

FOR LEASE

PRICE REDUCED!

\$12.95 PSF NNN

+/- 2,000 - 7,500 SF OF RETAIL/RESTAURANT/BAR SPACE
12637 FM-529, HOUSTON, TX 77041



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PROPERTY HIGHLIGHTS



Location

12637 FM-529
Houston, TX 77041



Asking Price

\$12.95 PSF NNN



Size

+/- 2,000 - 7,500 SF

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- Excellent Lease opportunities at Satsuma Plaza in Houston, TX.
- Located in a very dense and well trafficked office and industrial corridor.
- Reports show about 5,000 businesses are located within a 3-mile radius with approximately 67,211 employees.
- Spaces for Lease:
 - **Suite A:** +/- 7,500 SF second generation Restaurant/Bar space. The suite includes a large bar, open area, stage, commercial kitchen with grease trap, commercial walk-in cooler, men's and women's restrooms, outdoor patio with covered bar, and GM office with ensuite restroom. **New sprinkler system installed by LL so space is move-in ready (Tenant responsible for liquor license and health permits).**
 - **Suite D:** +/- 2,000 SF of open space. Ideal for retail or restaurant. The suite has one restroom and a three compartment sink installed.
- Dense area with a population of approximately 96,000 people in a 3-mile radius.
- **NNNs estimated to be \$5.50 PSF Per Year.**
- Great location just +/- 1.9 Miles to SH 290 and +/- 0.5 Miles to North Eldridge Parkway.
- Great visibility with about 31,500 VPD on FM-529.
- Large parking lot with over 100 parking spaces. Fully lit with LED lights.
- Full Demographics available upon request.

AVAILABLE SUITES:

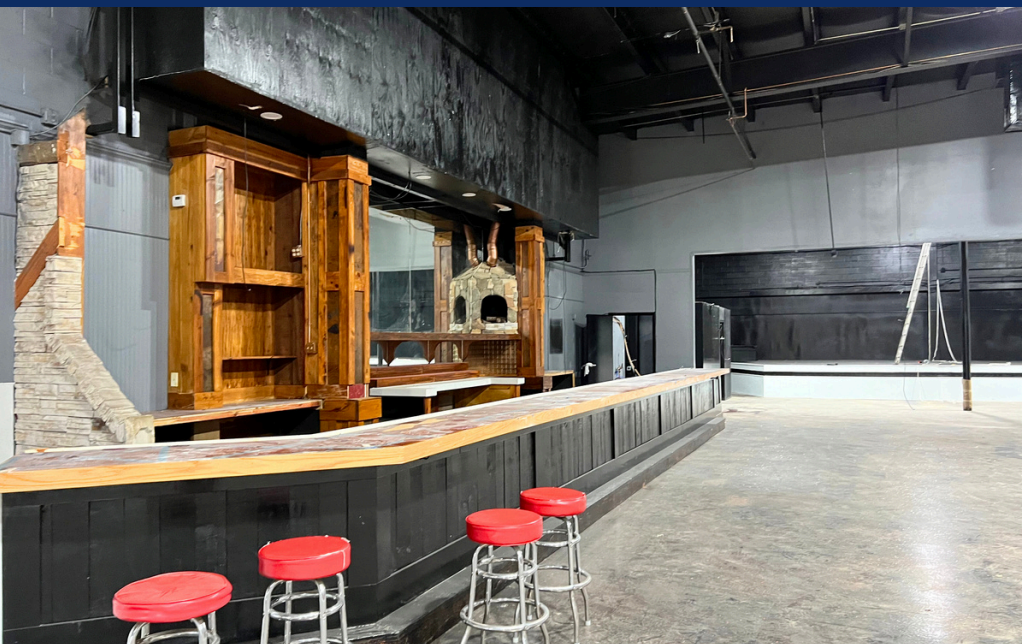
Suite A: +/- 7,500 SF Bar/Restaurant Space

