

5020 LOUETTA RD

Spring, TX 77379

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Explore the potential of this second-generation retail vacancy, available for lease at 5020 Louetta Rd, Spring, TX 77379. Boasting a versatile layout and ample square footage, this space offers an exciting opportunity for businesses to establish their presence. With existing infrastructure in place, including fixtures and fittings, tenants can envision their brand seamlessly integrated into the space. The property's high visibility, prime location, and proximity to major thoroughfares make it an attractive choice for retailers seeking a strategic presence.

PROPERTY HIGHLIGHTS

- Second Generation Retail
- Utilities in place
- Move-in ready
- Ample parking

OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN)
Number of Units:	7
Available SF:	1,600 - 1,835 SF
Lot Size:	27,775 SF
Building Size:	10,230 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,330	37,845	101,739
Total Population	12,857	108,906	290,583
Average HH Income	\$120,705	\$123,191	\$110,785

GARETH KOHLHAUSEN

713.988.1717
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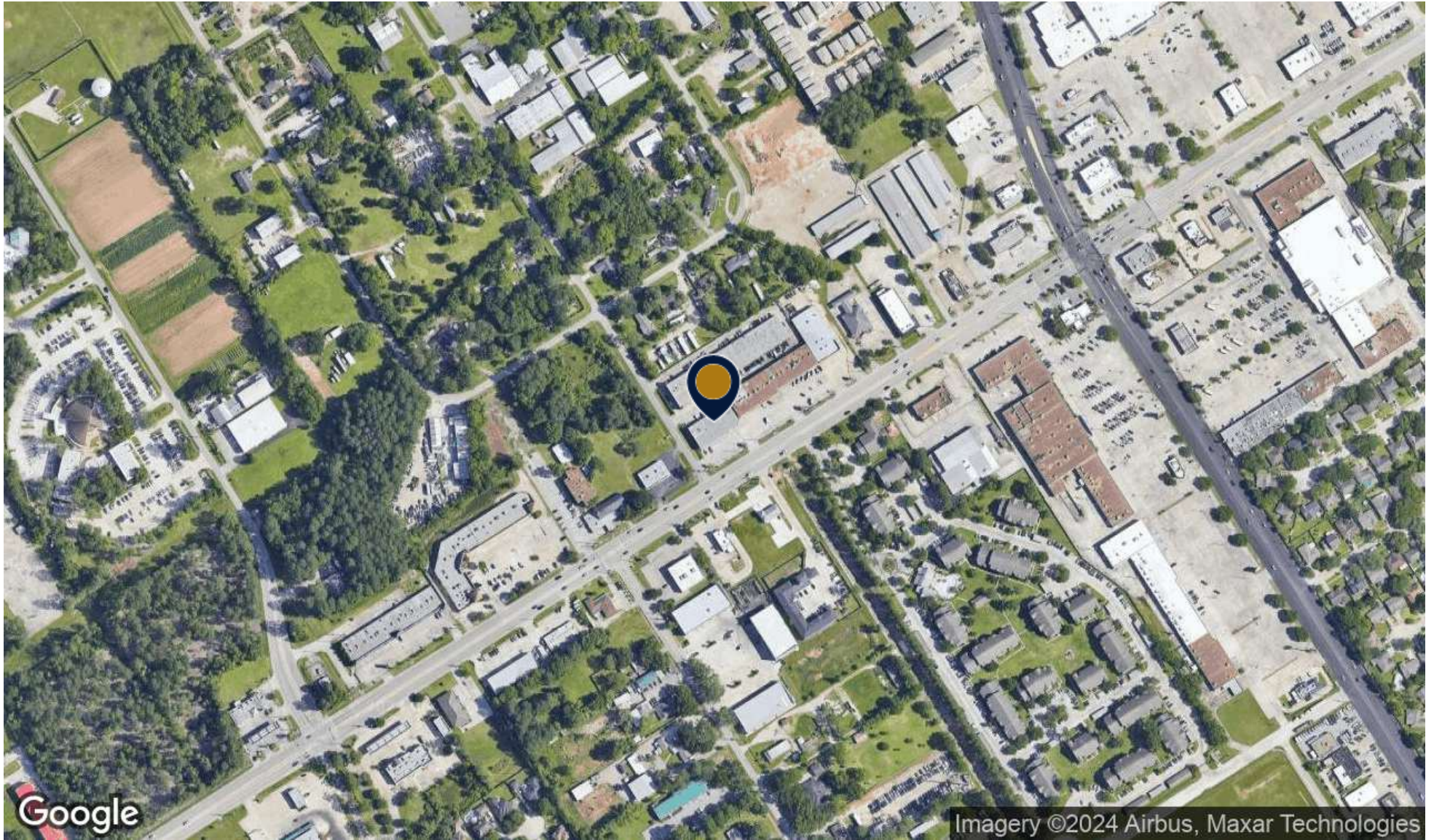
301 Camp Craft Road
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Lease Rate

