



DOMAIN AT KIRBY

2ND GEN RETAIL SPACE FOR LEASE

NEQ Kirby Dr & Old Spanish Trail | Houston, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 1333 Old Spanish Trail
Houston, TX 77054

Availability: 3,063 SF

Price: \$30.00 PSF + \$15.00 NNN

HIGHLIGHTS:

- 2nd generation street level retail space available located with a mixed-use development consisting of 293 units and 8 ground level retail spaces
- Easy access to Loop 610, US-90 and Hwy 288
- Close proximity to the Texas Medical Center, NRG Park, Rice University, the Houston Zoo, Hermann Park, the Museum District and Downtown Houston
- Major area retailers include: Kroger, Target, Office Depot, Fiesta Mart, Big Lots, Ross, PetSmart, CVS, Walgreens, Specs, LA Fitness, and Conn's amongst others

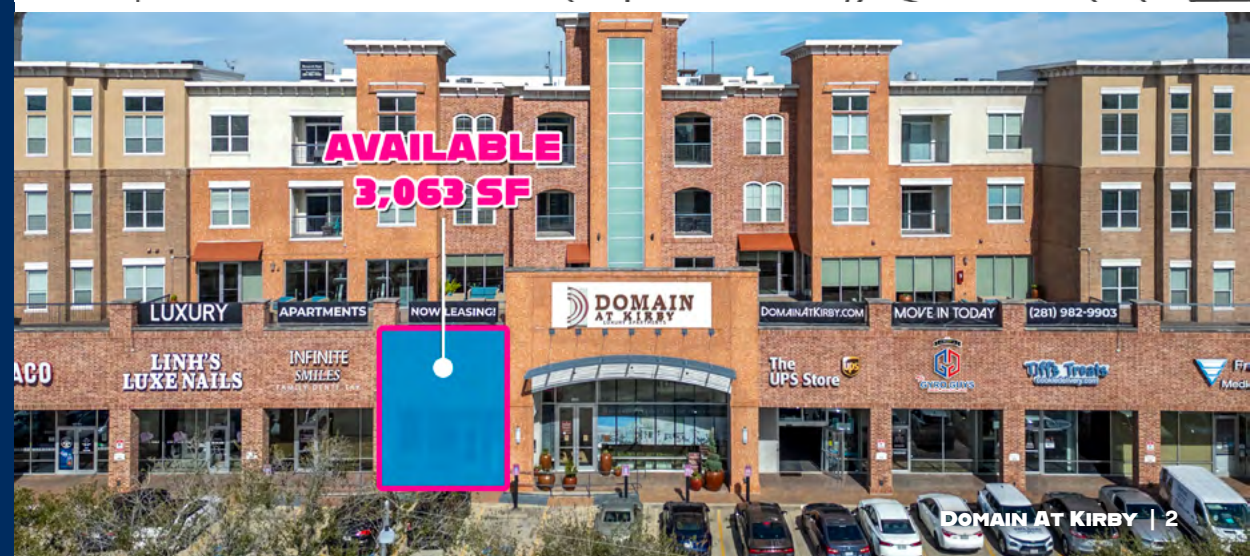
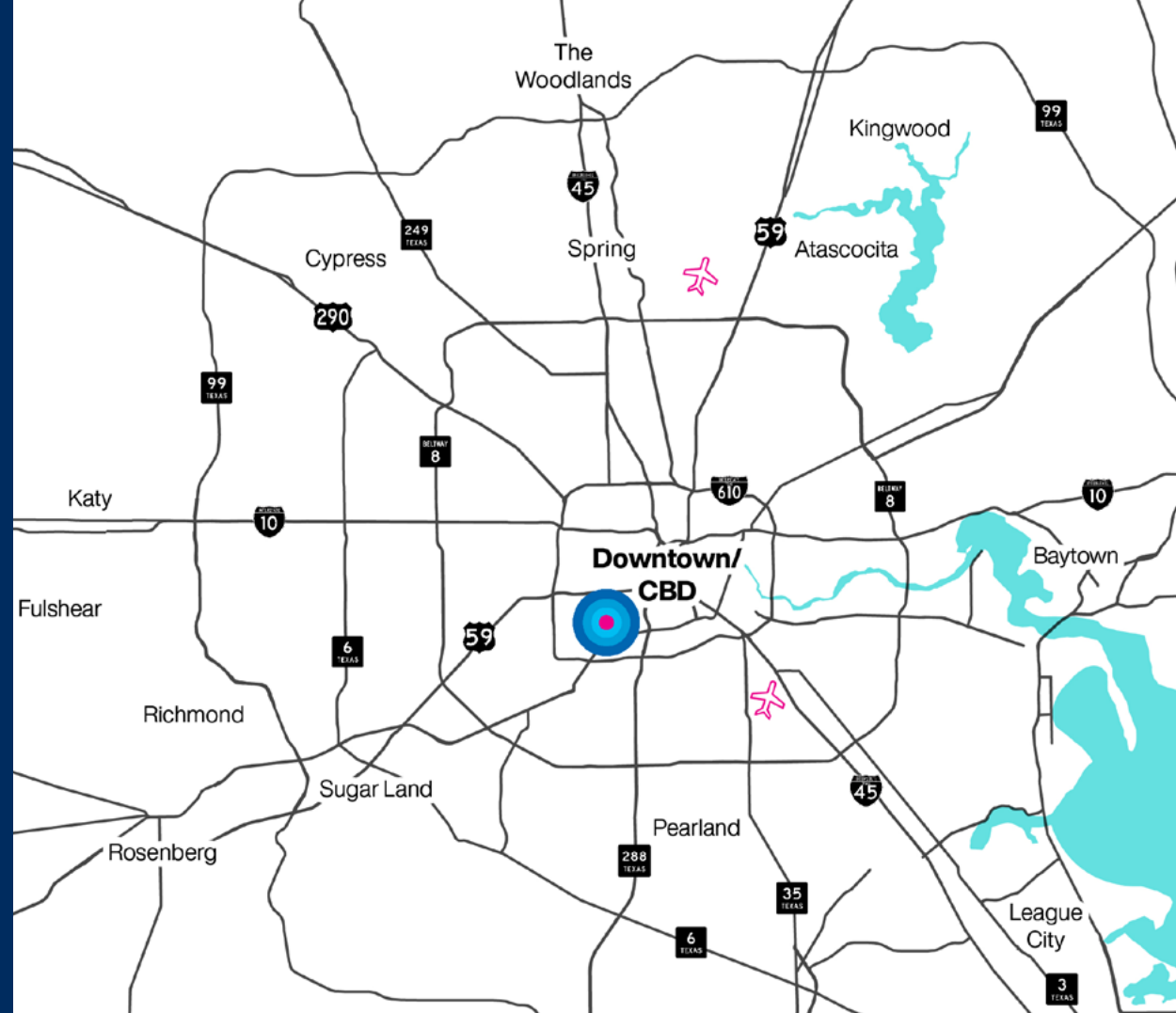
TRAFFIC COUNTS:

