

RETAIL PROPERTY | FOR LEASE

# Edgebrook Plaza

85 E Edgebrook Dr,  
Houston, TX 77034



## 2 | Property Summary



### PROPERTY DESCRIPTION

This well-positioned retail space sits within a boutique 7-unit strip center facing a major road, offering excellent visibility and easy access. Surrounded by established residential communities and high-density apartments, the center benefits from steady local traffic and a built-in customer base. A strong tenant mix enhances foot traffic and complements a variety of retail or service uses. Ideal for businesses seeking exposure in a walkable, high-visibility location.

### PROPERTY HIGHLIGHTS

- Great Visibility from major road
- High-density area
- Modern Exterior
- Partial Build-out for Retail Space

### OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	2,100 SF
Lot Size:	26,168 SF
Building Size:	11,250 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,240	2,177	6,329
Total Population	3,614	6,790	20,635
Average HH Income	\$55,883	\$68,310	\$74,216



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## 3 | Lease Spaces



### LEASE INFORMATION

Lease Type:	NNN
Total Space:	2,100 SF

Lease Term:	36 months
Lease Rate:	\$18.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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95 - Edgebrook Plaza	Available	2,100 SF	NNN	\$18.00 SF/yr	This fully built-out restaurant space is move-in ready and equipped with everything you need to start serving today, featuring a complete commercial kitchen with stove, freezers, refrigerators, drink fridges, and a 3-compartment sink, along with tile floor finishes, a service counter with register and cold bar, furnished seating, and designated male and female restrooms, offering a turnkey opportunity for your next dining concept.
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# 4 | Retailer Map



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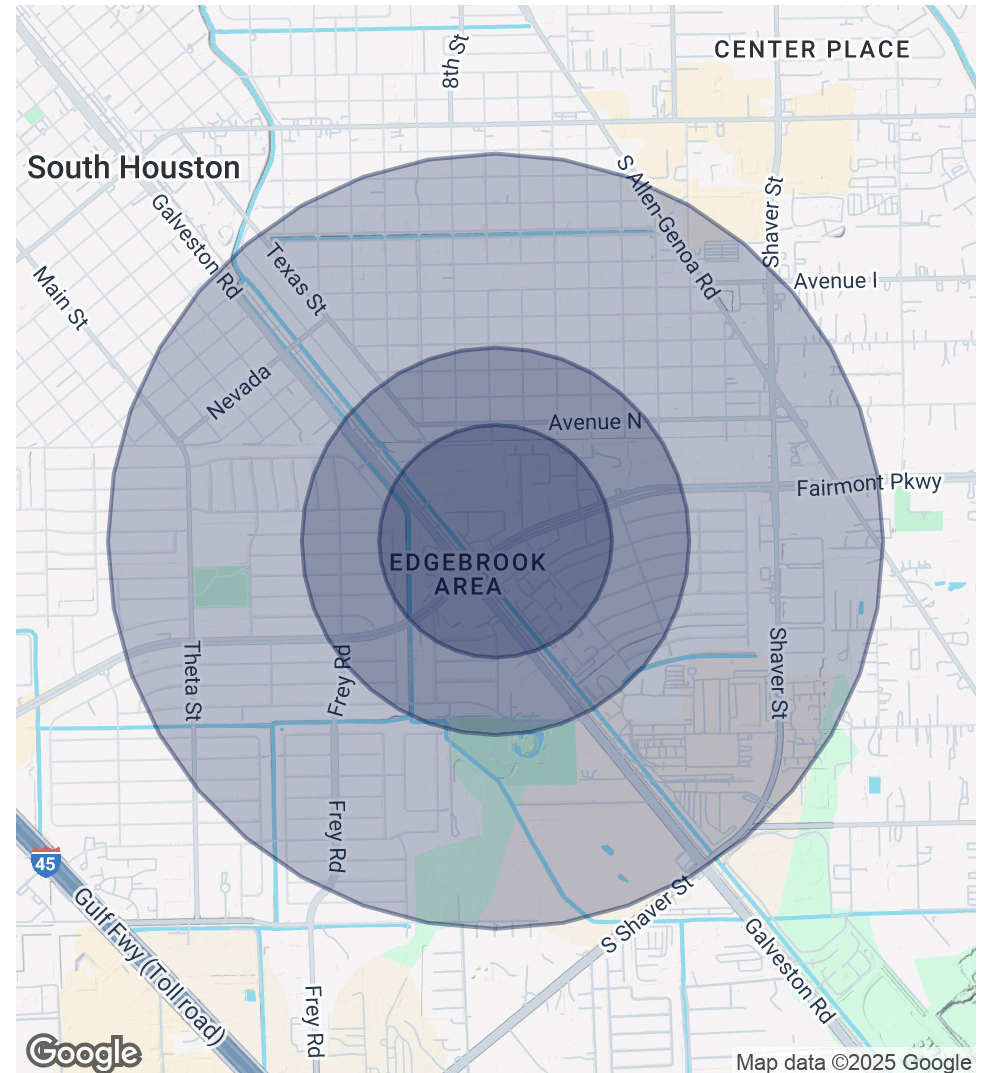
(713) 275-2009



