

PLAZA MEXICO

Houston, Texas



PLAZA MEXICO - Grocery Anchored center serving strong Hispanic demographic



Professionally leased by:



Owned and Operated by:



For leasing information, Contact:

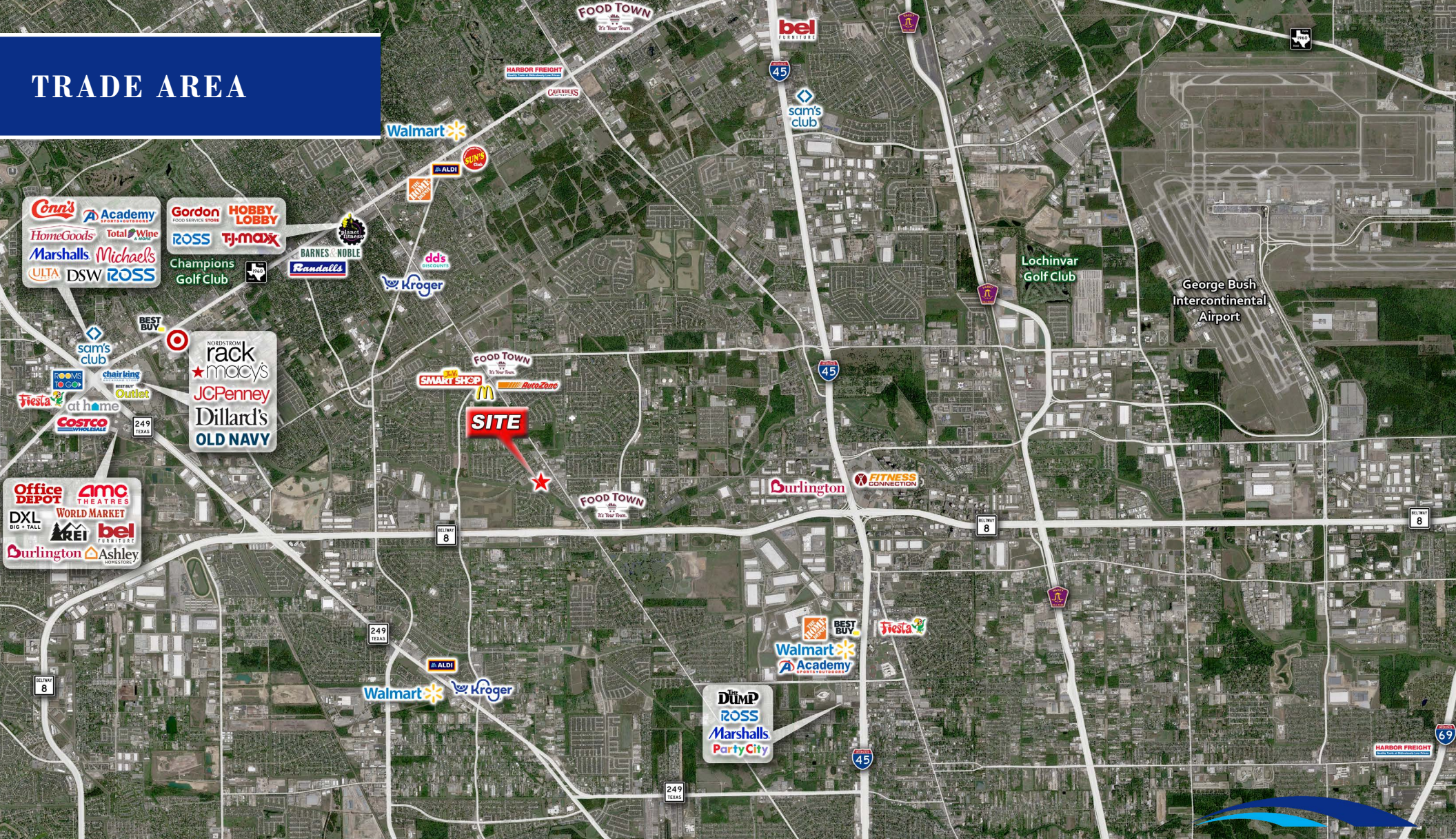
Parker Browne,
Analyst

pbrowne@ironbridgerealty.com
