



**GREENBERG & COMPANY**  
COMMERCIAL REAL ESTATE BROKERAGE FIRM

8104 SOUTHWEST FRWY | HOUSTON TX 77074

5959 RICHMOND AVE., SUITE 440 HOUSTON, TX 77057 | [WWW.GREENBERGCOMPANY.COM](http://WWW.GREENBERGCOMPANY.COM) | 713.778.0900

1,200 SF  
AVAILABLE

900 SF  
AVAILABLE



**LEASE RATE:**

**SUITE A: \$28.00 PSF/YR (NNN)**

**SUITE B: \$26.00 PSF/YR (NNN)**

## PROPERTY DETAILS

Built in 2004, this is a multi-tenant single-story retail shopping center located on the southwest corner of the Southwest Freeway and Beechnut St. It is constructed as concrete block and steel-frame building, with an architectural aluminum-framed plate glass storefront and aluminum-frame glass doors. The site consists of 35 parking spaces. Prime frontage exposure along the Southwest Freeway. It is located approximately 11 miles southwest of the Houston Central Business District. Nearby the city's largest and most sophisticated suburban medical facility, Memorial Hermann Southwest Hospital.

- Major Thoroughfare
- Great Visibility
- High Traffic Counts

**Available Space: 900 - 2,100 SF**

**Lot Size: 0.53 Acres**

**Building Size: 6,677 SF**

**Market: Southwest**

- Excellent Location
- High Exposure
- End-Cap Available

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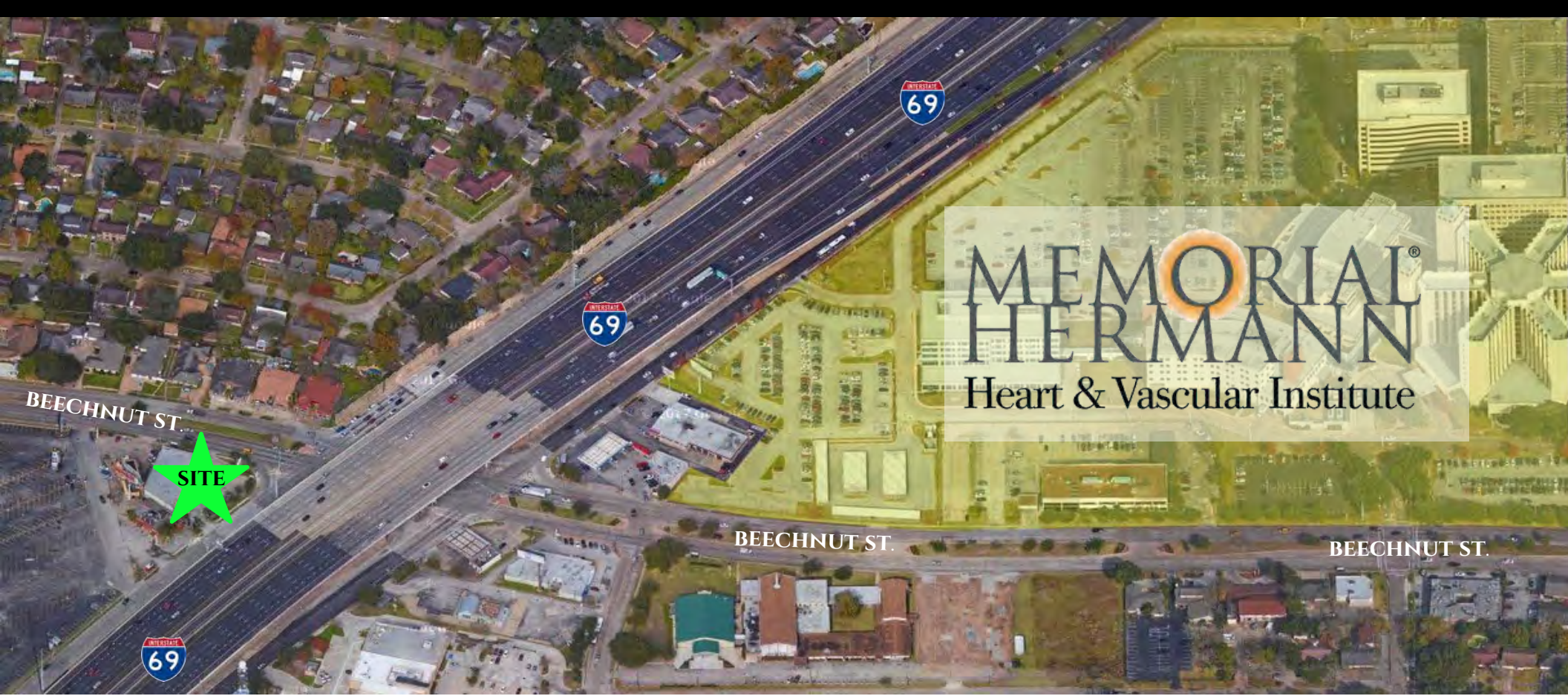
# SITE PLAN



