

# Executive Summary



## OFFERING SUMMARY

Lease Rate:	\$5,500.00 per month (NNN)
Available SF:	2,200 SF
Lot Size:	12,506 SF
Year Built:	1960
Zoning:	NZ
Market:	Houston
Submarket:	North Submarket

## PROPERTY OVERVIEW

Retail Lease Opportunity – 515 Berry Rd, Houston, TX 77022

An outstanding retail leasing opportunity is available at 515 Berry Rd, a well-located retail center in the Near North Submarket of Houston, TX. This high-visibility property offers excellent accessibility, strong daily traffic counts, and proximity to a rapidly growing residential and commercial area.

## PROPERTY HIGHLIGHTS

- Prime Location – Strategically positioned with easy access to I-45, Loop 610, and Hardy Toll Road, ensuring high visibility and strong commuter traffic.
- Versatile Retail Space – Ideal for retail, restaurant, medical, office, or service-based businesses, with flexible suite options available.
- Growing Residential & Commercial Area – Surrounded by established neighborhoods, schools, and businesses, providing a steady stream of potential customers.
- Ample Parking & Storefront Exposure – Convenient customer parking and excellent street frontage, maximizing business visibility.
- High-Traffic Corridor – Located in an active retail district with nearby national and local tenants driving consistent foot traffic.

Blue Sky Commercial // 6721 Portwest Dr. Suite 130 // Houston, TX 77024 // 281.805.0885 // [blueskycommercial.net](http://blueskycommercial.net)

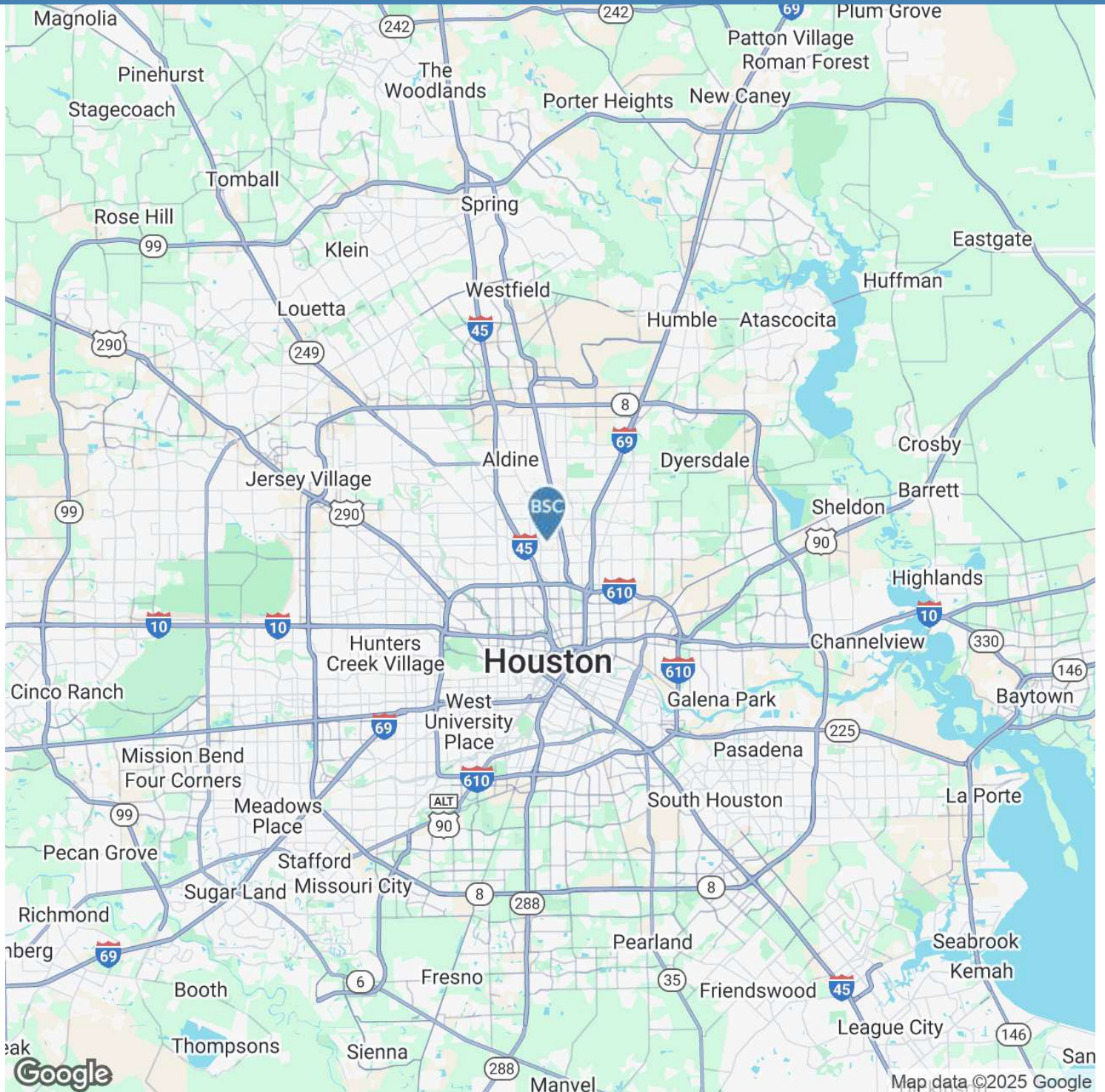
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# Location Map



