

GULFTON ST - 17,194 VPD

#5958
3,300 SF
DO NOT DISTURB TENANT

#5920
8,000 SF

#5998A
1,000 SF

2nd
BEST LOCATION WITHIN
SELLERS BROS. CHAIN
(DATA PULLED FROM PLACER AI)

TOP 80th
PERCENTILE
FAMILY DOLLAR
(DATA PULLED FROM PLACER AI)

RENWICK DR - 18,447 VPD

RETAIL SPACE FOR LEASE ORCHARD GREEN SHOPPING CENTER

5920/5958/5998A Renwick Dr, Houston, TX 77081



HENRY S. MILLER

SINCE 1914



#5920
8,000 SF
DEMISABLE



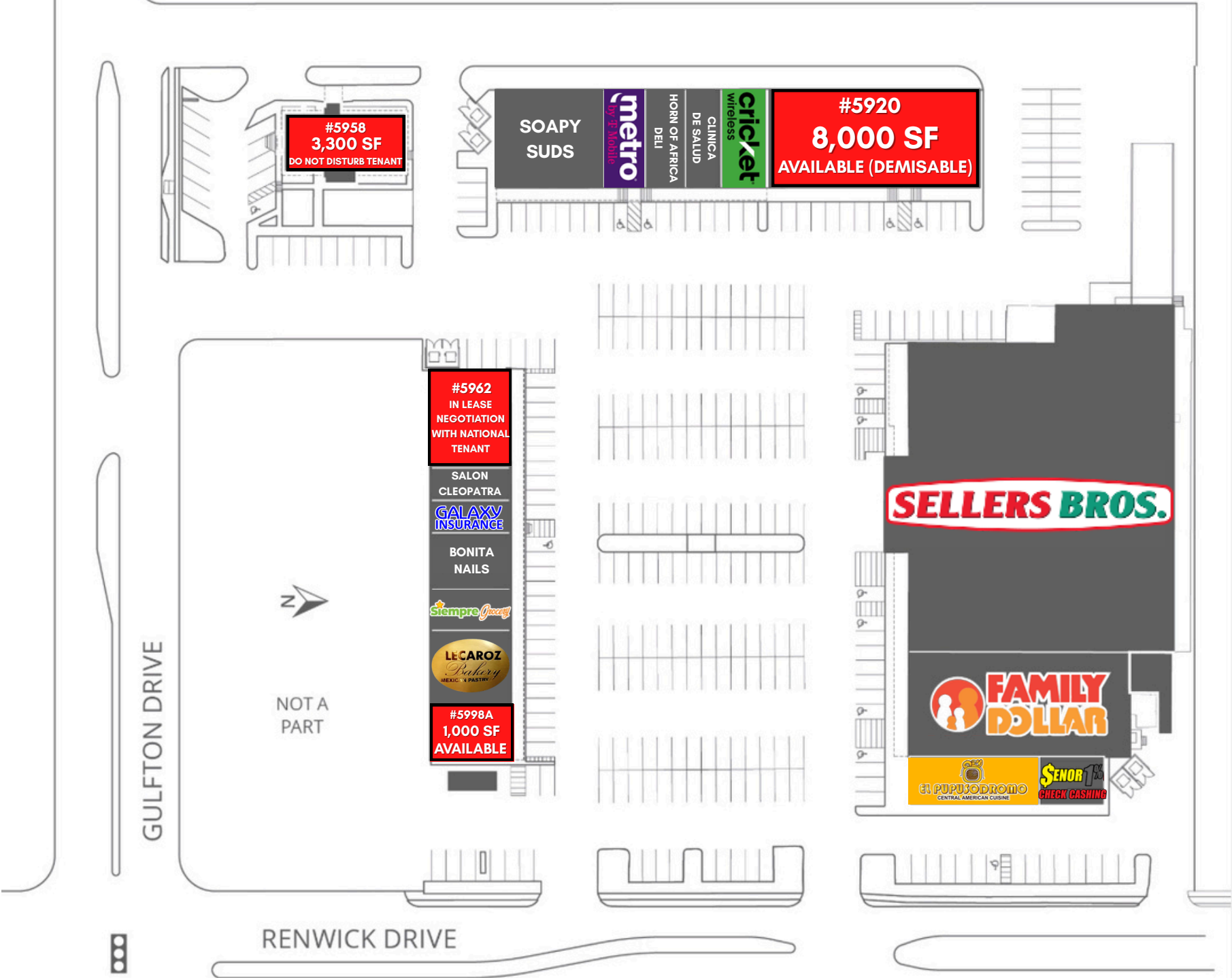
#5958
3,300 SF
DO NOT DISTURB TENANT



#5998A
1,000 SF

SITE PLAN

5920/5958/5998A Renwick Dr, Houston, TX 77081



PROPERTY INFORMATION

ADDRESS: 5920/5958/5998A Renwick Dr,
Houston, TX 77081

AVAILABILITY: #5920 - 8,000 SF
#5998A - 1,000 SF
#5958 - 3,300 SF

PRICE: Call For Pricing

HIGHLIGHTS:

