

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

Contact Us

CHRIS JOYCE

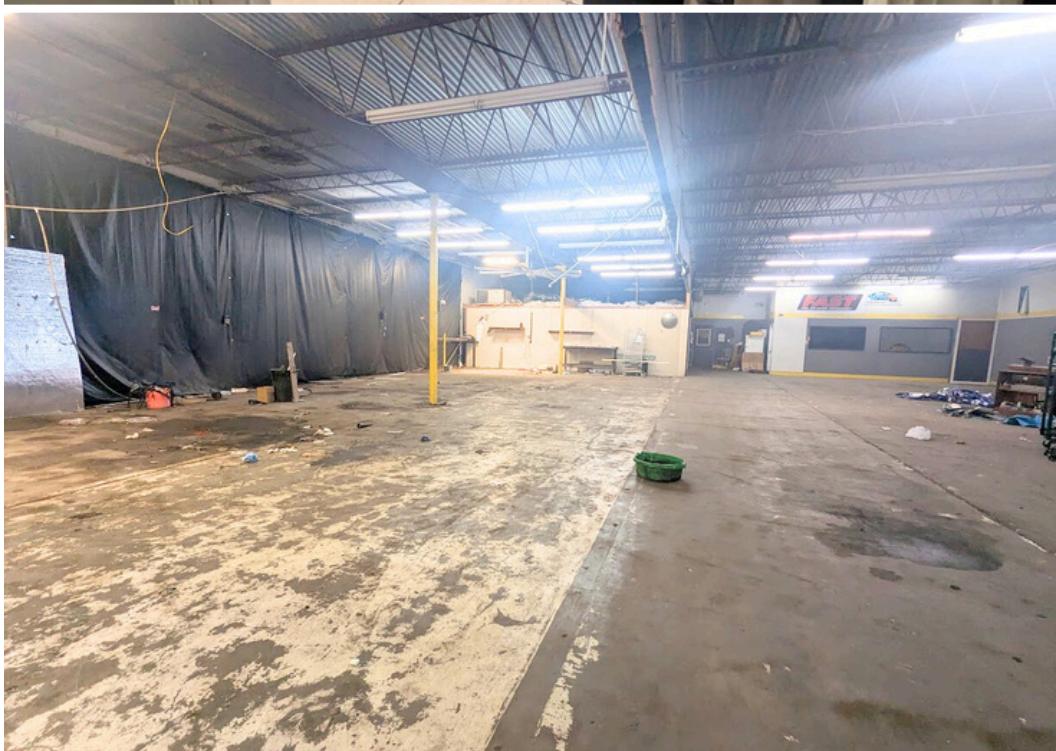
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- Auto shop and inline retail/office spaces available in a +/- 25,037 SF shopping center.
- Excellent location on the southeast corner of FM 1960 & Perry Rd; just west of SH 249 with easy access to Beltway 8 & US 290, the Willowbrook Mall & Hewlett 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.





