



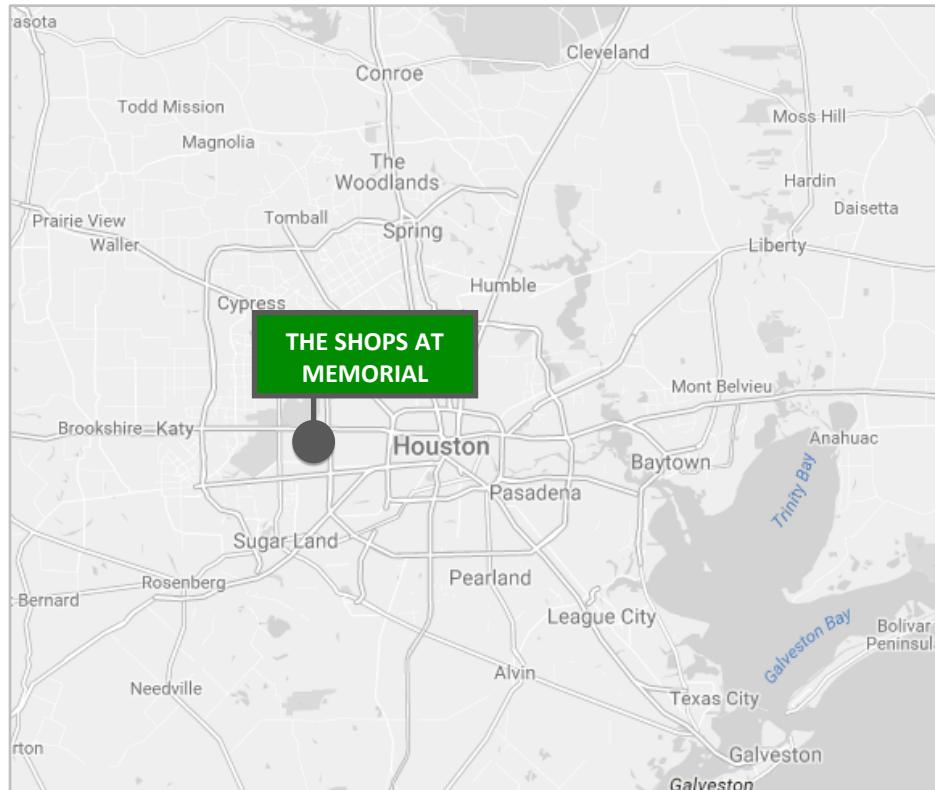
THE SHOPS AT MEMORIAL

SWC OF MEMORIAL DR & KIRKWOOD RD

14001 – 14079 Memorial Dr, Houston, Harris County, TX 77079

FOR LEASE

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THE SHOPS AT MEMORIAL

HIGHLIGHTS

- + Located within Close Proximity to I-10 and The Energy Corridor
- + Recent Road Improvements
- + Multiple Points of Ingress / Egress
- + At Signalized Intersection with High Traffic Counts
- + Excellent Demographics within Affluent Neighborhood
- + Quality Construction
- + High Growth Area
- + Limited Retail Opportunities

