

**FOR LEASE**  
BAY POINTE SHOPPING CENTER

2323 Clear Lake City Boulevard, Houston, TX 77062

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PARTNERSREALESTATE.COM

**RENOVATIONS COMPLETE!**

BEAUTIFULLY REDEVELOPED RETAIL SPACE IN  
ESTABLISHED CLEAR LAKE CITY RETAIL CENTER

Scan or Click for a Virtual Tour



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## Property Highlights

- Well established Clear Lake City submarket is highly affluent, with an average household income of \$182,000 contributing to \$446 million in annual consumer spending within two miles.
- Conveniently located within a 15-minute drive of top area employers, including Axiom Space, UTMB Health, Boeing, Jacobs, IBM, and more.
- Located at signalized intersection with seven curb cuts: four on Space Center Blvd. (29,500 vpd) and three on Clear Lake City Blvd. (35,400 vpd)
- 3,747 daytime employees in 1-mile radius; 11,401 daytime employees in 2-mile radius



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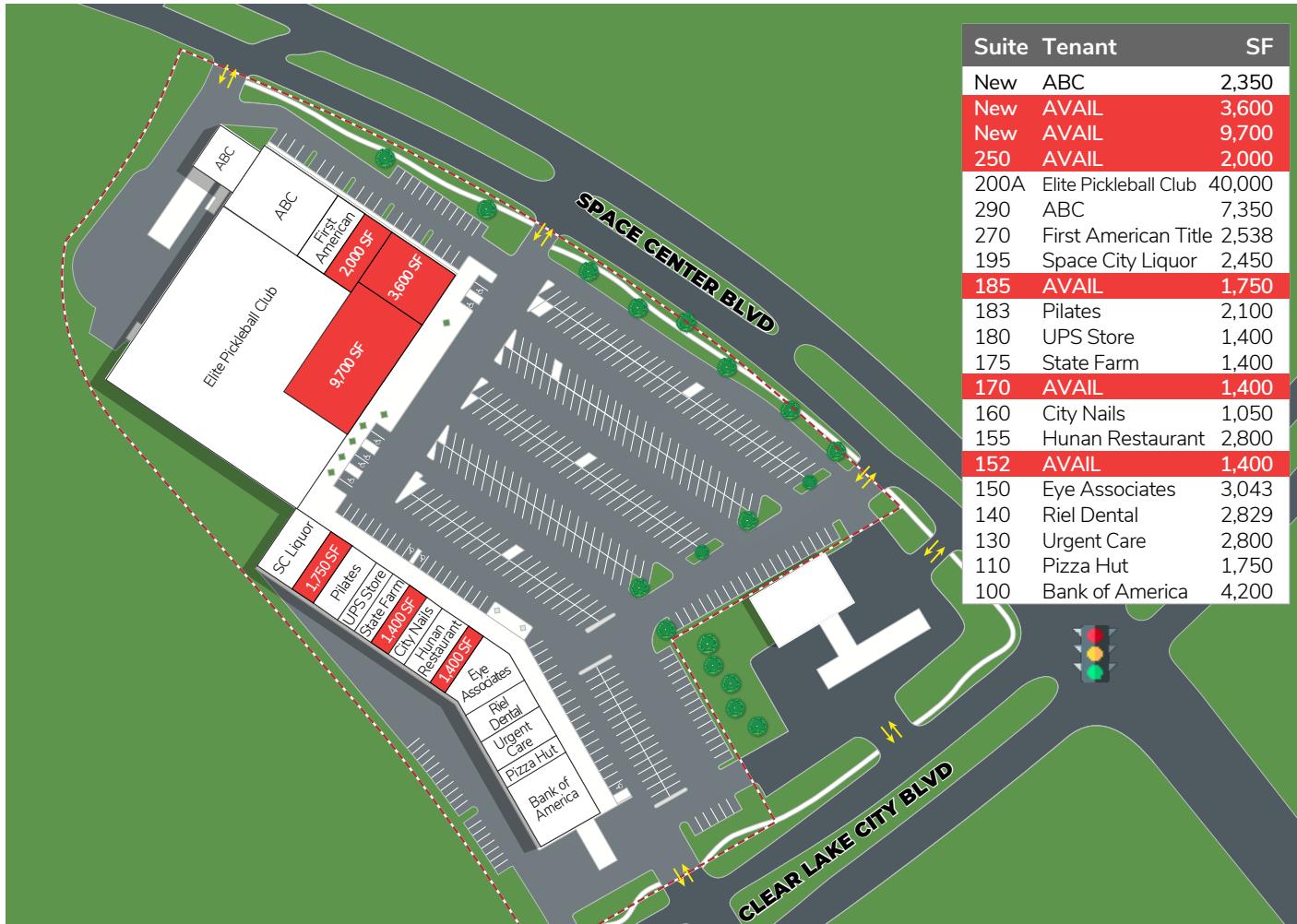
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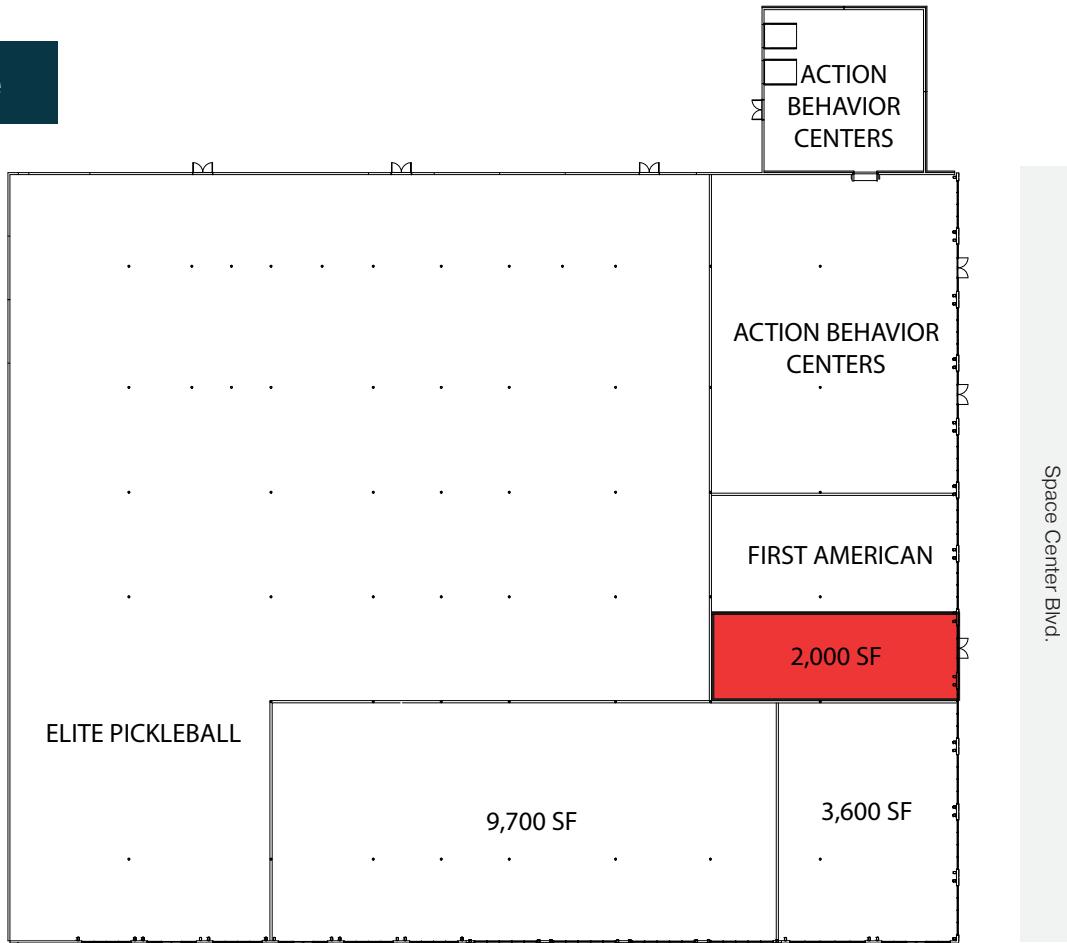
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Smallest Demise Possible