Kirby Dr: 24,544 cpd

Old Spanish Trail: 20,485 cpd

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	22,763	148,425	446,761
Daytime Pop.	24,881	180,192	501,752
Avg HH Income	\$97,244	\$169,521	\$142,790



SITE PLAN





TMC TEXAS MEDICAL CENTER

- 2.1 Square Miles
- 54 Medicine Related Institutions
- 21 Hospitals & 8 Specialty Institutions
- 8 Academic & Research Institutions
- Over 106,000 Employees
- 10 Million Patients Annually

SITE

NRG Center
NRG Stadium
NRG Astrodome
NRG Arena

UTHealth
The University of Texas
Health Science Center at Houston

The Woman's Hospital of Texas
An HCA Affiliated Hospital

MD Anderson Cancer Center
Proton Therapy Center

MD Anderson Cancer Center

Texas Children's Hospital

Shriners Hospitals for Children

UTHealth
The University of Texas
Health Science Center at Houston

AT&T Health
The University of Texas
Health Science Center at Houston

Kroger

CVS

CHI St. Luke's Health

Target
Chase
Quince
Sonic
Five Guys
Office Depot
Papa John's
Big Lots
Ross
PetSmart
Five Below

TEXANS
Training Facility

Conn's
HomePlus
SUITMART
DOLLAR TREE
FAMILY DOLLAR
DUNKIN'

McDonald's
CVS
Discount Tire
Honda

DR PEPPER SNAPPLE

GRAINGER



RICE UNIVERSITY

TMC TEXAS MEDICAL CENTER

Public Storage

DOMAIN AT KIRBY

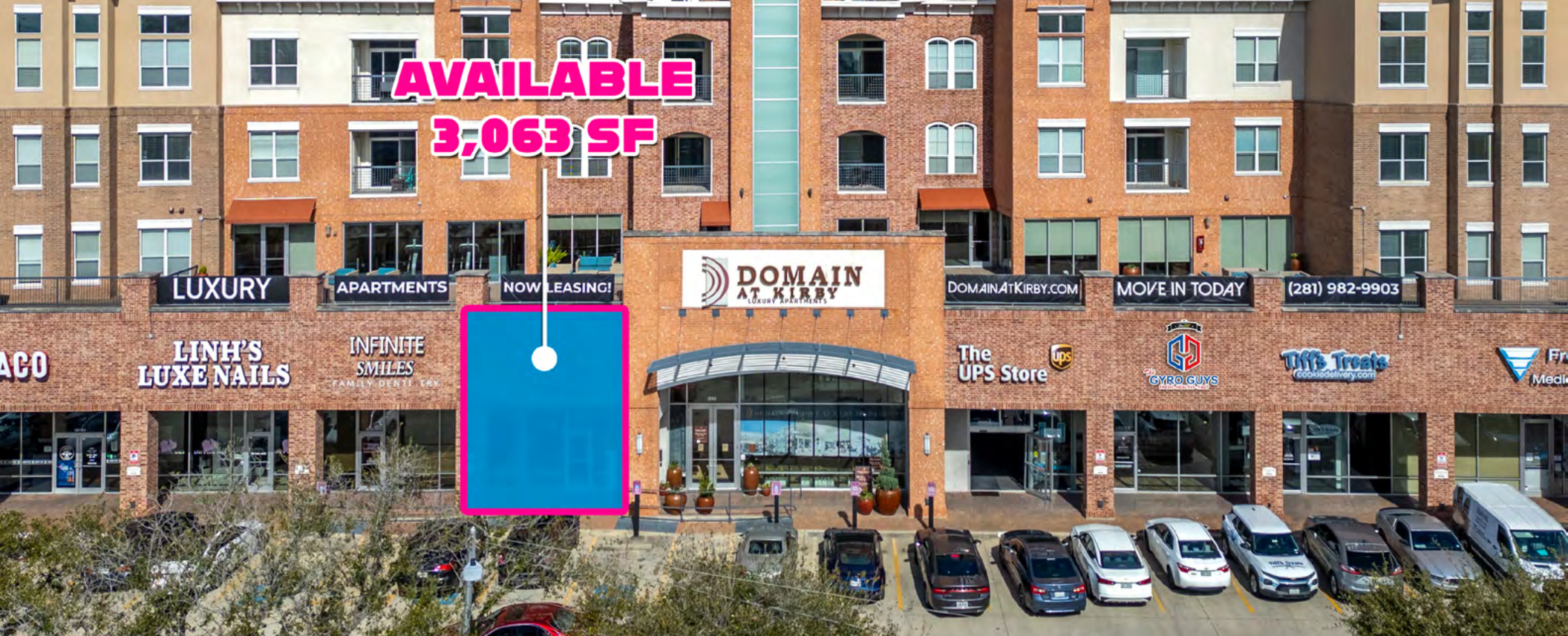
293 Units

SITE

Capital One

Walgreens

Old Spanish Trail





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.

Blue Ox Brokerage, LLC	9009549	jj@blueoxgroup.com	713.804.7777
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Jacobs	448255	jj@blueoxgroup.com	713.230.8882
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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**AVAILABLE
3,063 SF**

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