Suite D: +/- 2,000 SF Retail/Restaurant Space

FM 529



+7,500 SF BAR/RESTAURANT SPACE





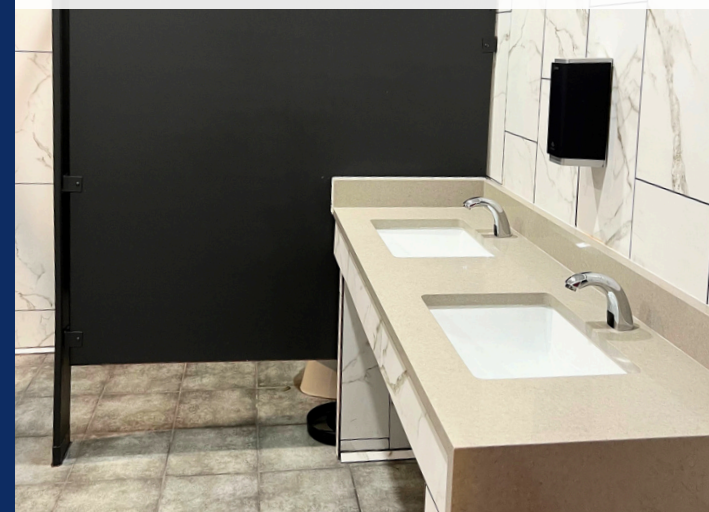
Commercial Kitchen with Grease Trap



Private GM Office with Ensuite Restroom



Men's and Women's Restrooms





Newly Built Stage for Live Music

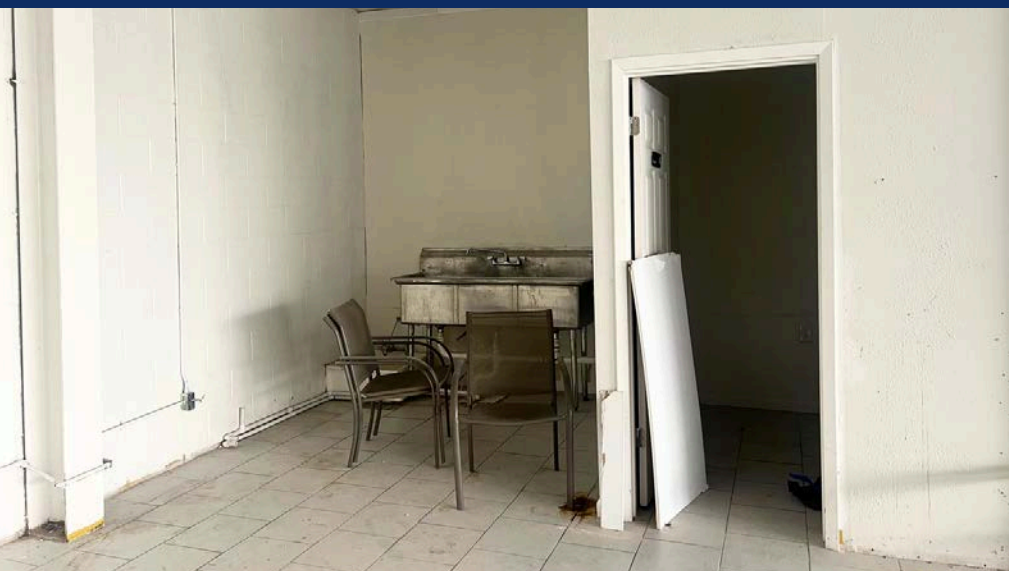


Outdoor Patio with Bar

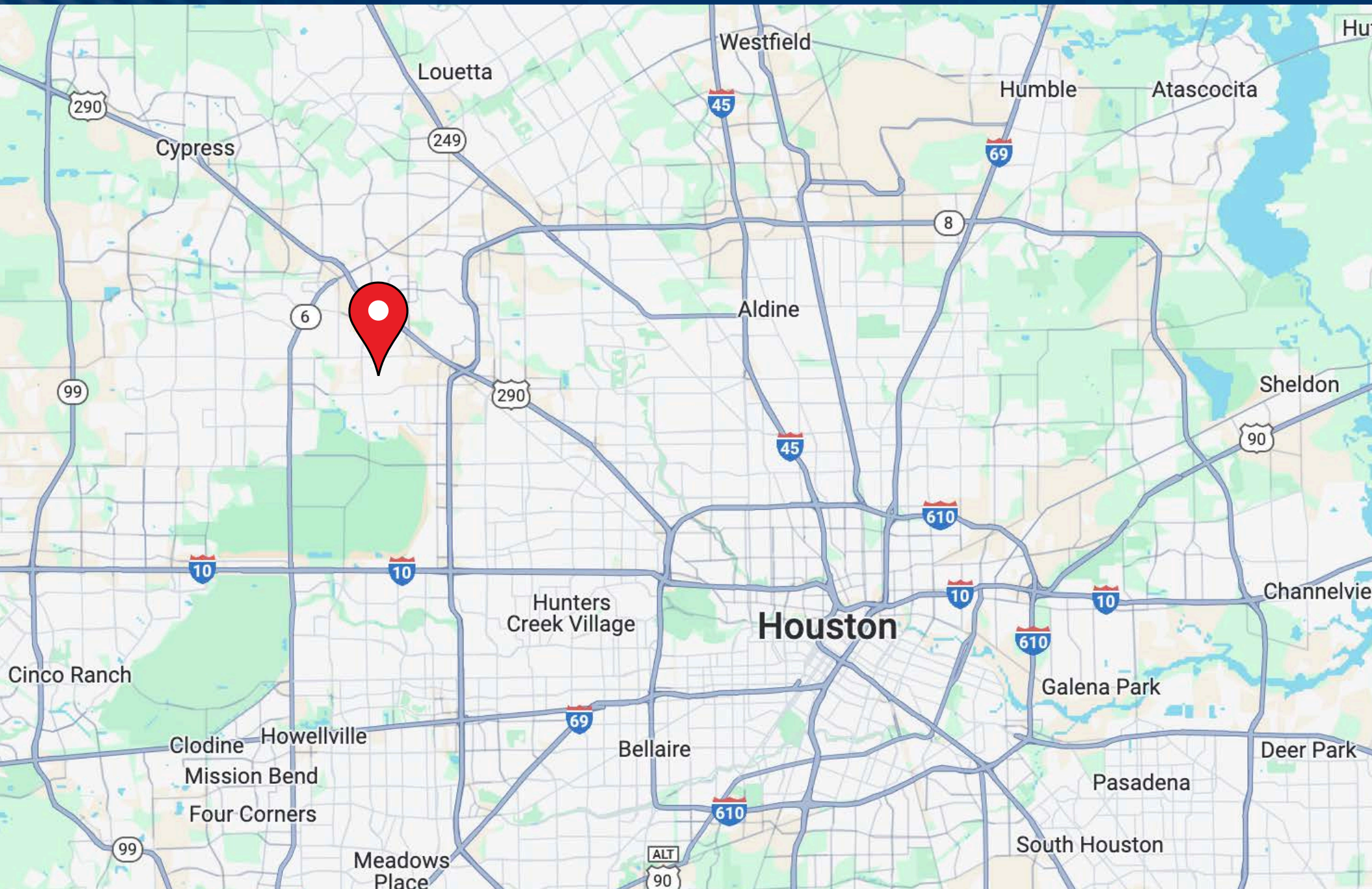


LED Lit Parking Lot with 100+ Parking Spaces

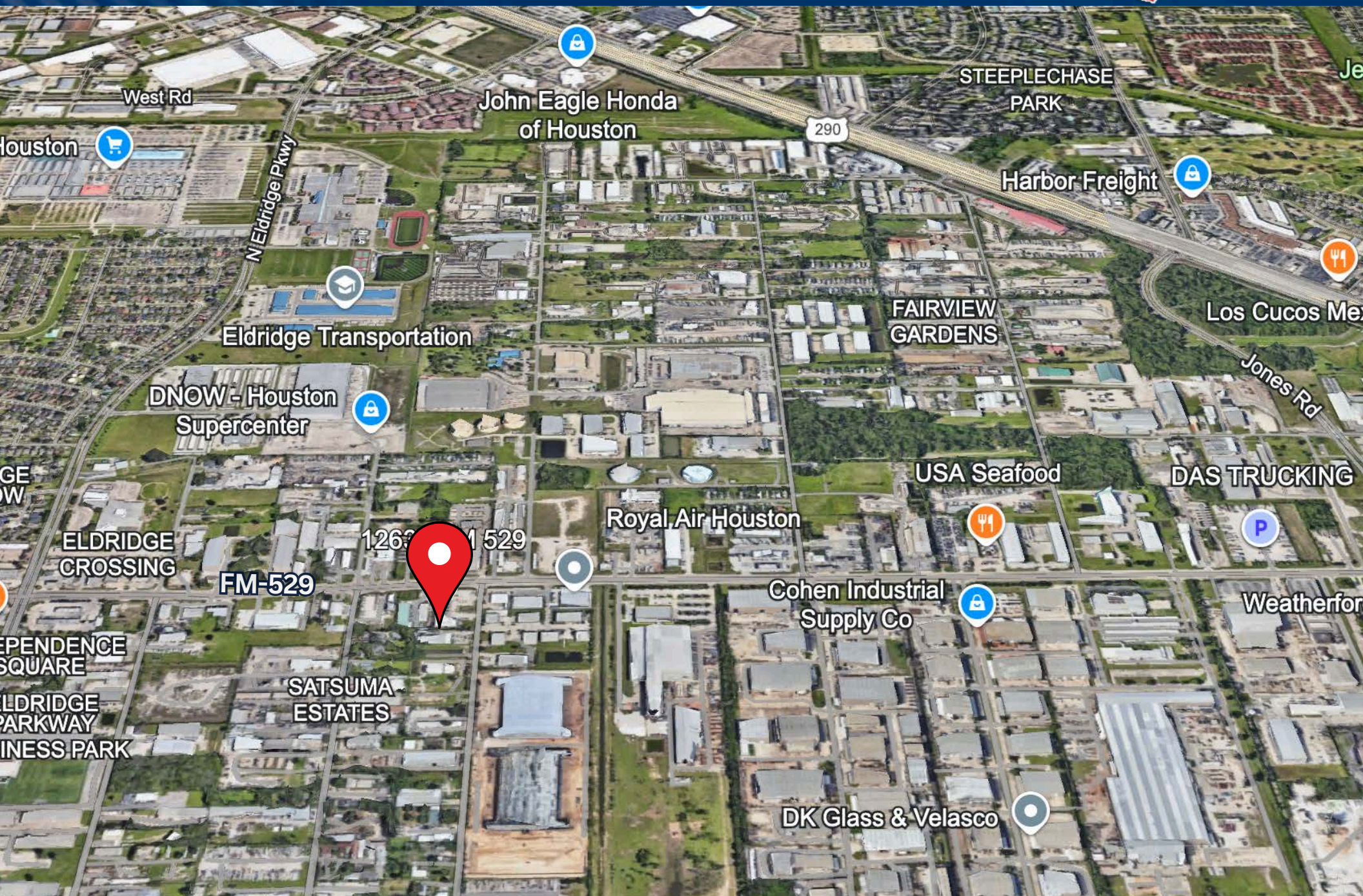
+2,000 SF RESTAURANT/RETAIL SPACE



LOCATION MAP



MARKET AERIAL



DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

