

For Lease

WILLOW PARK SHOPPING CENTER

13703 TEXAS 249, HOUSTON, TX 77086

**REGIONAL**
PROPERTIES

OFFERING SUMMARY

Lease Rate:	\$9.00 - 20.00 SF/yr (NNN)
Building Size:	65,644 SF
Available SF:	900 - 11,980 SF
Market:	Houston
Submarket:	Near Northwest Oaks

PROPERTY OVERVIEW

Discover the prime location of this property on SH 249, offering high visibility and easy accessibility, ensuring maximum exposure for businesses. The modern and well-maintained retail spaces feature large storefront windows, providing an appealing showcase for products and services. With ample parking spaces for both pedestrians and vehicles, the property offers a seamless and convenient experience for customers. The diverse mix of tenants, including established brands, local businesses, and niche retailers, creates a dynamic and vibrant environment, making it an ideal location for businesses to thrive and establish a strong presence in the Houston market.

PROPERTY HIGHLIGHTS

- Prime location on SH 249 with high visibility and accessibility
- Modern, well-maintained retail spaces with large storefront windows
- Ample parking spaces for pedestrians and vehicles
- Diverse mix of tenants including established brands, local businesses, and niche retailers

VICTORIA AGUIRRE

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PROPERTIES**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	900 - 11,980 SF	Lease Rate:	\$9.00 - \$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Willow Park Shopping Center	-	2,810 SF	NNN	\$20.00 SF/yr	-
Willow Park Shopping Center	-	1,350 SF	NNN	\$21.75 SF/yr	Former Shipping Company
Willow Park Shopping Center	Available	900 SF	NNN	\$20.00 SF/yr	Former HR Wireless Cellphone Store
Willow Park Shopping Center	Available	11,980 SF	NNN	\$9.00 SF/yr	Former Citi Trends