# 5 | Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,614	6,790	20,635
Average Age	32	33	35
Average Age (Male)	31	33	34
Average Age (Female)	33	34	35
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,240	2,177	6,329
# of Persons per HH	2.9	3.1	3.3
Average HH Income	\$55,883	\$68,310	\$74,216
Average House Value	\$192,837	\$194,638	\$221,488
ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	79.9%	83.2%	85.7%
RACE	0.3 MILES	0.5 MILES	1 MILE
% White	22.5%	25.3%	27.4%
% Black	12.7%	8.8%	5.7%
% Asian	1.0%	0.9%	1.1%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	1.3%	1.3%	1.4%
% Other	37.7%	35.7%	33.8%

Demographics data derived from AlphaMap



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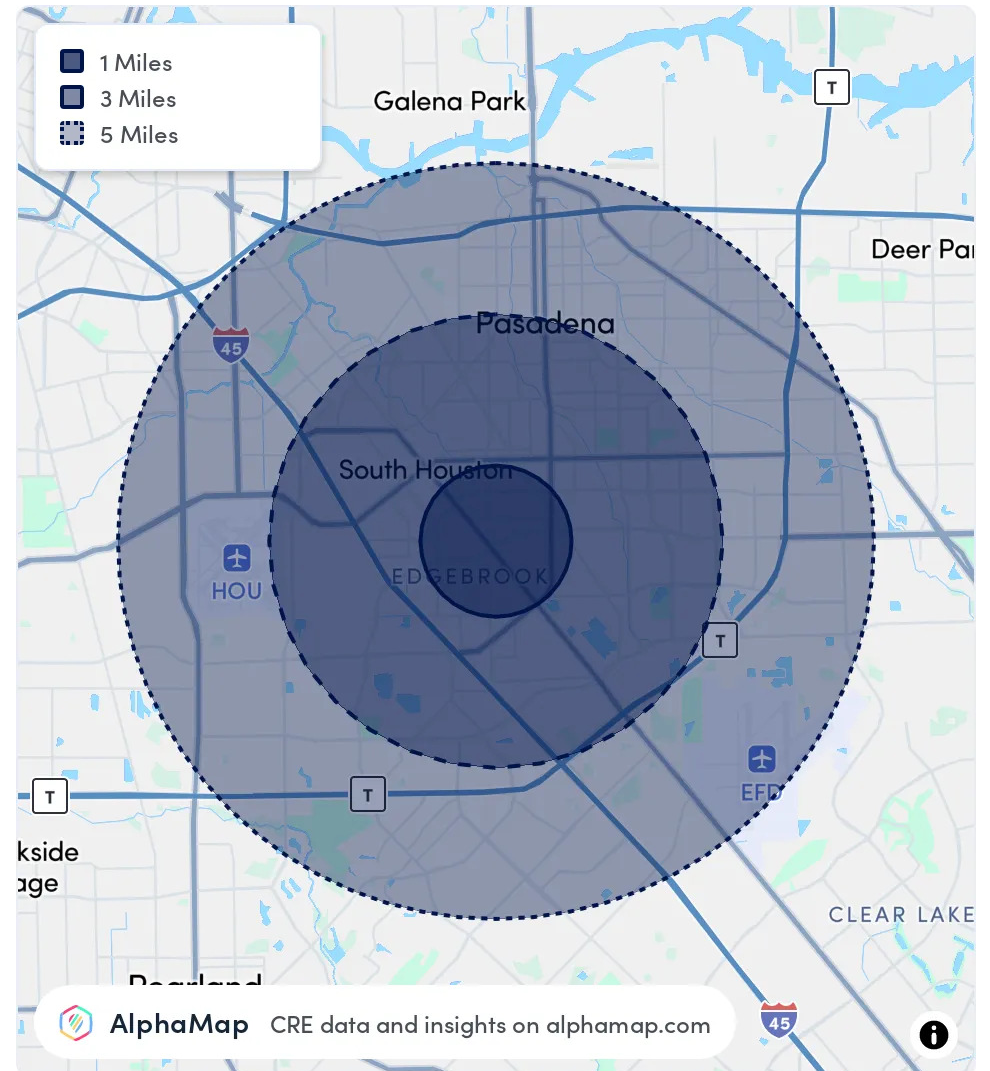
## 6 | Area Analytics

