

RETAIL PROPERTY | FOR LEASE

Southview Square Retail Center

11021 Fuqua Street,
Houston, TX 77089



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Oak Hill Commercial
520 Post Oak Blvd., Suite 500
Houston, TX 77027

2 | Property Summary



PROPERTY DESCRIPTION

Located at 11021 Fuqua Street, Houston, TX, 77089, this exceptional property offers prime leasing opportunities. Boasting modern architecture and versatile spaces, it's perfectly suited for a diverse range of businesses. With its strategic location and ample parking, this property promises high visibility and convenience for both tenants and customers. Inside, the interior features spacious layouts, abundant natural light, and customizable options to meet specific needs. The property's attractive exterior and well-maintained grounds add to its professional appeal. This is an outstanding opportunity for businesses seeking a prominent and adaptable space in a thriving commercial area.

PROPERTY HIGHLIGHTS

- Strategic location
- Modern architecture

OFFERING SUMMARY

| | |
|------------------|---------------------|
| Lease Rate: | \$15.00 SF/yr (NNN) |
| Number of Units: | 28 |
| Available SF: | 2,000 - 10,356 SF |
| Lot Size: | 9.6 Acres |
| Building Size: | 115,646 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 629 | 1,661 | 5,599 |
| Total Population | 1,562 | 4,023 | 14,359 |
| Average HH Income | \$57,456 | \$62,261 | \$79,838 |



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3 | Lease Spaces



LEASE INFORMATION

| | |
|--------------|-------------------|
| Lease Type: | NNN |
| Total Space: | 2,000 – 10,356 SF |

| | |
|-------------|---------------|
| Lease Term: | 36 months |
| Lease Rate: | \$15.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|--|-----------|-----------|------------|---------------|
| 11005 A – 11007 – Southview Square Retail Center | Available | 2,408 SF | NNN | \$15.00 SF/yr |
| 11025 – Southview Square Retail Center | Available | 2,000 SF | NNN | \$15.00 SF/yr |
| 11035 – Southview Square Retail Center | Available | 2,000 SF | NNN | \$15.00 SF/yr |
| 11045 A – Southview Square Retail Center | Available | 2,400 SF | NNN | \$15.00 SF/yr |



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4 | Lease Spaces

LEASE INFORMATION

| | | | |
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| Total Space: | 2,000 - 10,356 SF | Lease Rate: | \$15.00 SF/yr |

