

Retail/ Warehouse Space FOR LEASE

8702 Beverly Hill St, Houston, Texas 77063



The subject site is a 4,800 sq ft building with approximately 800 sq ft of office space. It is currently a martial arts studio, ready for another martial arts studio to move in with all the equipment or can be converted to a storage facility, warehouse, or showroom. The building is located near the Galleria area with excellent access to HW 59, Westpark Tollway, and BW 8. It features well-lit and gated parking. Please contact the listing broker for more information or to arrange a tour of the property.

Jane Nguyen, Broker, 281-933-6999
10925 Beechnut St # A104,
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- Currently a martial art studio. Perfect for another martial studio to include martial arts equipment (kicking bags, kicking paddles & targets, shields). Has large office with separate men/women changing room/restroom,
- Also can also be converted for warehouse: party rental, wedding decorations/furniture, showrooms and warehouse.
- Has large parking lot (paved)
- Gated entrance
- Separate Men / Women changing rooms and restrooms
- Ample parking space, well-lit and gated

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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 8702 BEVERLYHILL ST, Houston, TX 77063



CITY, STATE

Houston, TX

POPULATION

179,267

AVG. HHSIZE

2.39

MEDIAN HH INCOME

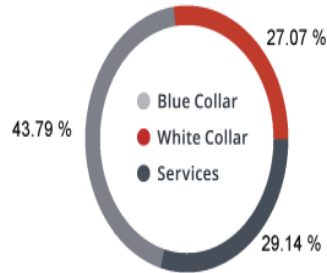
\$63,220

HOME OWNERSHIP

Renters: **61,366**

Owners: **17,149**

EMPLOYMENT



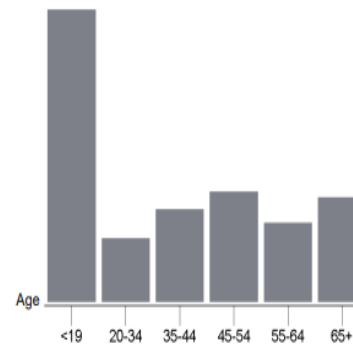
53.11 % Employed
1.62 % Unemployed

EDUCATION

High School Grad: **15.32 %**
Some College: **18.18 %**
Associates: **5.13 %**
Bachelors: **42.54 %**

GENDER & AGE

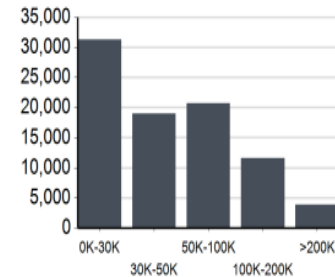
51.11 % **48.89 %**



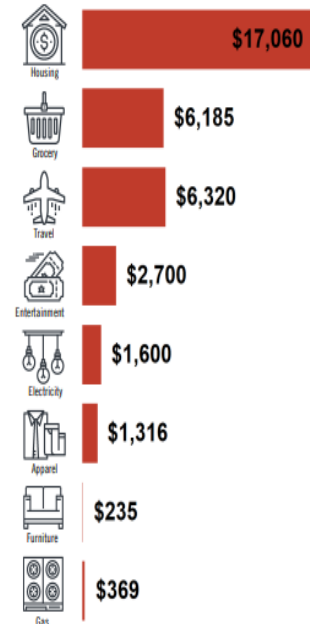
RACE & ETHNICITY

White: **34.71 %**
Asian: **4.64 %**
Native American: **1.08 %**
Pacific Islanders: **0.01 %**
African-American: **12.69 %**
Hispanic: **33.20 %**
Two or More Races: **13.68 %**