Clear Lake City Blvd.



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**27,860**  
households

**\$1.14 BILLION**  
retail spending



**3-MILE RADIUS**

**34,144**  
daytime  
employees



**\$136,072**  
average  
household  
income



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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	9,900	35,087	66,842
Median Age	40.3	41.4	38.9
Bachelor's Degree or Higher	61.3%	54.9%	48.1%

HOUSEHOLDS	1 MILE	2 MILES	3 MILES
Total Households	3,643	13,191	27,860
Average Household Size	2.7	2.7	2.4
Average Household Income	\$203,237	\$170,666	\$136,072
Average Home Value	\$289,766	\$302,914	\$276,284

DAYTIME EMPLOYMENT	1 MILE	2 MILES	3 MILES
Employee	2,384	9,023	34,144
Business	389	1,287	3,121

ANNUAL CONSUMER EXPENDITURE	1 MILE	2 MILES	3 MILES
Total Retail Expenditure	\$207.16 M	\$645.78 M	\$1.14 B
Apparel	\$16.02 M	\$49.97 M	\$87.68 M
Food and Beverages	\$63.33 M	\$197.85 M	\$352.94 M
Entertainment	\$26.09 M	\$81.11 M	\$141.22 M
Health Care	\$35.54 M	\$111.12 M	\$198.5 M

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2-10-2025

## 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 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.

PCR Brokerage Houston, LLC dba NAI Partners	<b>9003949</b>	licensing@partnersrealestate.com	<b>713-629-0500</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date