346.701.5704

Court Richardson,
Partner

crichardson@ironbridgerealty.com
346.701.5702

TRADE AREA



POPULATION 2024

1 mile	14,610
3 mile	132,984
5 mile	340,055



HOUSEHOLDS 2024

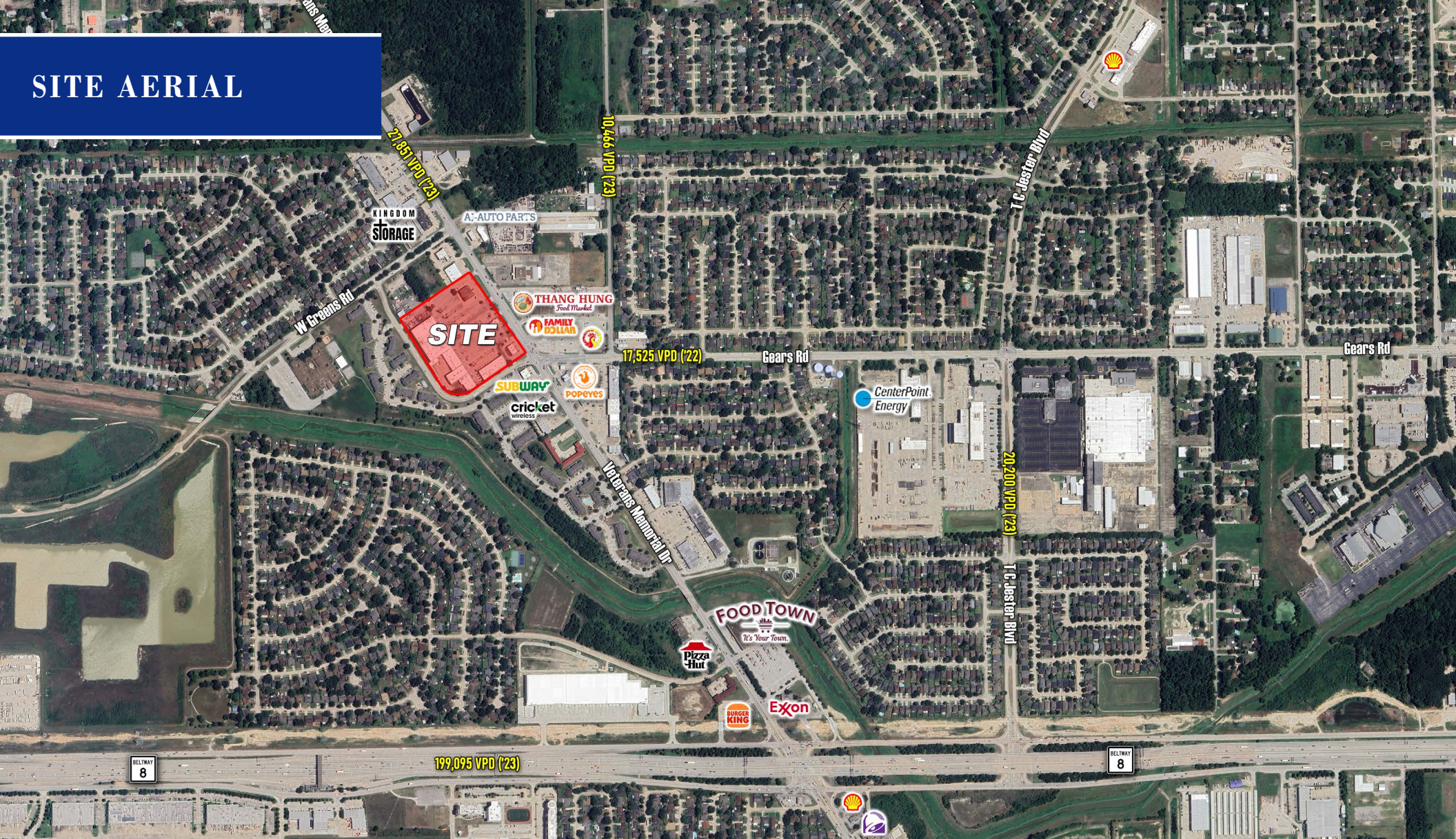
1 mile	4,069
3 mile	40,989
5 mile	112,393