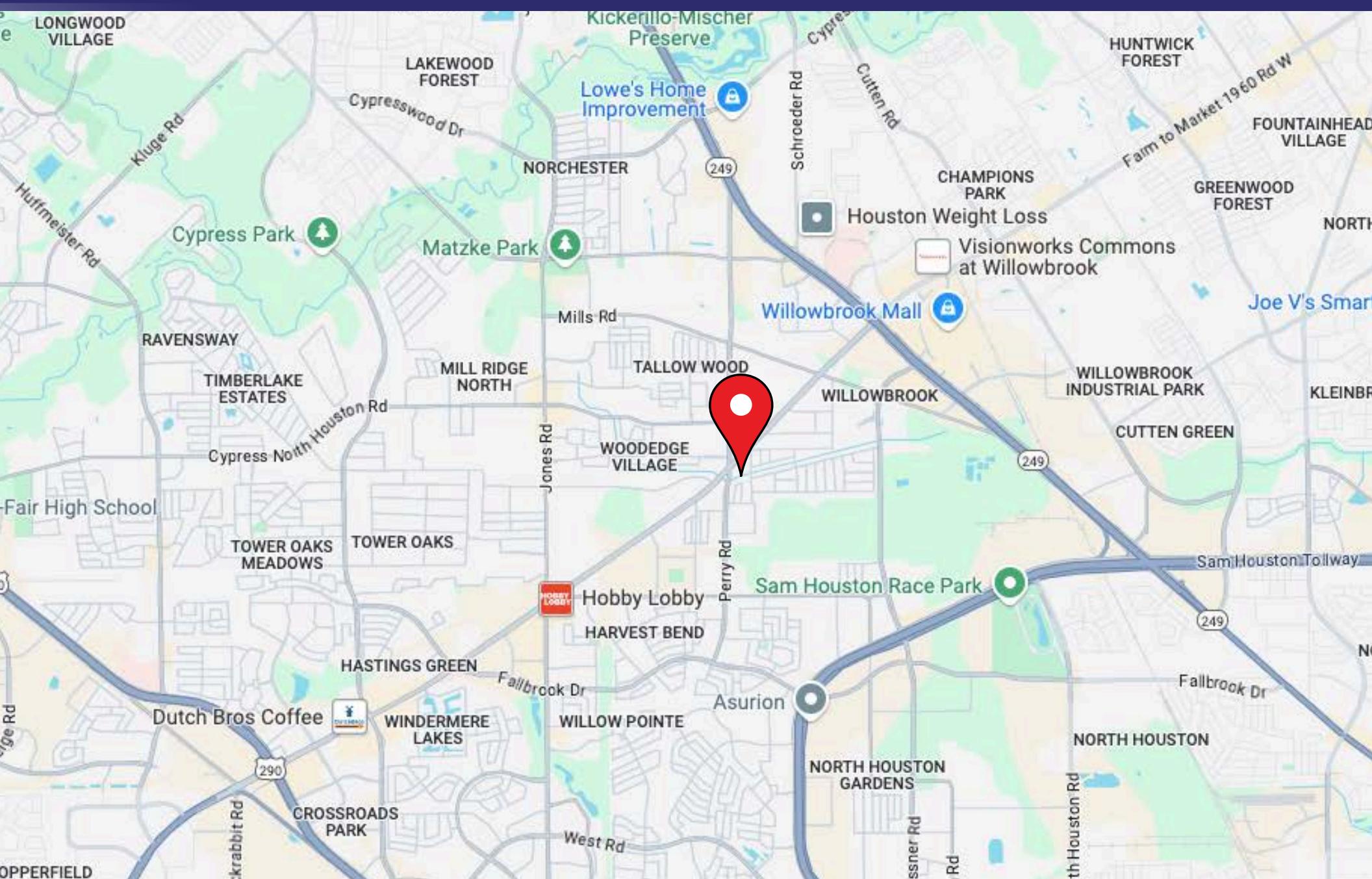


AVAILABLE SPACES

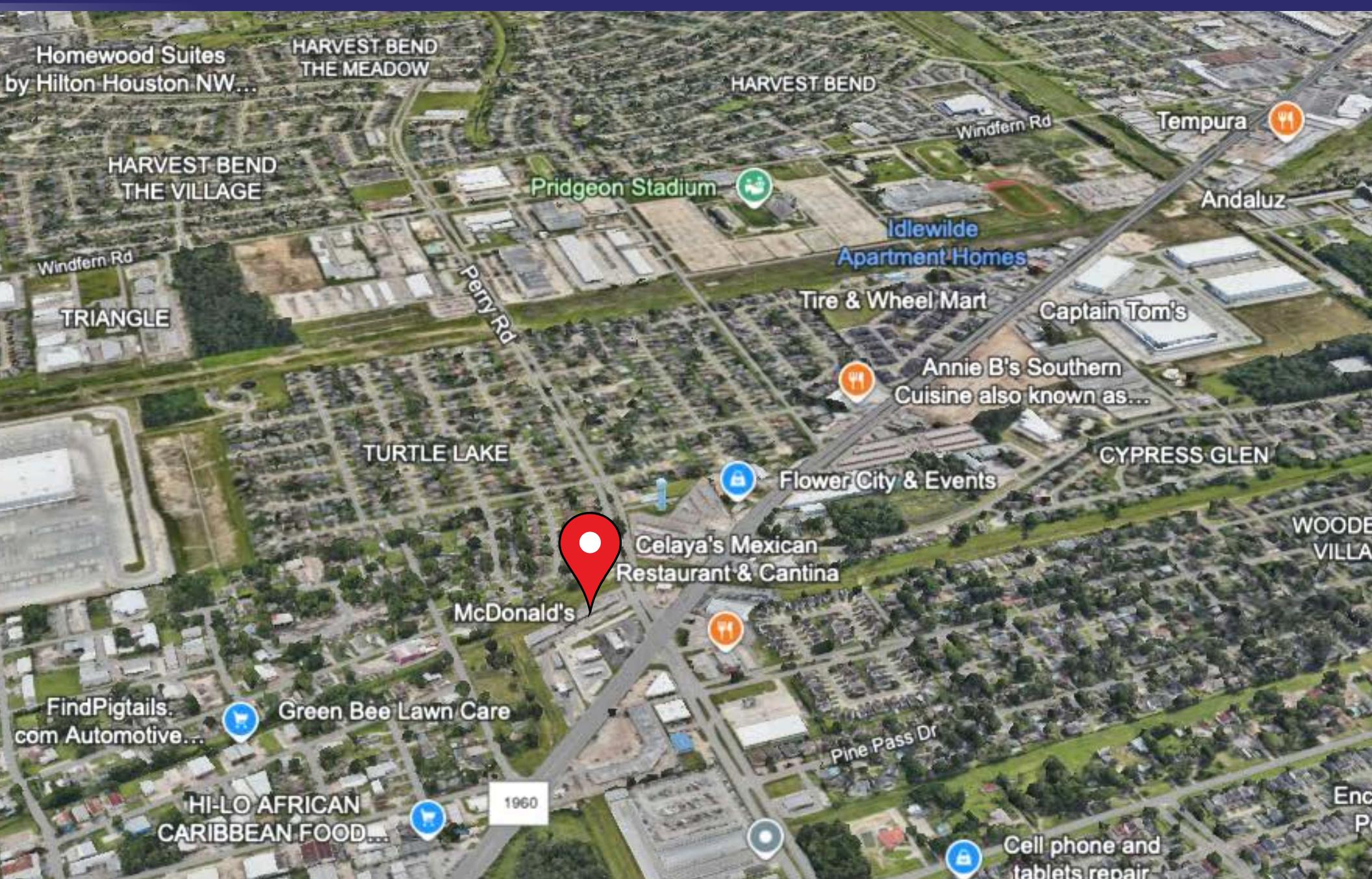


Suite	Square Feet	Lease Rates	Tenant
C	978 SF	\$15 SF + NNN	AVAILABLE
D	1,079 SF	\$15 SF + NNN	AVAILABLE
G	10,447 SF	Call for Rate	AVAILABLE

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



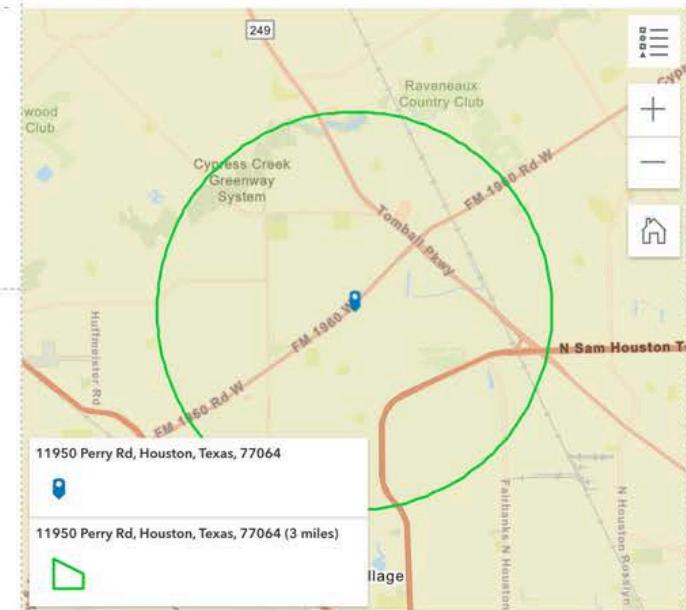
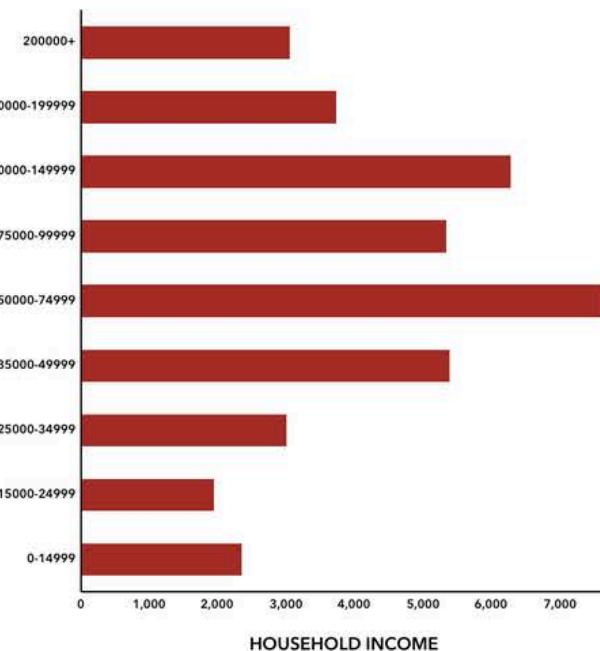
\$36,822

Per Capita Income



\$121,334

Median Net Worth



EMPLOYMENT



White Collar

67.0%



Blue Collar

20.7%



Services

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.

Texas CRES, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	9004590 License No.	joel@texascres.com Email	(713) 473-7200 Phone
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Joel C. English Designated Broker of Firm	465800 License No.	joel@texascres.com Email	(713) 473-7200 Phone
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Joel C. English Licensed Supervisor of Sales Agent/Associate	465800 License No.	joel@texascres.com Email	(713) 473-7200 Phone
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Flavio Beato Sales Agent/Associate's Name	729360 License No.	flavio@texascres.com Email	(832) 727-4475 Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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Regulated by the Texas Real Estate Commission

TAR 2501

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Tracy Kiep

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IABS 1-0



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