



FOR LEASE

BELTWAY 8 & TIDWELL SHOPPING CENTER

RETAIL SPACE FOR LEASE

13525 TIDWELL ROAD
HOUSTON, TEXAS 77044



**AVAILABLE
1,319 SF**

JOSH JACOBS
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BELTWAY 8 & TIDWELL SHOPPING CENTER

LOCATION

13525 Tidwell Road
Houston, Texas 77044

SIZE

1,319 SF Available

PRICE

\$24.00 - \$26.00 PSF + \$9.50 NNN

HIGHLIGHTS

- Located at the northwest quadrant of Beltway 8 & Tidwell Rd
- Access from hard corner of Beltway 8 & Tidwell
- Adjacent to Walgreen's & newly constructed Starbucks
- Cross access with Walgreen's, Starbucks, Jack in the Box & Popeye's
- Signalized intersection
- Great visibility and easy access
- Area retailers include Walgreen's, Starbucks, Dollar General, Family Dollar, Auto Zone, Napa, Fiesta Mart and many more



2023 DEMOGRAPHICS

| | Total Population | Daytime Population | Average HH Income |
|------|------------------|--------------------|-------------------|
| 1 mi | 10,670 | 3,511 | \$78,220 |
| 3 mi | 46,850 | 18,475 | \$85,323 |
| 5 mi | 145,804 | 67,126 | \$84,712 |

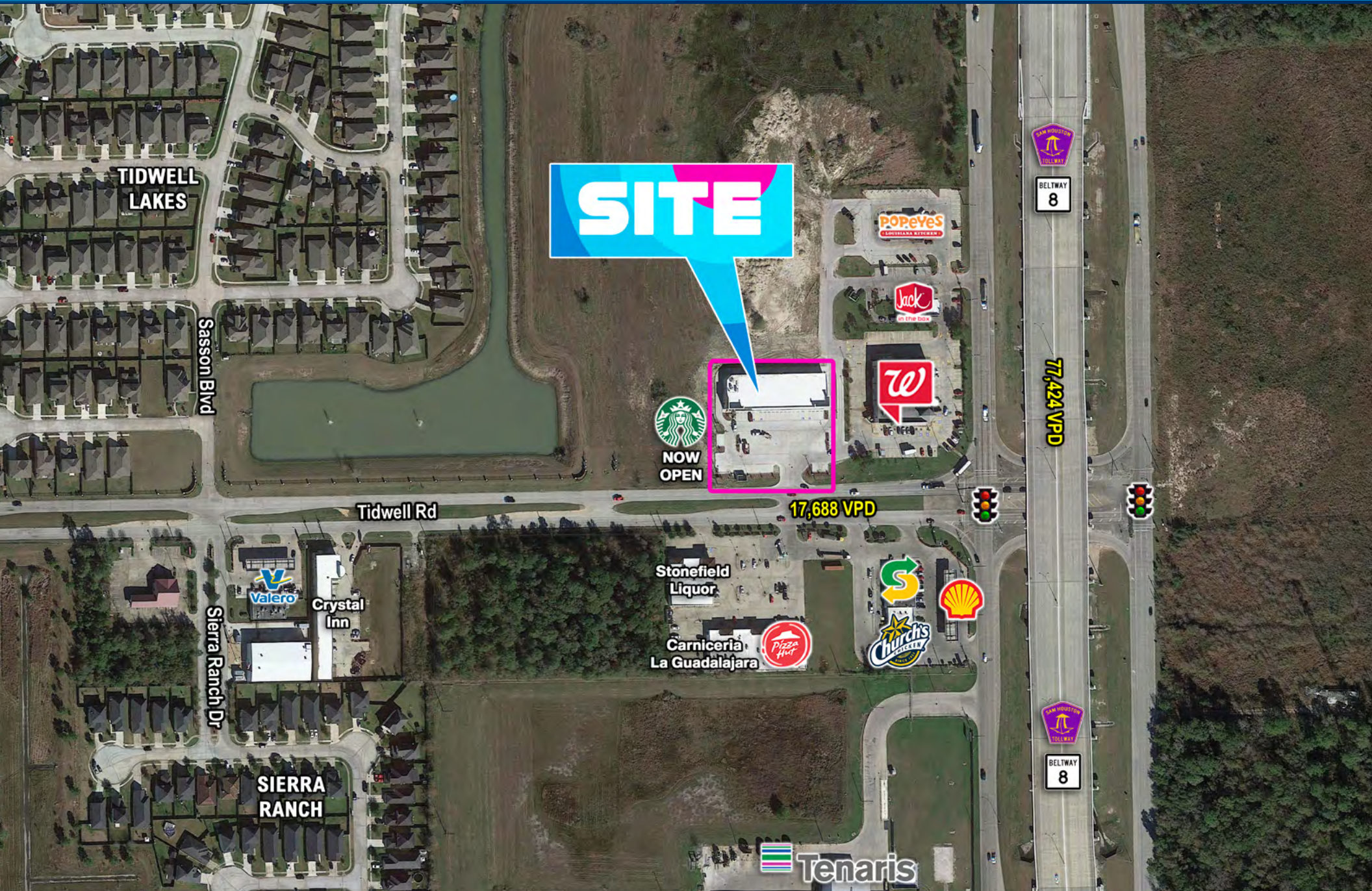
TRAFFIC COUNTS

(TXDOT 2021)