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**MEMORIAL<sup>®</sup>**  
**HERMANN**  
 Heart & Vascular Institute



**TRAFFIC COUNTS**

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**BEECHNUT ST @ SW FRWY: 29,840 VPD**  
**MARY BATES BLVD @ BEECHNUT ST: 36,971 VPD**

**NEARBY RETAILERS**



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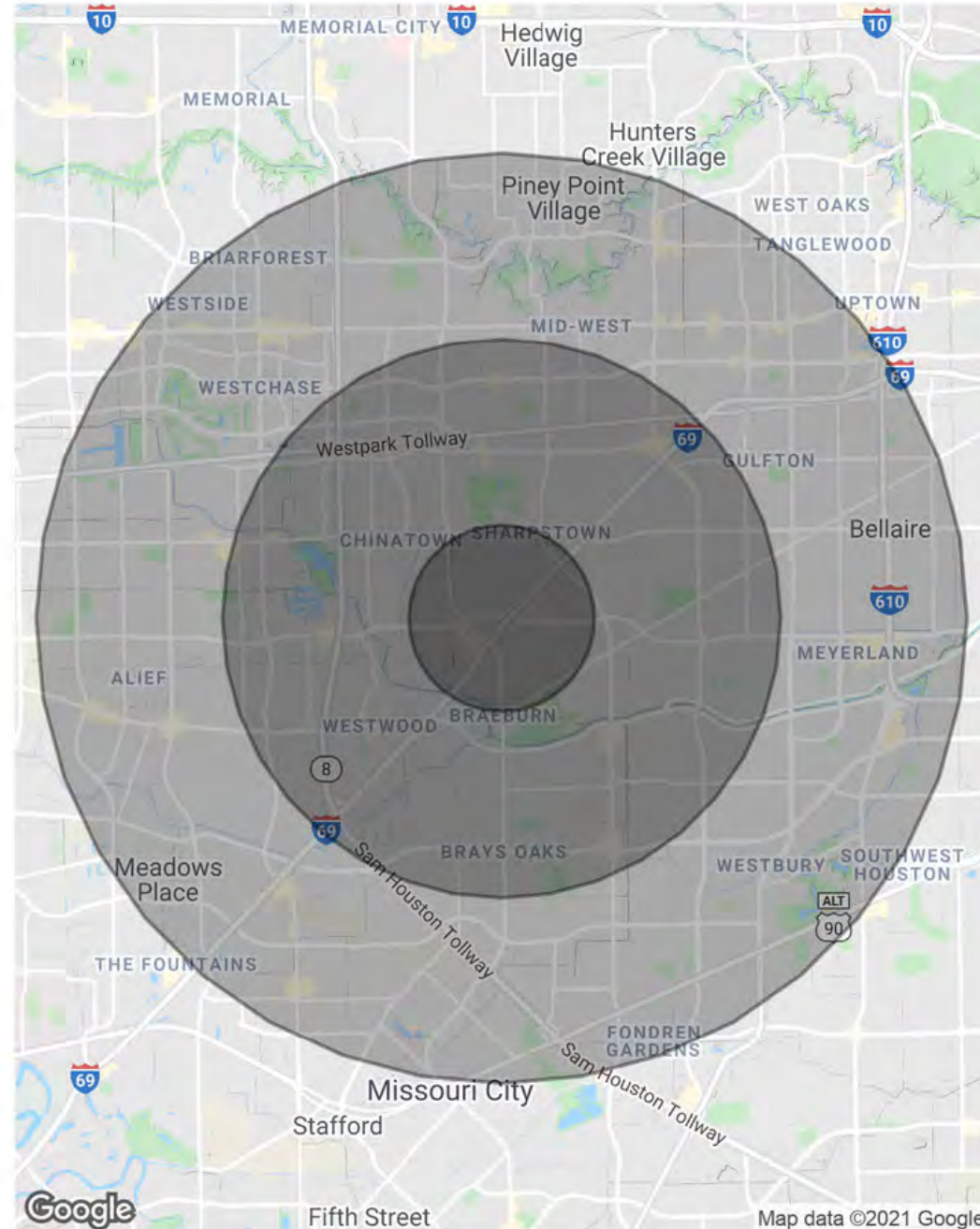
# DEMOGRAPHICS

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	18,236	252,113	569,729
Average age	35.4	33.1	34.3
Average age (Male)	32.7	30.2	36.1
Average age (Female)	35.7	33.2	33.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	5,999	87,827	213,568
# of persons per HH	2.8	2.8	2.6
Average HH income	\$57,261	\$48,637	\$69,435
Average house value	\$150,134	\$148,876	\$194,074

\* Demographic data derived from 2010 US Census



The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omission; change of price; prior sale or lease; or withdrawal without notice.

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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 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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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.

Greenberg & Company	382141	-	713-778-0900
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

David Greenberg	236747	david@greenbergcompany.com	713-778-0900
Designated Broker of Firm	License No.	Email	Phone

	License No.		
Licensed Supervisor of Sales Agent/Associate		Email	Phone

	License No.		
Sales Agent/Associate's Name		Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date