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,329	44,854	106,144
Persons per HH	3.3	3	3
Average HH Income	\$74,216	\$71,418	\$77,319
Average House Value	\$221,488	\$201,266	\$216,777
Per Capita Income	\$22,489	\$23,806	\$25,773

Map and demographics data derived from AlphaMap

### HEADER 1

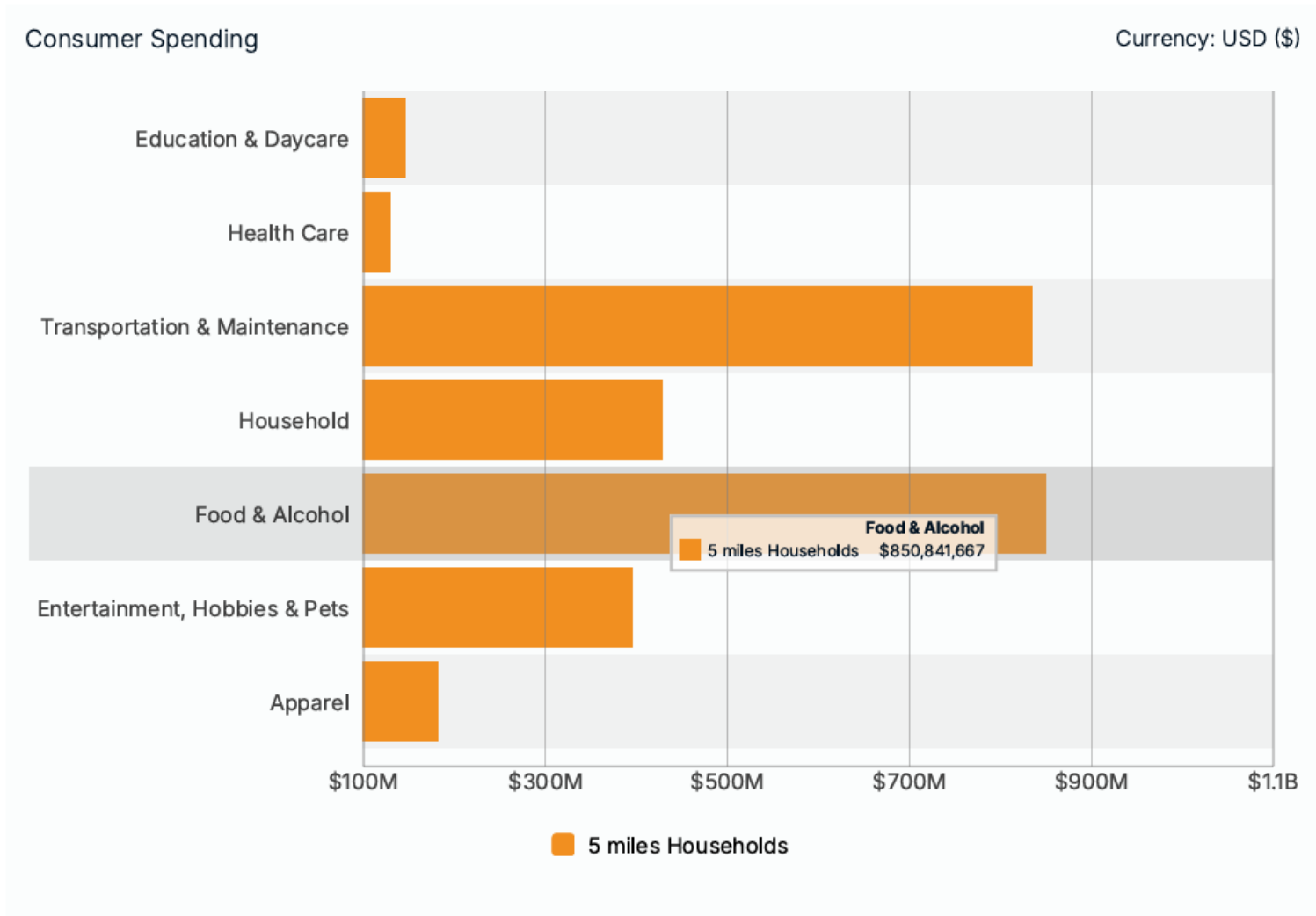
COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YR
Edgebrook Dr	Galveston Rd SW	21,791	2025
Galveston Road	E Edgebrook Dr SE	14,604	2025



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## 7 | Consumer Spending



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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.

<b>Oak Hill Commercial</b>	-	-	<b>713.275.2009</b>
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
<b>Jamie Grotte</b>	-	<b>jgrotte@oakhillcommercial.com</b>	<b>713.275.2009 x108</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

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Date