12637 FM 529 Rd, Houston, Texas, 77041

Ring of 3 miles

KEY FACTS

95,862

Population



36,221

Households

36.8

Median Age

\$67,564

Median Disposable Income

EDUCATION

9.8%

No High School Diploma



40.4%

Bachelor's/Grad / Prof Degree

21.1%

High School Graduate

28.7%

Some College/ Associate's Degree

95,862

2023 Total Population (Esri)

INCOME



\$80,705

Median Household Income



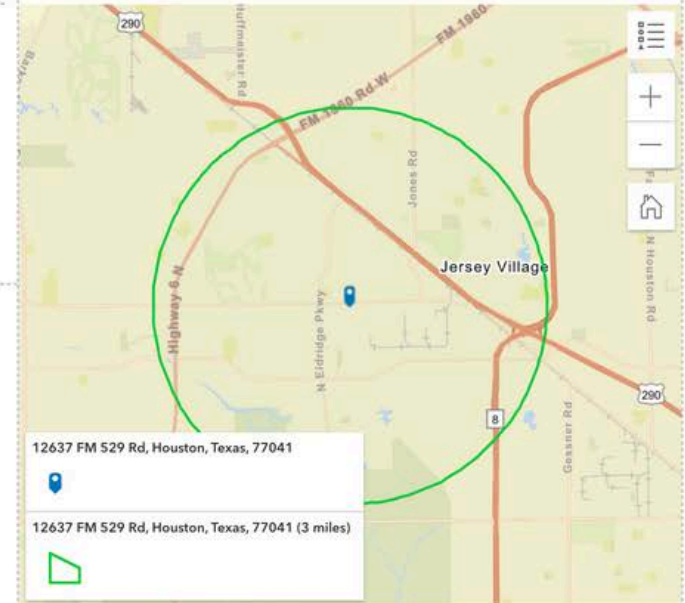
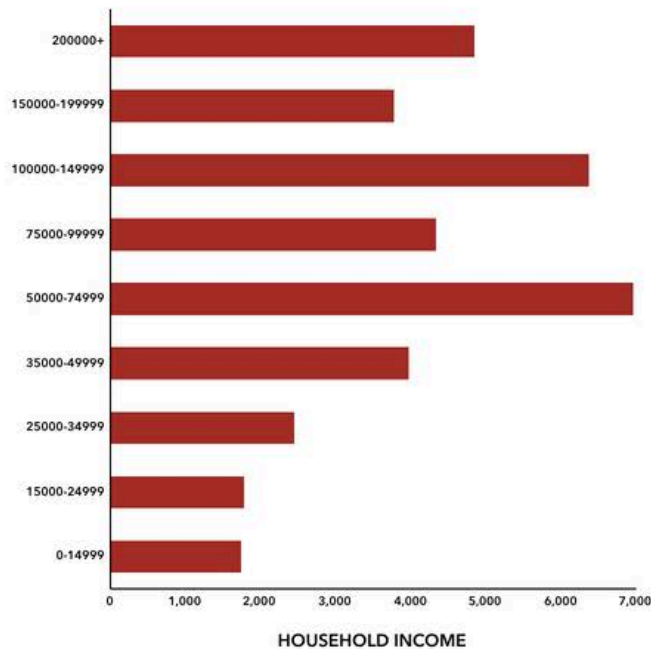
\$44,322

Per Capita Income



\$180,790

Median Net Worth



EMPLOYMENT



White Collar



Blue Collar



Services

68.6%

20.9%

12.0%

3.8%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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 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 coincidental 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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Designated Broker of Firm	License No	Email	Phone
Licensed Supervisor of Sales Agent/	License No	Email	Phone
Associate			
Tracy Eddy	656778	tracy@texasgres.com	(713)907-1707
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

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