

## 913 E NASA Pkwy, Webster, TX — Prime Retail Space in Village Real Shopping Center

### Property Overview

- **Address:** 913 E NASA Pkwy, Houston (Webster), TX 77058
- **Size:** 2,826 SF
- **Lease Rate:** \$22.00/SF base rent + \$5.50/SF NNN
- **Concession:** 4 months free rent
- **Availability:** Immediate
- **Condition:** Fully built-out open retail layout with excellent natural lighting, private offices, and direct storefront visibility

### Space Features

This 2,826 SF retail suite offers a **spacious open floor plan** with large glass storefront windows, high ceilings, and flexible build-out potential to fit a variety of uses—**retail, office, boutique, fitness, medical, or restaurant**. The suite includes private rear access, multiple enclosed office or storage rooms, and a front reception counter ready for immediate use.

The **interior photos** showcase a bright, adaptable layout with functional infrastructure in place—perfect for quick occupancy and minimal setup cost.

### Location Highlights

**Village Real Shopping Center** is a well-established retail hub situated directly on **E NASA Parkway (FM 528)**—a high-traffic commercial corridor connecting Webster, Clear Lake, and NASA's Johnson Space Center.

### Strategic Advantages

- **Unmatched exposure:** More than **35,000+ vehicles daily** on E NASA Pkwy provide constant visibility and brand awareness.
- **Strong demographics:** Webster and Clear Lake areas enjoy **high median household incomes exceeding \$85,000** and a dense population of professionals, students, and families.
- **Proximity to major anchors:** Just minutes from **NASA Johnson Space Center, Baybrook Mall, Clear Lake Regional Medical Center, and the University of Houston-Clear Lake**.

- **Business-friendly community:** Webster is part of the Houston metro's rapidly growing Bay Area—home to aerospace, healthcare, education, and retail industries with continuous economic expansion.
- **Convenient access:** Easy connection to **I-45, Bay Area Blvd, and Highway 3**, serving the Greater Houston and Galveston markets.

### Tenant Mix

Village Real Shopping Center features a balanced tenant lineup of **local boutiques, restaurants, personal services, and medical offices**, ensuring consistent foot traffic and complementary synergy for new tenants.

### Ideal for

- Specialty retail (fashion, home goods, electronics)
- Medical, dental, or wellness clinics
- Insurance, tax, or professional service offices
- Coffee shop, juice bar, or light dining

### Leasing Highlights

- Competitive rental structure with **four months free rent** to support build-out or launch phase
- High-visibility signage opportunities directly facing NASA Pkwy
- Well-maintained property with ample customer parking and excellent ingress/egress

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### **Experience growth and visibility in the heart of Webster's retail corridor.**

913 E NASA Pkwy offers the perfect combination of accessibility, affordability, and exposure—ready to accommodate your next retail or service concept immediately.