BELTWAY 8:
77,424 VPD

TIDWELL RD:
17,688 VPD

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Stonefield Terrace
516 Homes

Hidden Meadow
1,809 Homes

C.E. King High School
2,488 Students

Sheldon ISD
Stadium

Sunrise Pines
464 Homes

SITE

Tidwell Rd
18,939 CPD

BELTWAY
8

77,424 CPD

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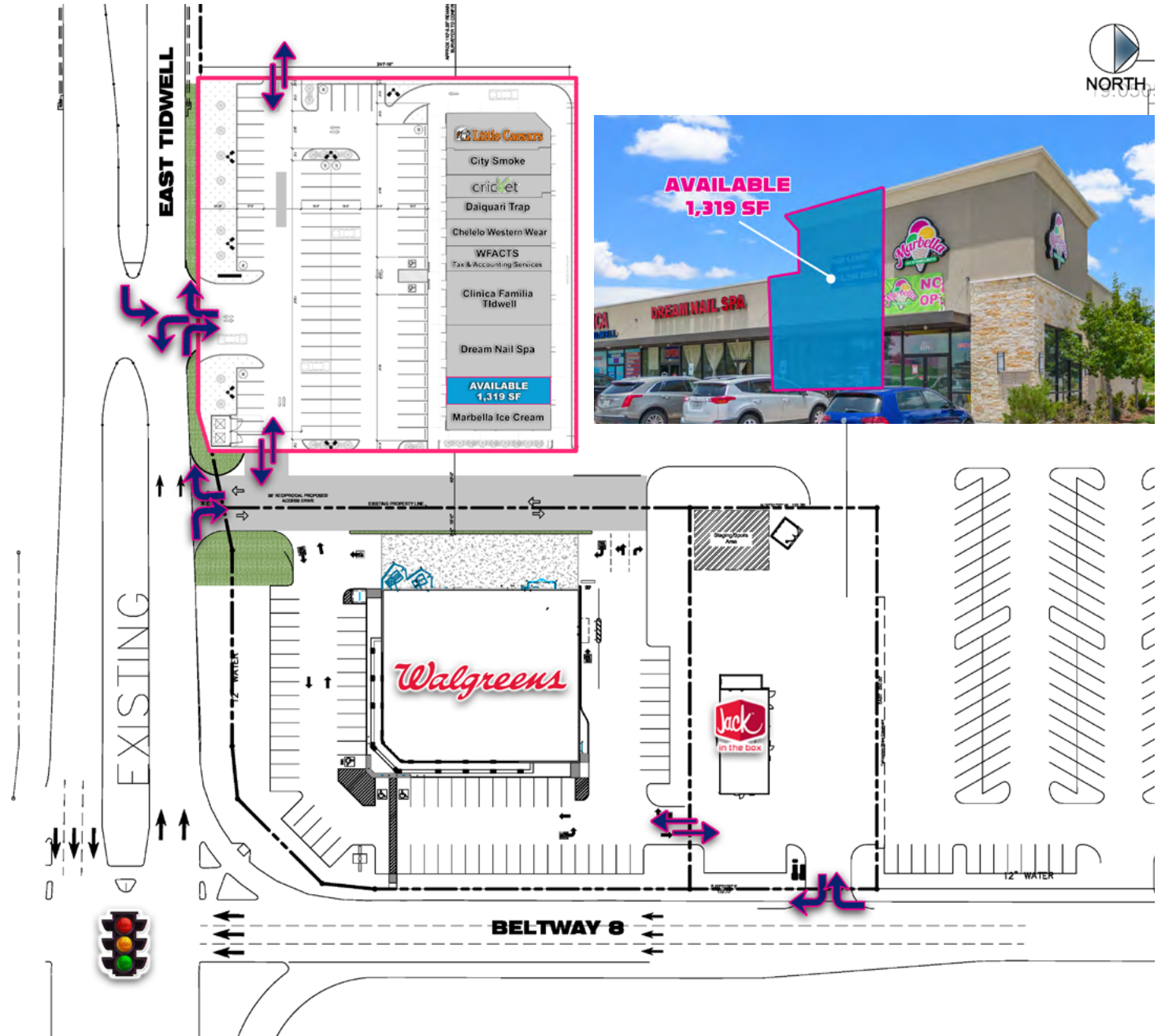
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BELTWAY 8 & TIDWELL SHOPPING CENTER



| |
|-------------------------------------|
| |
| City Smoke |
| cricket |
| Daiquiri Trap |
| Chelelo Western Wear |
| WFACTS Tax & Accounting Services |
| Clinica Familia Tidwell |
| Dream Nail Spa |
| AVAILABLE 1,319 SF |
| Marbella Ice Cream |





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 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.

Blue Ox Brokerage, LLC

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713.804.7777

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Joshua Jacobs

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Designated Broker of Firm

License No.

Email

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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

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