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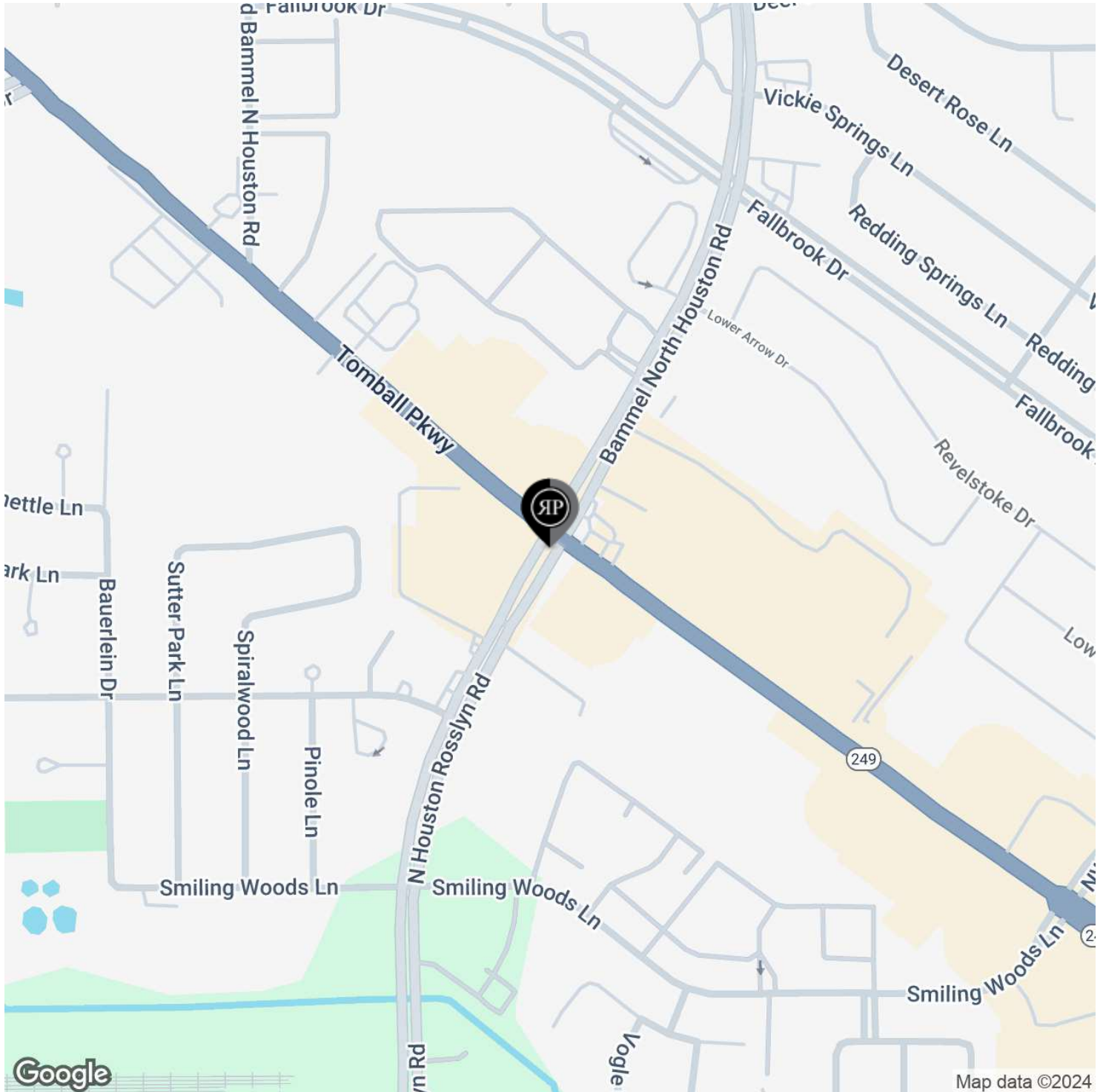
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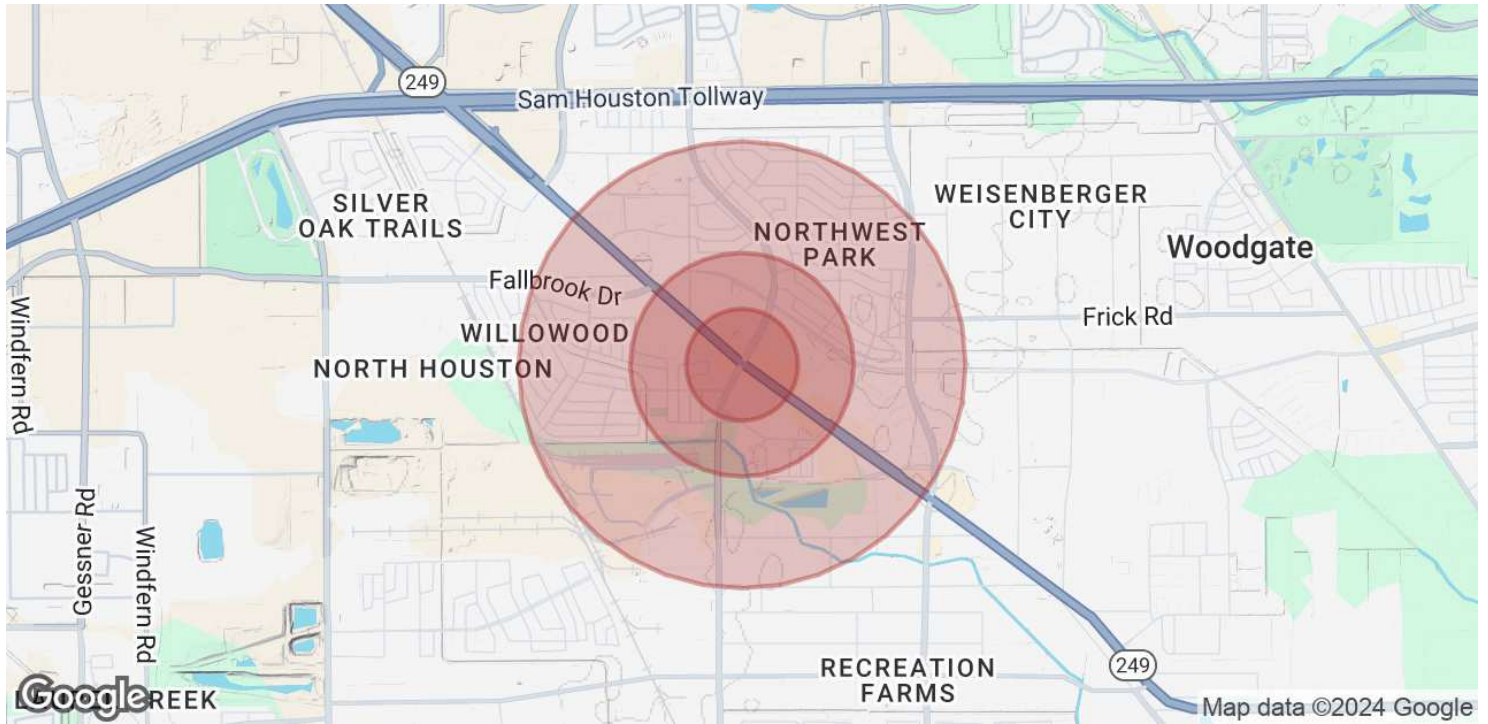
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,187	4,622	17,002
Average Age	30.0	29.6	29.9
Average Age (Male)	30.1	29.2	29.2
Average Age (Female)	30.3	30.4	30.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	470	1,715	5,387
# of Persons per HH	2.5	2.7	3.2
Average HH Income	\$31,164	\$36,398	\$47,248
Average House Value	\$62,301	\$78,122	\$109,458

2020 American Community Survey (ACS)

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**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.

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/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov**VICTORIA AGUIRRE**

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