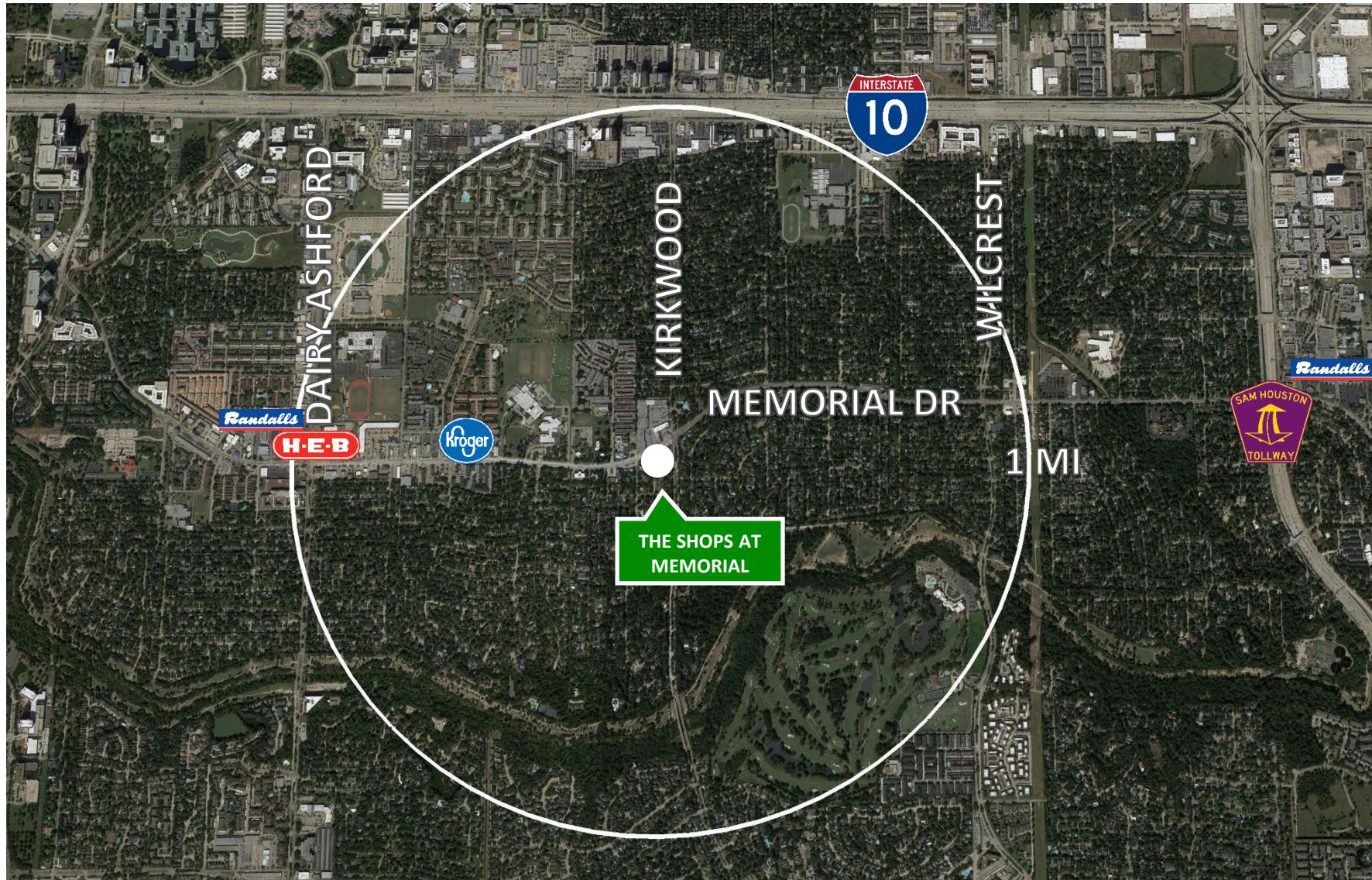
DESCRIPTION

Size: 36,714 SF Retail Center on 140,713 SF Land
Built: 1978; Renovated in 2008
Parking: 147 Spaces (4.07 Spaces per 1,000 SF)
Addtl: Monument Sign; Canopy Walkway Along Storefronts
Mgmt: KM Realty

