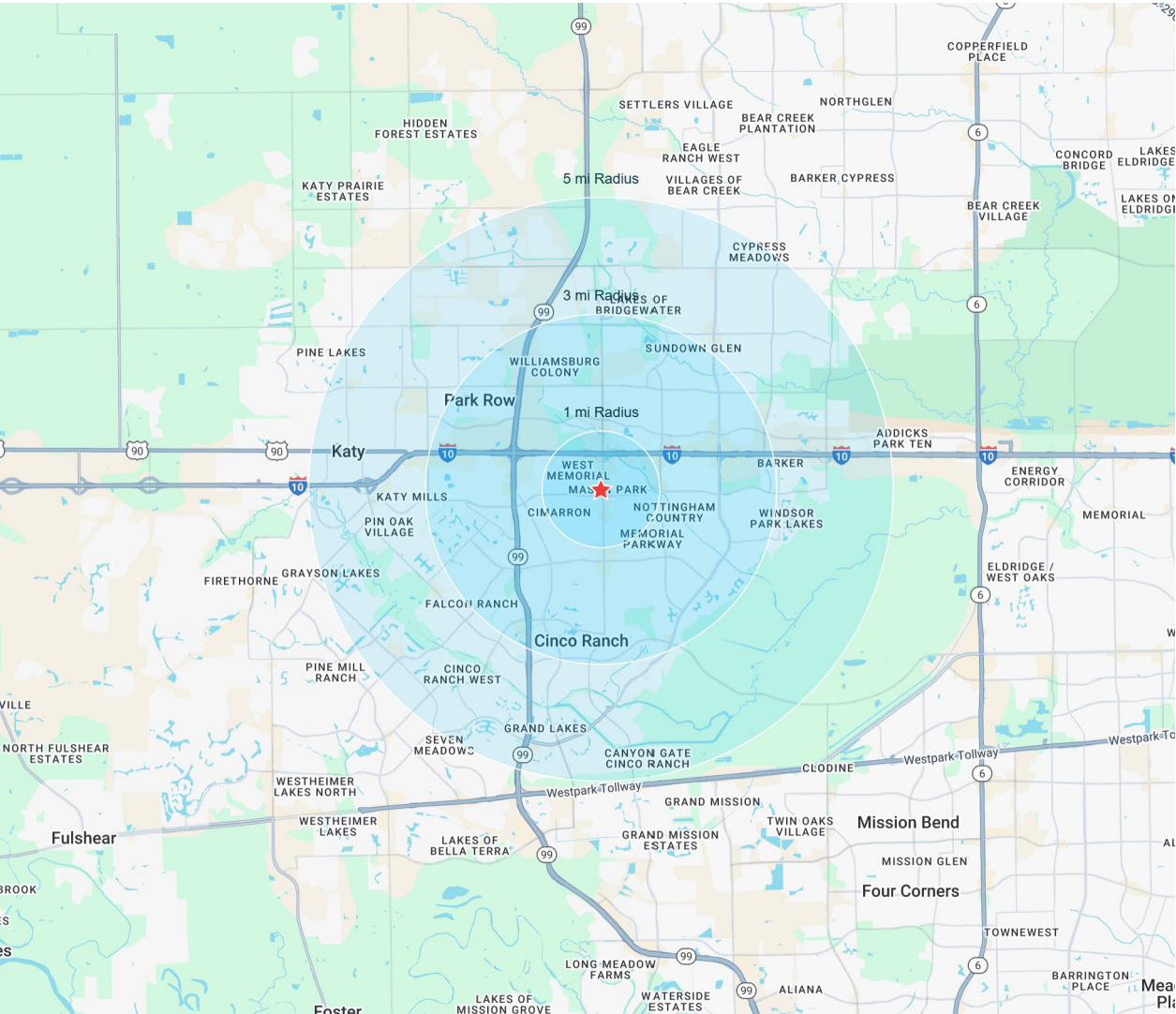
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SITE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population (2024)	16,918	133,014	290,009
Projected Population (2029)	17,258	143,270	325,270
Census Population (2020)	16,830	134,292	285,172
Median Age	36.5	36.7	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Estimated Households (2024)	6,655	48,132	98,728
Projected Households (2029)	6,808	52,013	110,743
Census Households (2020)	6,716	46,371	92,993
Estimated Avg. Household Income (2024)	\$90,135	\$131,016	\$139,506
RACE	1 MILE	3 MILES	5 MILES
White	48.8%	46.8%	43.0%
Black or African American	14.1%	13.8%	15.2%
Asian or Pacific Islander	6.0%	10.4%	13.1%
American Indian or Alaska Native	0.7%	0.7%	0.7%
Other Race	30.4%	28.3%	28.0%

Sites USA-2025 Demographics Source: Applied Geographic Solutions 11/2024

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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 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.

PCR Brokerage Houston, LLC dba NAI Partners	9003949	licensing@partnersrealestate.com	713-629-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Andy Parrish	603043	andy.parrish@partnersrealestate.com	713-275-9609
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date