

# FOR LEASE

\$10.00-\$15.00 PSF

**11950 PERRY RD, HOUSTON, TX 77064**

**±550 SF - ±10,000 SF OF RETAIL SPACE AND AUTO SHOP**



**CHRIS JOYCE**

Principal

Chris@TexasCRES.com

(936) 577-0836

**FLAVIO BEATO**

Agent

Flavio@TexasCRES.com

(832)727-4475



# PROPERTY HIGHLIGHTS



## Location

11950 Perry Rd.  
Houston, TX 77064



## Asking Price

\$10.00 to \$15.00 PSF



## Size

±550 SF - ±10,000 SF of  
Retail and Auto Shop

- Auto shop and inline retail/office spaces available in a +/- 25,037 SF shopping center.
- Excellent location on the southeast corner of FM 1960 & Perry Rd; just west of SH 249 with easy access to Beltway 8 & US 290, the Willowbrook Mall & Hewlett Packard, Methodist Willowbrook, Vintage Park & St. Luke's at the Vintage.
- In high density residential & commercial populated area on high commute corridor.
- Ample parking on 20,000 SF paved area.
- Great visibility from signalized intersection.
- Tenant improvement allowance negotiable; based on Landlord Approval.
- Average Traffic of over 65,000 Vehicles Per Day on FM 1960 & over 12,000 Vehicles Per Day on Perry Road.
- Full Demographic package available upon request.

## Contact Us

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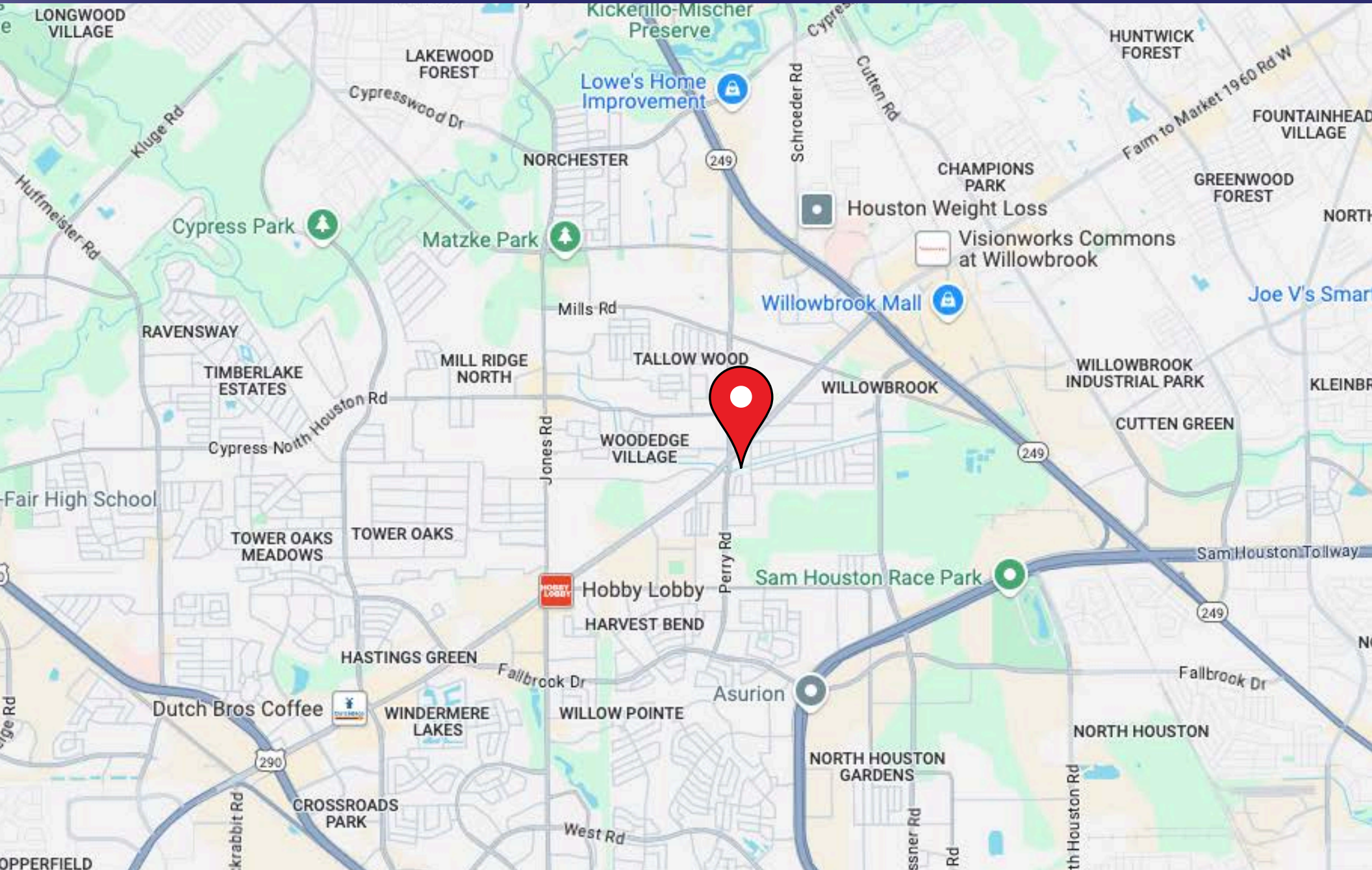
# AVAILABLE SPACES