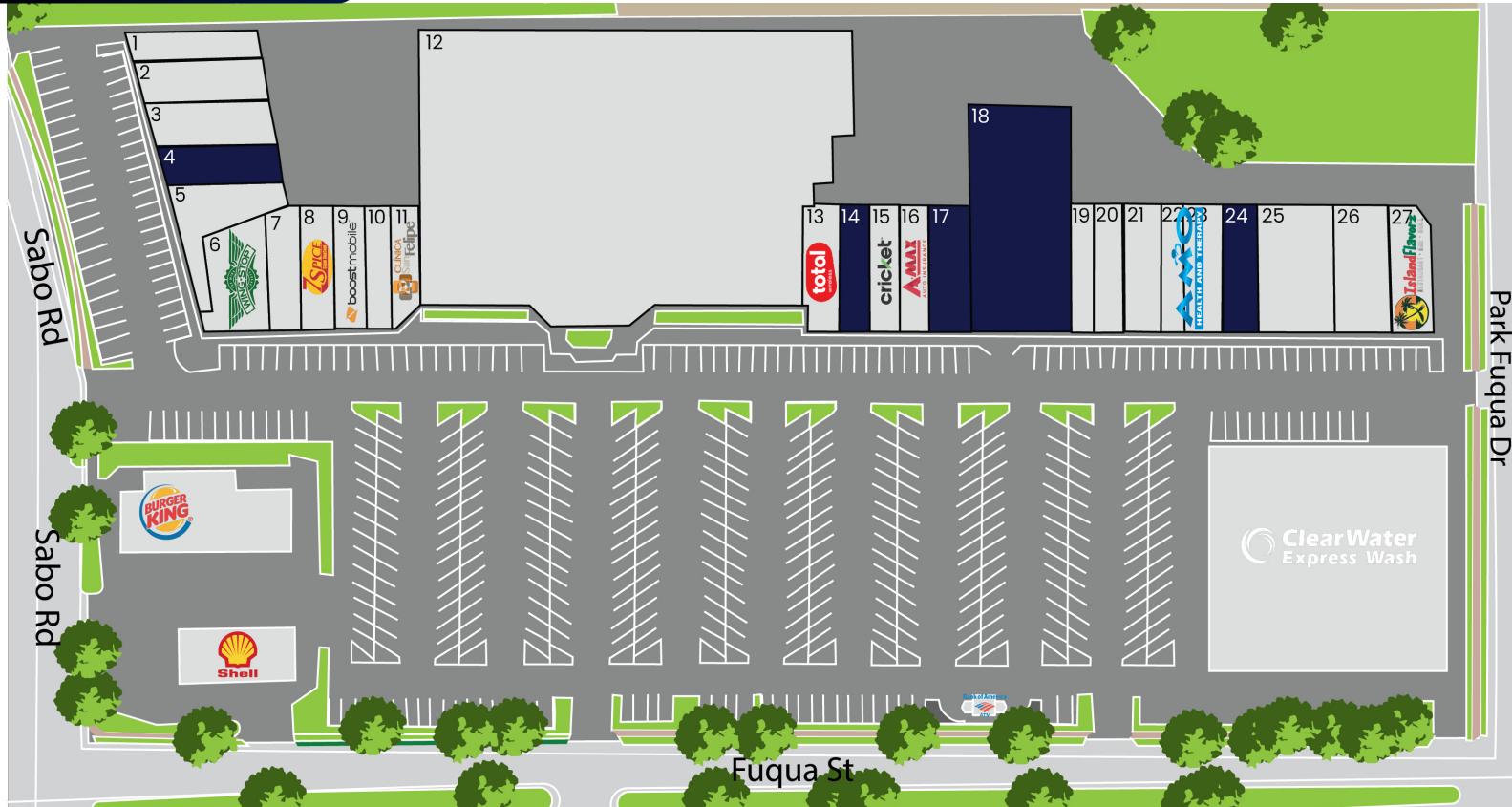
AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|--|-----------|-----------|------------|--------------|
| 11039 - Southview Square Retail Center | Available | 10,356 SF | NNN | Market Value |



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Site Map



| Tenant | Unit | Size (SF) |
|---------------------------|-----------------|-----------|
| 1 Nancy's Hair & Nails | 11001 | 1,542 |
| 2 Champions Chamber | 11003 | 2,400 |
| 3 Pho 21 Restaurant | 11005 | 3,360 |
| 4 <VACANT> | 11005 A - 11007 | 2,408 |
| 5 Barbershop | 11007 | 1,350 |
| 6 Wingstop | 11009 | 1,884 |
| 7 The Tea Bar | 11009 A | 1,756 |
| 8 7 Spice Seafood Kitchen | 11013 | 2,175 |
| 9 Boost Mobile | 11015 | 1,200 |
| 10 Social Smoke | 11017 | 2,400 |
| 11 Clinica San Felipe | 11019 | 1,945 |
| 12 Black Friday Deals | 11021 | 52,990 |
| 13 Total Wireless | 11023 | 1,200 |
| 14 <VACANT> | 11025 | 2,000 |

| Tenant | Unit | Size (SF) |
|-------------------------------|---------|-----------|
| 15 Cricket Wireless | 11031 | 1,520 |
| 16 AMAX Insurance | 11033 | 2,080 |
| 17 <VACANT> | 11035 | 2,000 |
| 18 <VACANT> | 11039 | 10,356 |
| 19 PN Nails | 11041 | 1,200 |
| 20 Retail | 11043 | 1,600 |
| 21 JNL Medical Supplies | 11043 C | 2,400 |
| 22 AMO Health & Therapy | 11043 D | 1,600 |
| 23 AMO Health & Therapy | 11045 | 2,400 |
| 24 <VACANT> | 11045 A | 2,400 |
| 25 Mai Laundry | 11047 | 4,800 |
| 26 All Star Cheer Gym | 11049 | 2,880 |
| 27 Island Flavorz Bar & Grill | 11051 A | 1,800 |
| 28 Bank of America ATM | PAD | 0 |