HOUSEHOLD INCOME 2024

1 mile	92,5554
3 mile	78,523
5 mile	78,900

SITE AERIAL



SPACE AVAILABLE

945 SF - 2,850 SF In-Line Spaces Available

1,250 SF End Cap Available



TRAFFIC COUNTS

2023

Gears Rd	17,525
Veterans Memorial Dr	27,851



DRIVE TIMES

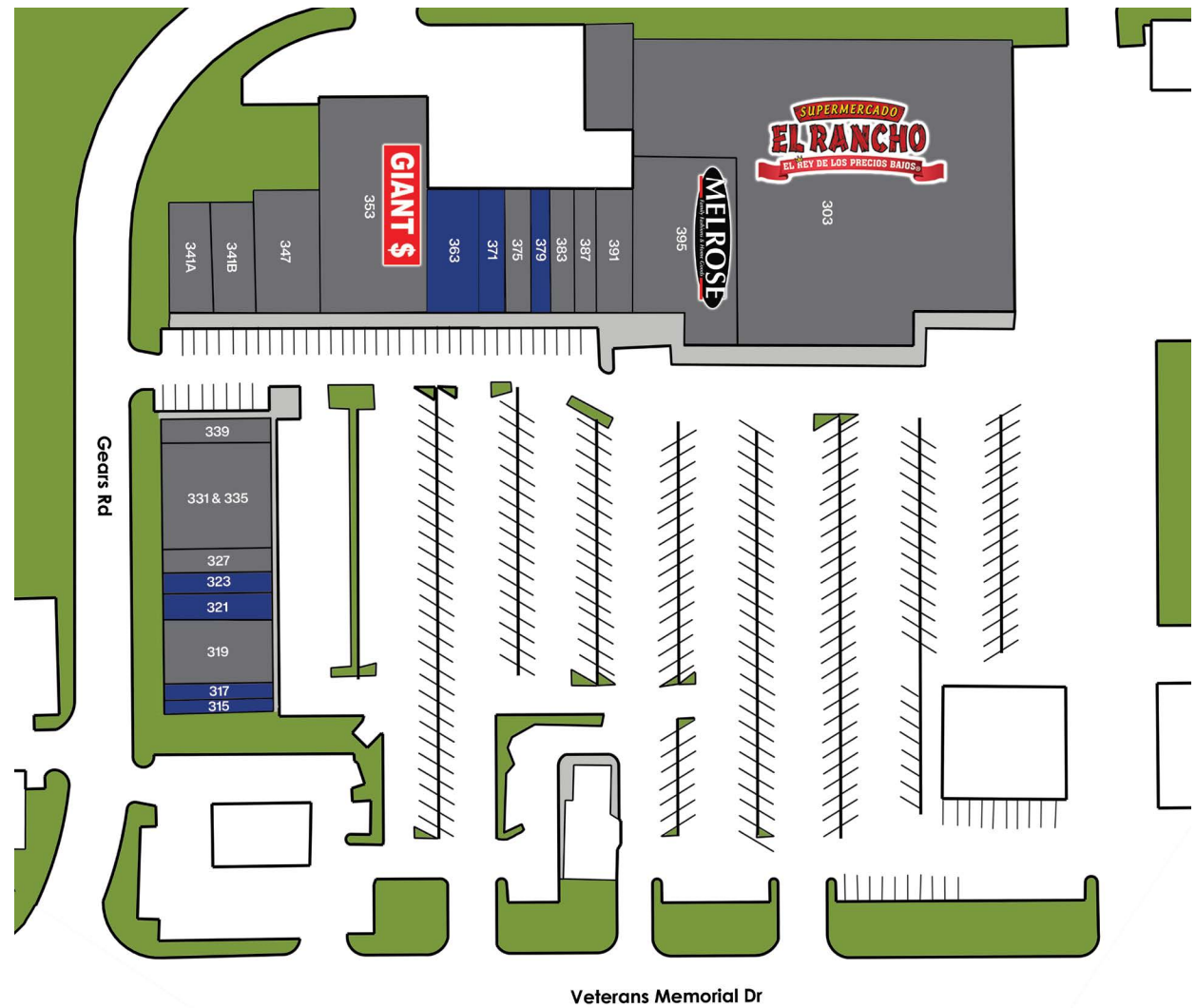
ESTIMATED

Galleria	25.7 mi. / 41 min.
Katy	44.8 mi. / 49 min.
The Woodlands	19.3 mi. / 31 min.

The information contained herein has been obtained from sources that are deemed reliable and accurate. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice.

SITE PLAN

Suite	Tenant	SF
303	El Rancho	47,840
315	Vacant	1,250
317	Vacant	1,600
319	Fredis Herrera	2,700
321	Vacant	1,520
323	Vacant	1,050
327	NB Nails	1,050
331	Beast City Fitness	2,800
335	Beast City Fitness Expansion	1,050
339	SR Gloval Services	1,155
341a	Spoonful of Love	2,359
341b	Chambers Karate Dojo	2,742
347	Pho 579	2,880
353	Giant Dollar	11,319
363	Vacant	2,536
371	Vacant	1,320
375	Labor Source	1,780
379	Vacant	945
383	JOM Family Corp	1,200
387	AEA Insurance	1,320
391	Aventura Dental	3,040
395	Melrose	10,451
Total		103,907





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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.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sale's 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.

**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