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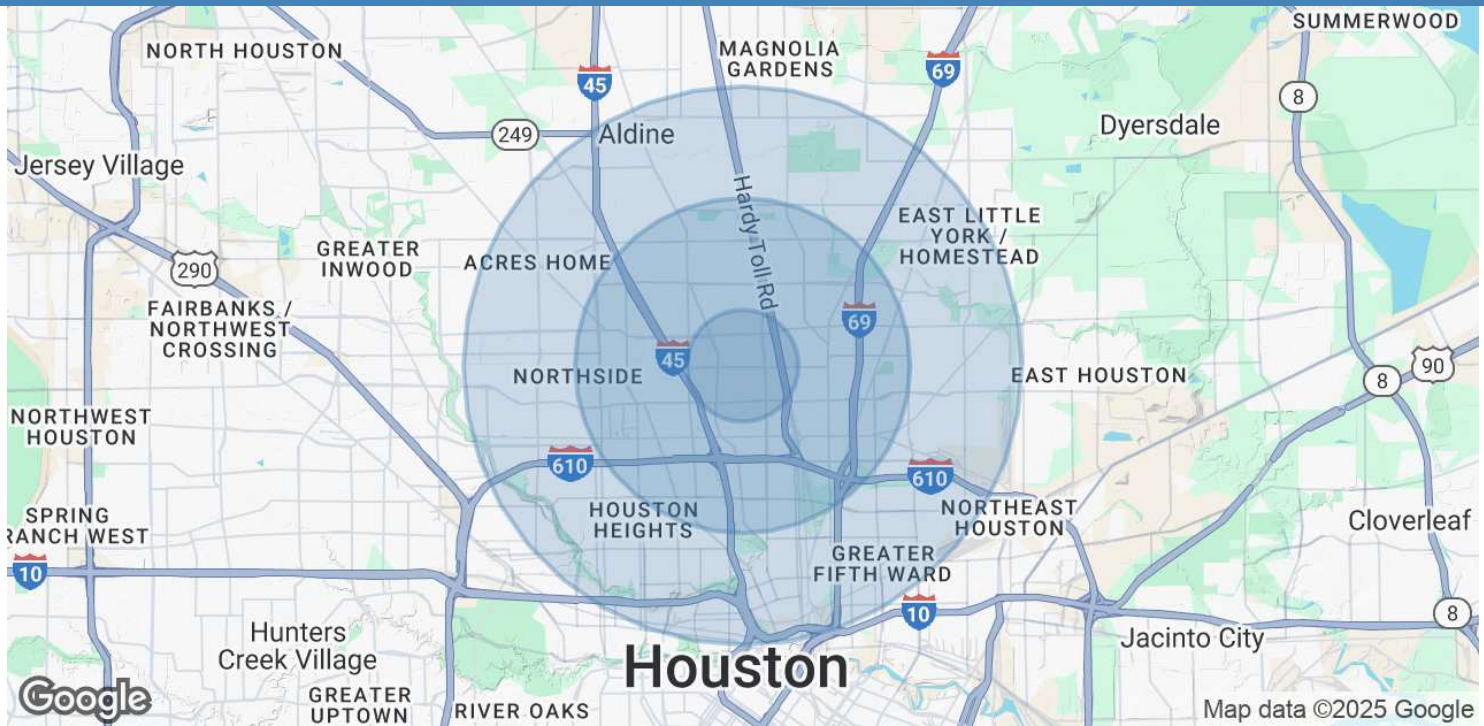
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# Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,132	134,616	350,808
Average Age	36	37	37
Average Age (Male)	36	37	37
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,935	46,281	127,274
# of Persons per HH	3.1	2.9	2.8
Average HH Income	\$53,549	\$71,470	\$91,746
Average House Value	\$271,765	\$294,771	\$344,056

Demographics data derived from AlphaMap

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**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.

Commercial Regional Properties of Texas LLC - Regional Properties Texas	<b>9001528</b>		<b>713-228-1913</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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](http://www.trec.texas.gov)**Blue Sky Commercial // 6721 Portwest Dr. Suite 130 // Houston, TX 77024 // 281.805.0885 // [blueskycommercial.net](http://blueskycommercial.net)**Victoria Aguirre**Vice President of Leasing // 281.805.0990 // [victoria@blueskycommercial.net](mailto:victoria@blueskycommercial.net)**Anthony Lagred**VP, Real Estate // 210.216.8925 // [anthony@blueskycommercial.net](mailto:anthony@blueskycommercial.net)