6 | Retailer Map

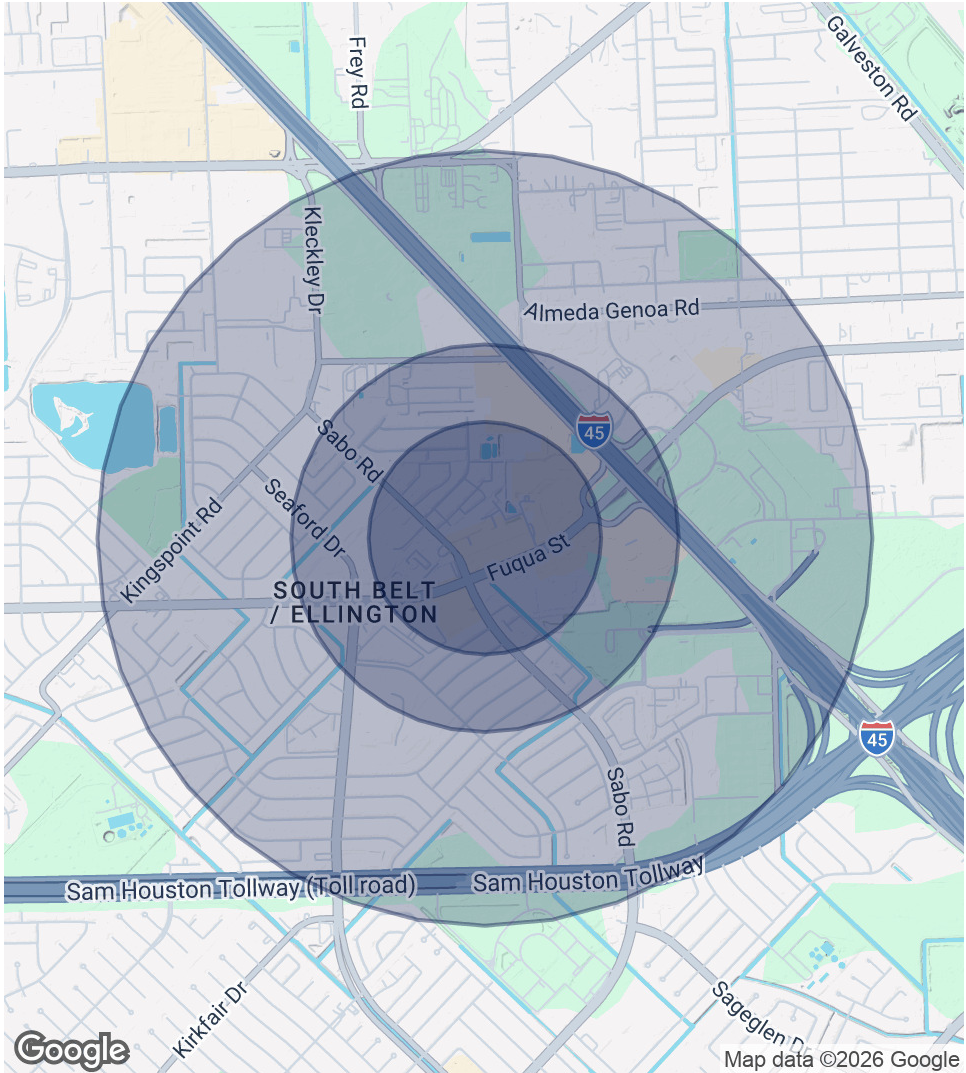


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7 | Demographics Map & Report

| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|------------------|------------------|---------------|
| Total Population | 1,562 | 4,023 | 14,359 |
| Average Age | 29.8 | 31.4 | 34.2 |
| Average Age (Male) | 24.0 | 27.6 | 35.3 |
| Average Age (Female) | 31.6 | 32.5 | 33.8 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 629 | 1,661 | 5,599 |
| # of Persons per HH | 2.5 | 2.4 | 2.6 |
| Average HH Income | \$57,456 | \$62,261 | \$79,838 |
| Average House Value | \$186,070 | \$188,353 | \$200,304 |
| ETHNICITY (%) | 0.3 MILES | 0.5 MILES | 1 MILE |
| Hispanic | 39.7% | 39.0% | 48.8% |

2023 American Community Survey (ACS)



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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.

| | | | |
|--|-------------|--------------------------------------|--------------------------|
| Oak Hill Commercial | - | - | 713.275.2009 |
| 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 |
| Jamie Grotte | - | jgrotte@oakhillcommercial.com | 713.275.2009 x108 |
| Sales Agent/Associate’s Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date