Suite	Square Feet	Lease Rates	Tenant
C	978 SF	\$15 SF + NNN	AVAILABLE
D	1,079 SF	\$15 SF + NNN	AVAILABLE
G	10,447 SF	Call for Rate	AVAILABLE



# LOCATION MAP





# MARKET AERIAL





# DEMOGRAPHICS



## DEMOGRAPHIC SUMMARY

11950 Perry Rd, Houston, Texas, 77064

Ring of 3 miles

### KEY FACTS

102,773

Population



38,610

Households

36.2

Median Age

\$59,098

Median Disposable Income

### EDUCATION

10.7%

No High School Diploma



35.6%

Bachelor's/Grad / Prof Degree

23.8%

High School Graduate

29.9%

Some College/ Associate's Degree

102,773

2023 Total Population (Esri)

### INCOME



\$70,717

Median Household Income



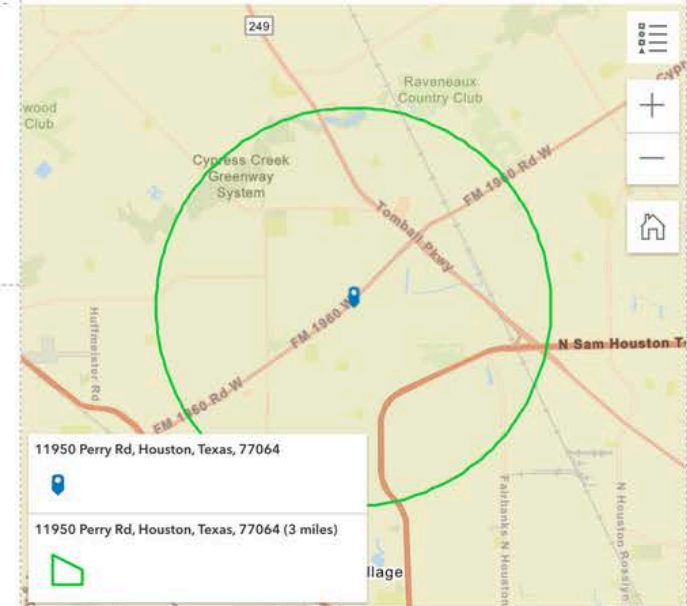
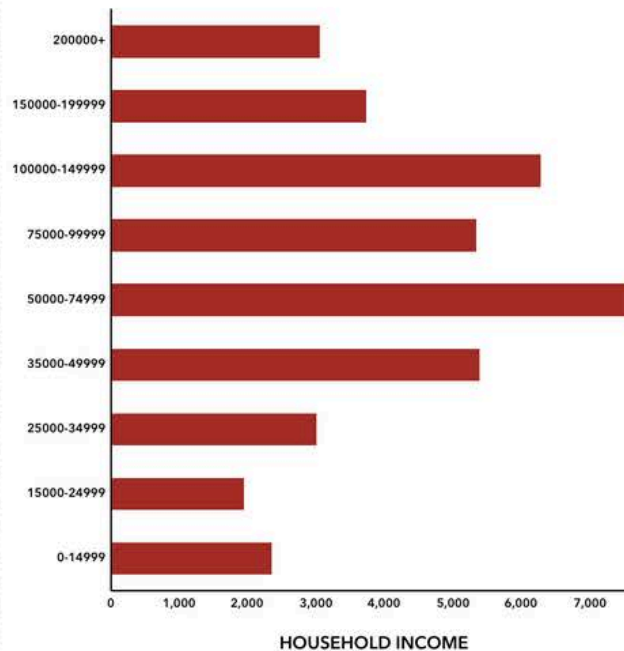
\$36,822

Per Capita Income



\$121,334

Median Net Worth



### EMPLOYMENT



White Collar



Blue Collar



Services

67.0%

20.7%

14.8%

5.0%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri





## Information About Brokerage Services

11-2-2015

*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.

<u>Texas CRES, LLC</u>	<u>9004590</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Flavio Beato</u>	<u>729360</u>	<u>flavio@texasgres.com</u>	<u>(832) 727-4475</u>
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)

TAR 2501

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Texas C.R.E.S. LLC, 11020 Southoff Drive Cypress, TX 77429  
Tracy Kiep

Phone: (713) 907-1707

Fax:

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