NOTABLE CO-TENANTS



SATELLITE IMAGERY



SITE PLAN



TENANT KEY

#	Tenant	SF
14001	Wells Fargo	4,715
14005	Luchi & Joey's	1,640
14011	Dentist	2,500
14013	Sports Clips	1,260
14015	Animal Clinic	1,800
14021	Bacaro Kitchen & Wine	2,304
14025	Teeny Tattoo	895
14027	Teeny Tattoo	1,325
14029	Verbena Coffee	1,075
14033	Haven Nails	1,200
14035	Paint	1,750
14039	Donuts	1,200
14041	Rock n Roll it	1,090
14045	CareNow	4,900
14053	UPS Store	1,200
14057	Dryclean Planet	3,600
14071	Shoe Repair	815
14079	Restaurant Available	3,445

SUITE 14079 – 3445 SF SPACE (Available March 1, 2025)



VIEW FROM MEMORIAL



DEMOGRAPHICS & TRAFFIC

Population	1 MI	3 MI	5 MI
2019 Population	16,951	142,288	332,205
2024 Population	18,193	153,479	357,401
Est. 5-yr Growth	7.33%	7.87%	7.58%
Average Age	37.90	37.40	36.50

2019 Population by Race

White	12,890	95,875	216,641
Black	1,818	24,429	59,064
Am. Indian & Alaskan	95	983	3,498
Asian	1,707	17,433	45,047
Hawaiian & Pacific Island	6	114	419
Other	435	3,454	7,535

Households

2019 Total Households	6,072	60,822	134,837
HH Growth 2019 – 2024	7.05%	7.51%	7.38%
Median Household Inc	\$103,759	\$72,728	\$57,974
Avg Household Inc	\$135,727	\$107,906	\$90,186
Avg Household Size	2.80	2.30	2.40
2019 Avg HH Vehicles	2.00	2.00	2.00

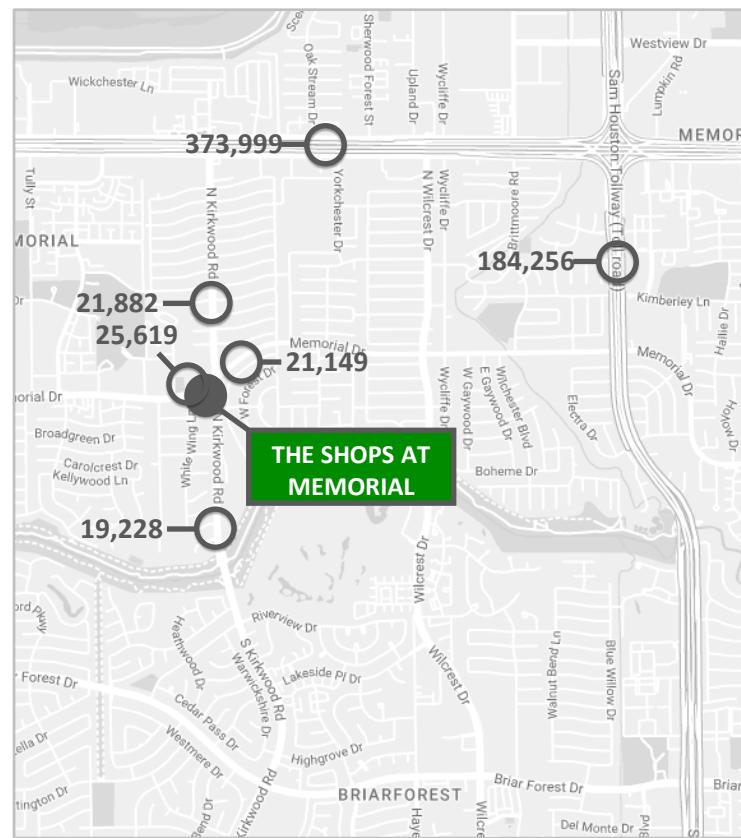
Housing

Median Home Value	\$434,493	\$342,889	\$274,967
Median Year Built	1970	1981	1980

Employment

Daytime Employment	9,445	100,077	216,958
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TRAFFIC COUNTS



Sources: 2016 Houston Urban Traffic Map

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	



EXCLUSIVE LEASING BROKER

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INFORMATION PRESENTED

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