- 2nd best location within Sellers Bros. chain, top 80th percentile Family Dollar chain per Placer AI
- Densely populated infill location with over 538,000 residents within a 5-mile radius
- Flexible leasing options including end caps and freestanding building opportunities
- Strong daily needs center anchored by Sellers Bros. and Family Dollar, including other national retailers
- Surrounded by other major retailers including Walmart, Sam's Club, and Fiesta
- Positioned in a highly active trade area with strong demand for neighborhood retail
- Fronting Renwick Dr, convenient access and great visibility

TRAFFIC COUNTS: Renwick Dr - 18,447 VPD
Gulfton St - 17,194 VPD

DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
Population	47,882	241,981	538,457
Average HH Income	\$51,132	\$113,526	\$120,224
Households	18,721	106,977	237,654



AERIAL

MEMORIAL PARK



WESTPARK TOLLWAY

SHARPSTOWN CENTER

GULFTON DR

RENWICK DR

DOLLAR TREE



SITE



BELLAIRE BLVD

BISSONNET ST





HENRY S. MILLER

SINCE 1914

CONTACT US

COLLIN LESTER

Senior Associate

(713) 829-3243 Direct

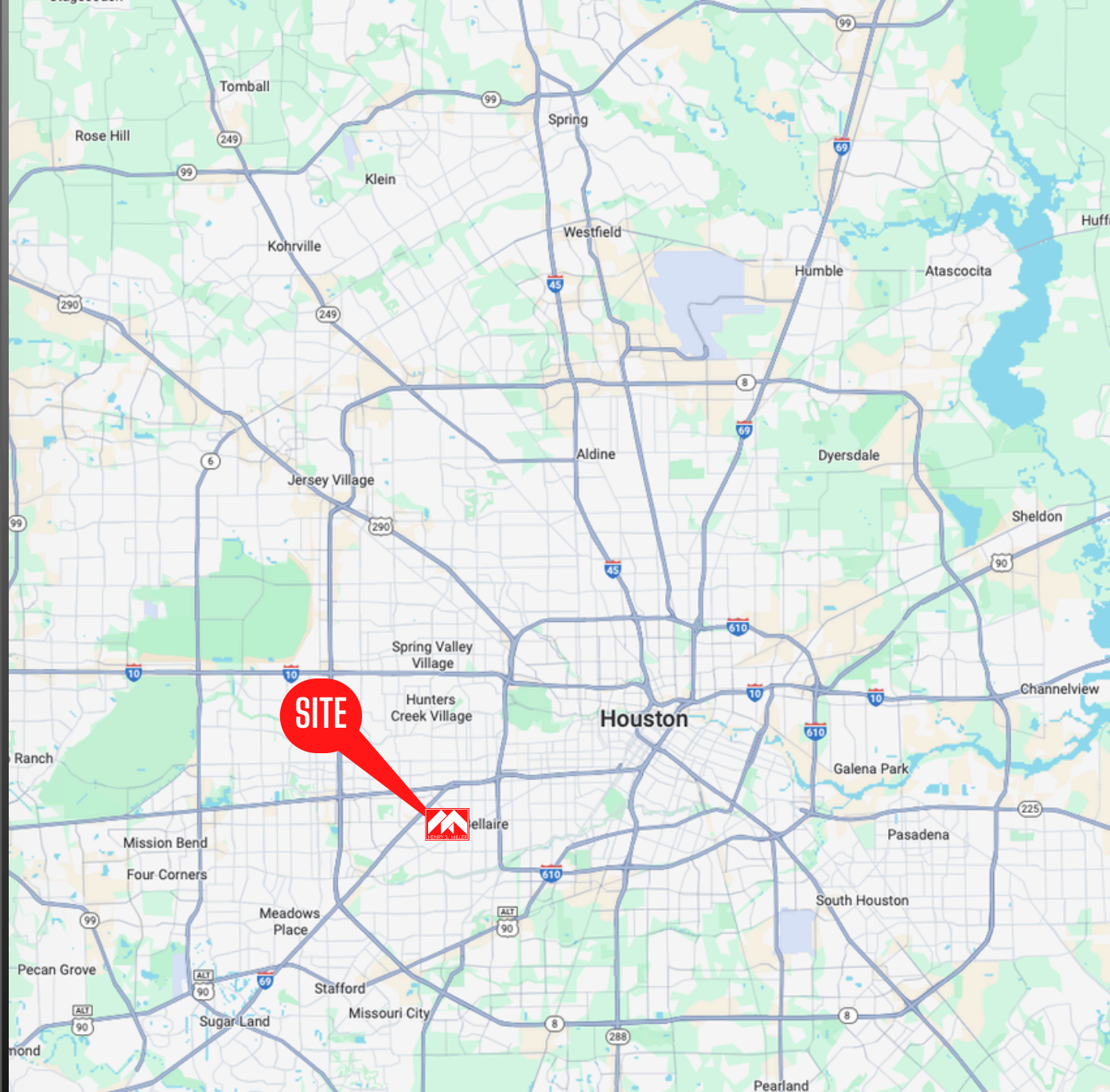
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Information About Brokerage Services

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 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.

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Sales Agent/Associate's Name			
Buyer/Tenant/Seller/Landlord Initials			Date