INCOME BY HOUSEHOLD



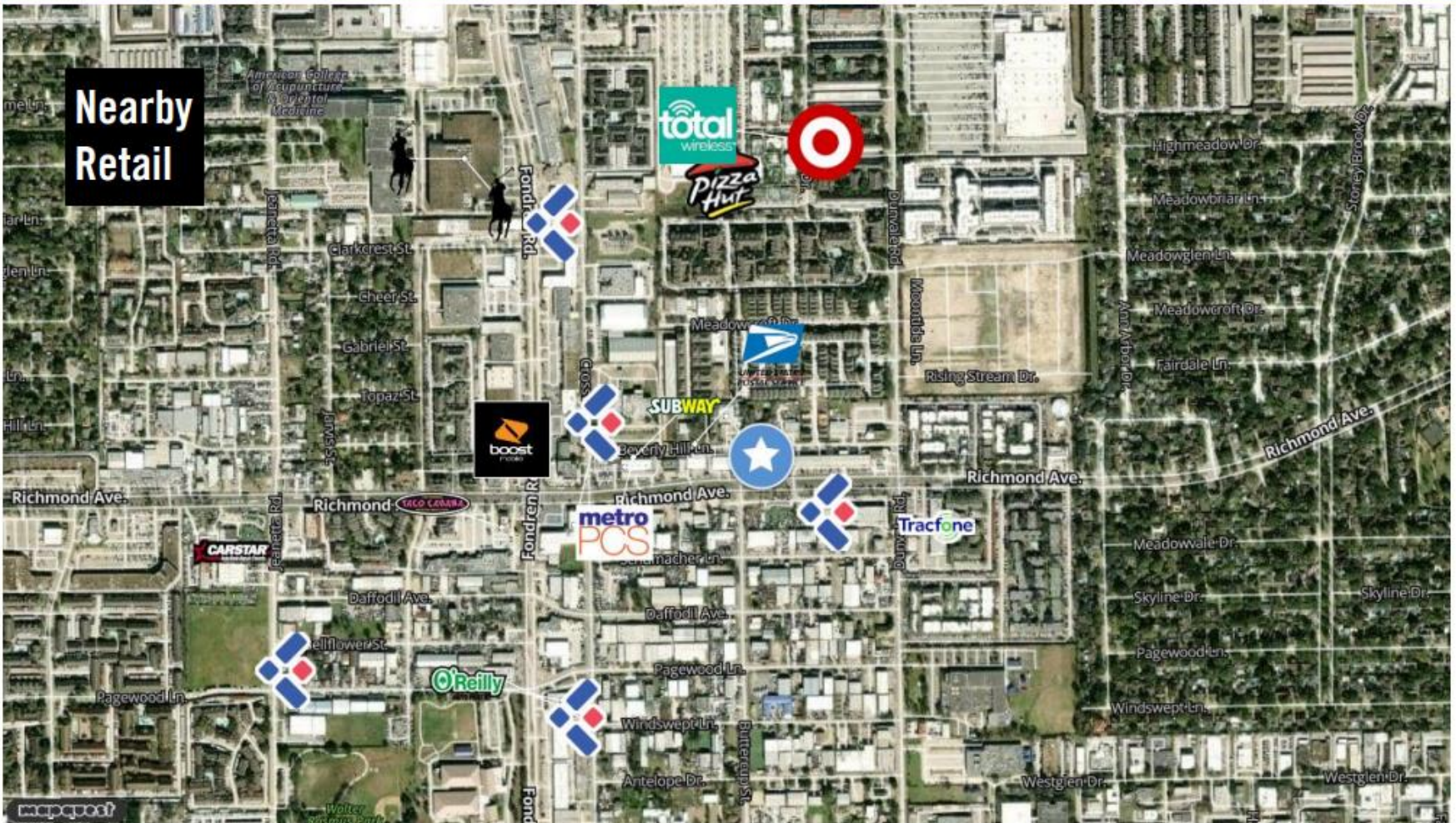
HH SPENDING



8702 BEVERLYHILL ST

Alpha, REALTORS

10925 Beechnut Street #104 Houston, TX 77072 | 281-933-6999



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Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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.

<u>Alpha Realtors, Inc</u>	<u>9000046</u>	<u>jane.nguyen@alpharealtors.net</u>	<u>(281)933-6999</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

ALPHAREALTORS 18925 Beechwood Street #184 Houston, TX 77072

Jane Nga-Dang Nguyen

Information available at www.trec.texas.gov

IABS 1-0 Date

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