\$13.00 SF/YR

LOCATION INFORMATION

Street Address	5020 Louetta Rd
City, State, Zip	Spring, TX 77379
County	Harris

BUILDING INFORMATION

Building Size	10,230 SF
Building Class	B
Number of Floors	1
Year Built	2000
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Lot Size	27,775 SF
APN #	1163090000002

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Restrooms	0
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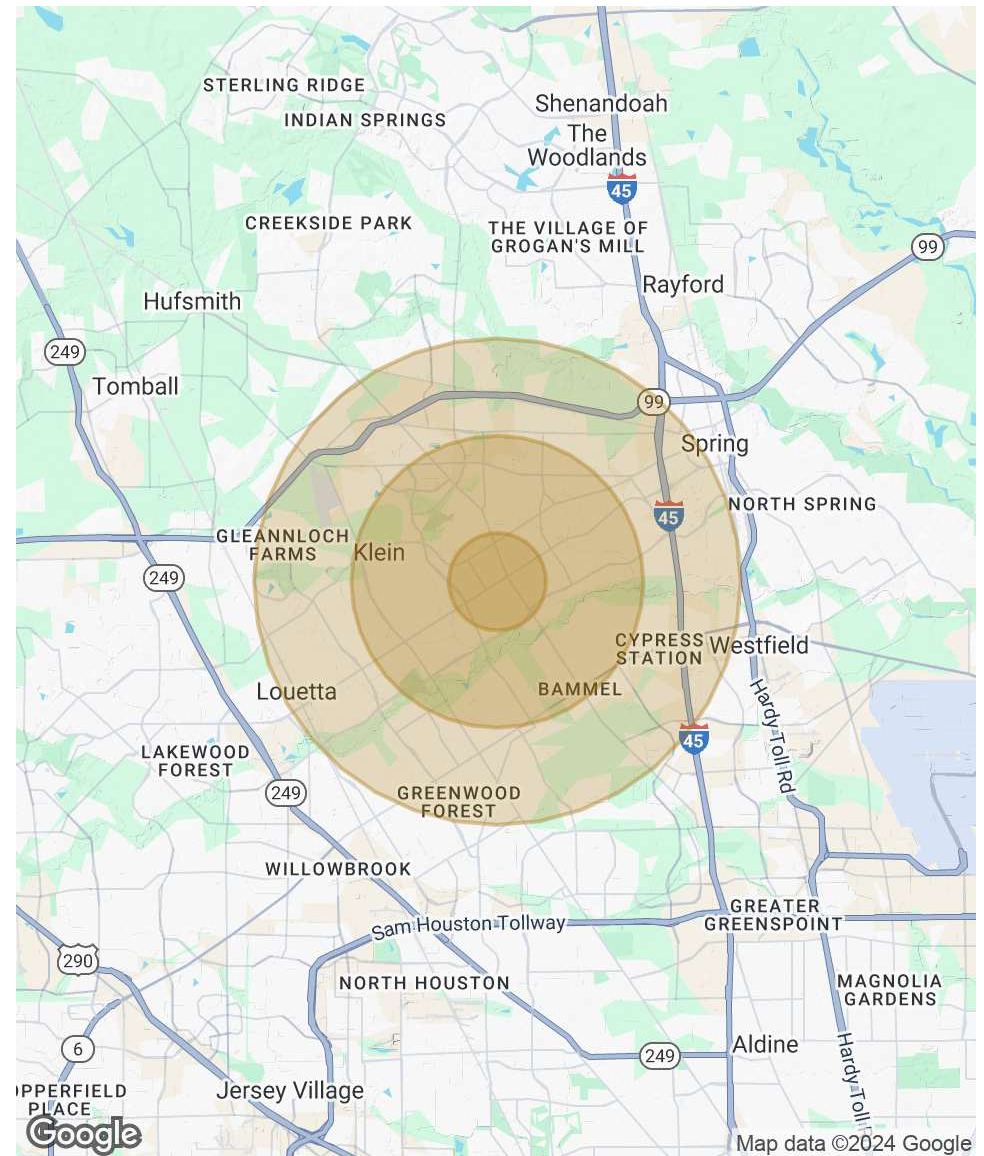
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,857	108,906	290,583
Average Age	39	39	37
Average Age (Male)	37	38	36
Average Age (Female)	40	40	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,330	37,845	101,739
# of Persons per HH	3	2.9	2.9
Average HH Income	\$120,705	\$123,191	\$110,785
Average House Value	\$322,369	\$352,109	\$313,649

Demographics data derived from AlphaMap



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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 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 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Sales Agent/Associate's Name

License No.

Email

Phone

09/17/2024

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov