



 **FIFTH**  
CORNER

# ELLA OAKS SHOPPING CENTER 2ND GEN. RETAIL SPACE FOR LEASE

SWC of Ella Blvd & 34th St | Houston, TX



[WWW.BLUEOXGROUP.COM](http://WWW.BLUEOXGROUP.COM)

# PROPERTY INFORMATION:

**Address:** 1737 W 34th St  
Houston, TX 77018

**Availability:** 1,000 SF 2nd Gen. Retail

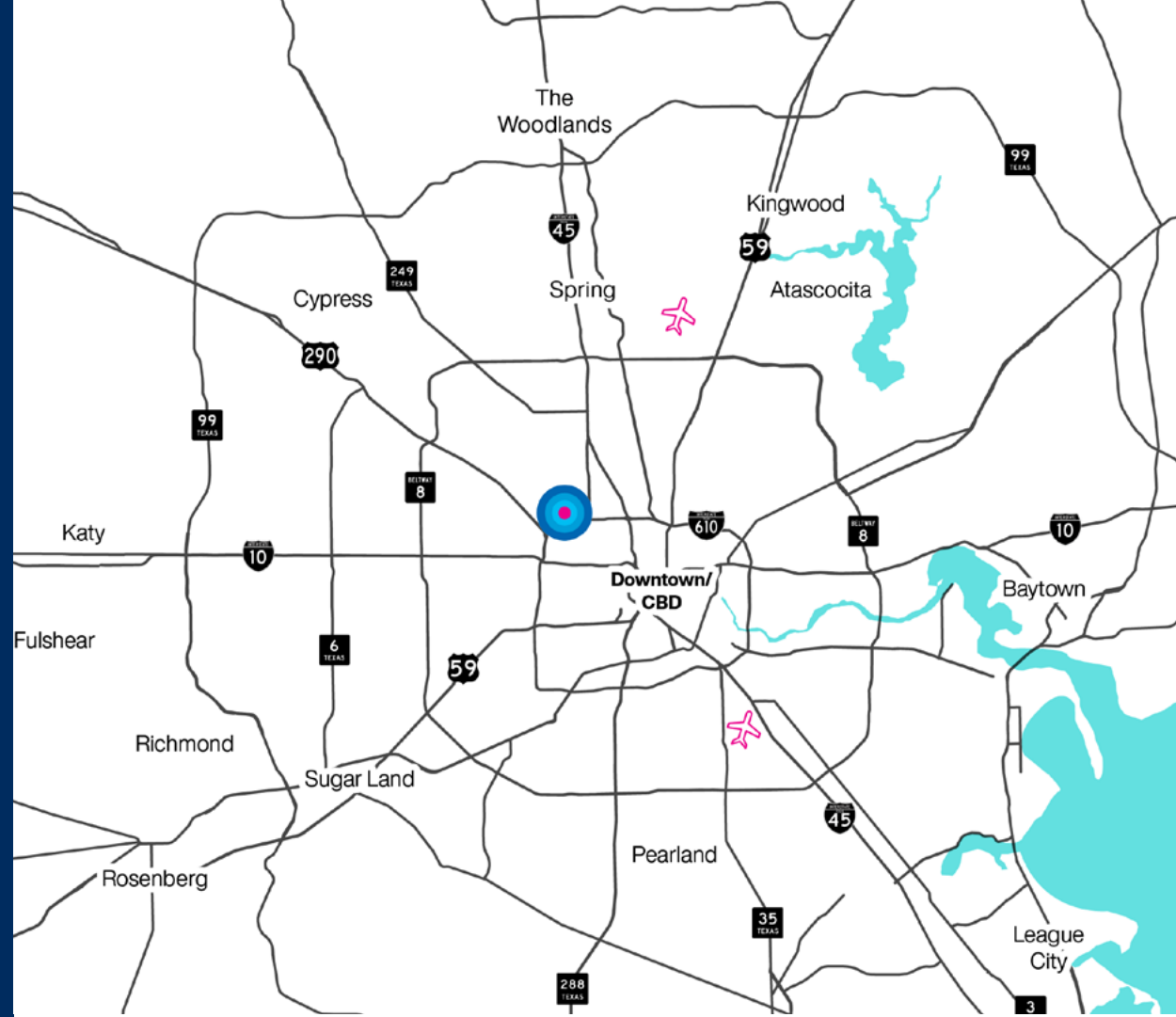
**Price:** Call For Pricing

## HIGHLIGHTS:

- Ella Oaks is located in the high-demand Garden Oaks-Oak Forest neighborhoods.
- The area offers easy access to 610 and is close to eclectic areas such as The Heights.
- This proximity has attracted new residential and commercial development, contributing to recent population densification.
- An example of this development is Hines' new 1005 West 34th multifamily project, which has broken ground on 383 units.
- This new development is located a little over half a mile east of Ella Oaks.

## DEMOGRAPHICS:

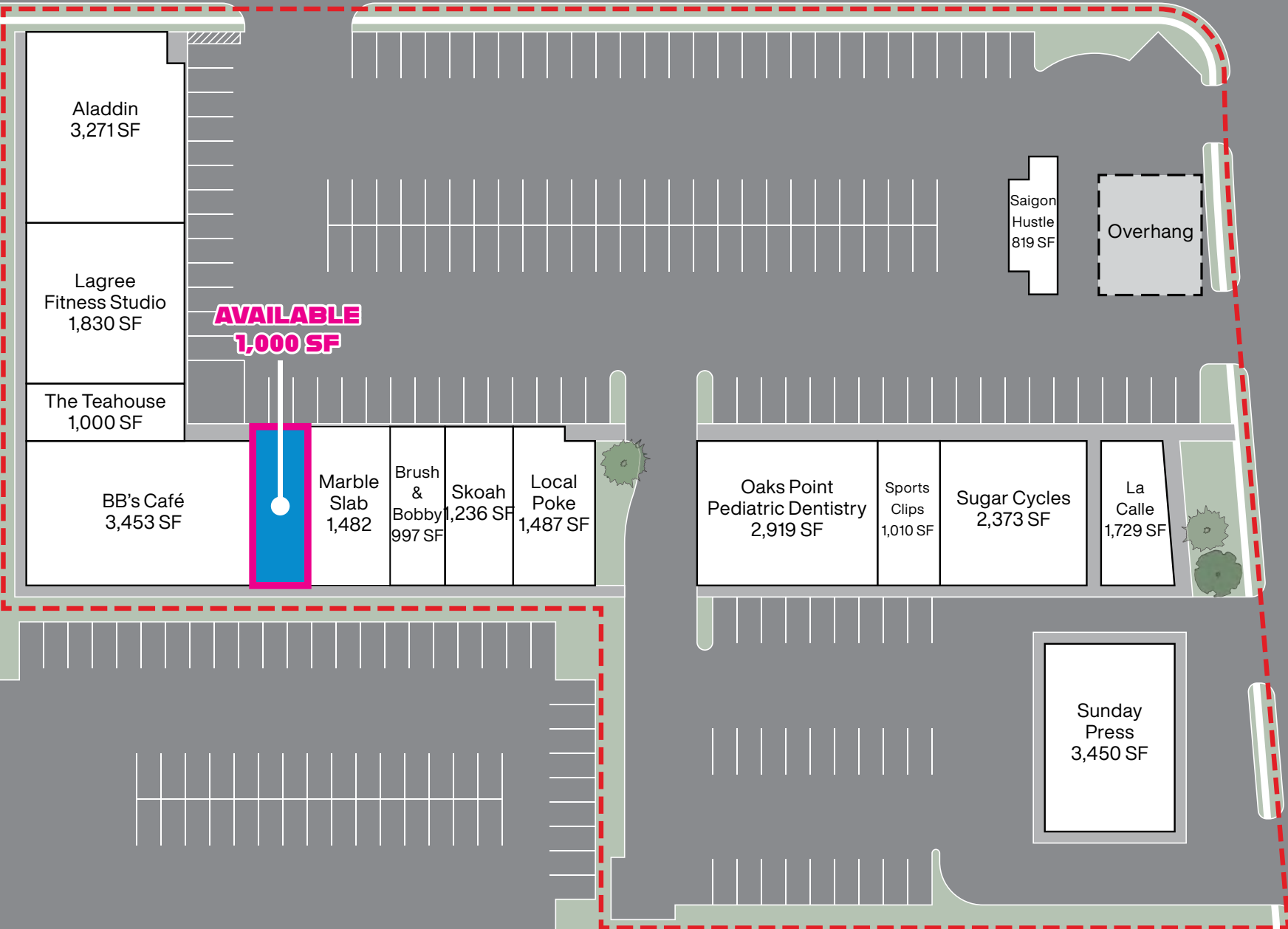
	1 Mile	3 Miles	5 Miles
<b>Population</b>	15,218	133,762	405,848
<b>Daytime Pop.</b>	31,328	168,143	478,226
<b>Avg HH Income</b>	\$166,414	\$140,379	\$127,884





WEST 34TH STREET

ELLA BOULEVARD



**AVAILABLE  
1,000 SF**

Aladdin  
3,271 SF

Lagree  
Fitness Studio  
1,830 SF

The Teahouse  
1,000 SF

BB's Café  
3,453 SF

Marble  
Slab  
1,482

Brush  
&  
Bobby  
997 SF

Skoah  
1,236 SF

Local  
Poke  
1,487 SF

Oaks Point  
Pediatric Dentistry  
2,919 SF

Sports  
Clips  
1,010 SF

Sugar Cycles  
2,373 SF

La  
Calle  
1,729 SF

Saigon  
Hustle  
819 SF

Overhang

Sunday  
Press  
3,450 SF





**SITE**

31,544 VPD ('22)

214,687 VPD ('22)

6,331 VPD ('21)

TJ-maxx ROSS  
Burlington Bath & Body Works  
ULTA MOD  
FLOOR DECOR five BEEW

PETSMART  
ROSS MATTRESS FIRM

CVS

PINE FOREST BUSINESS PARK

Booker T Washington High School

OFFICE/ BUSINESS PARK

Delmar Stadium

TCHCP THE COLLEGE OF HEALTH CARE PROFESSIONALS

Goodman Air Conditioning & Heating

20th St

18th St

Ella Blvd

Durham Dr

N-Shepherd Dr

11th St

Heights High School

Studewood St

Office DEPOT

RKI

Blue Bell

LOWE'S

Office DEPOT

THE HOME DEPOT

Future TARGET

HEB

Kroger

CVS

LA FITNESS

Walmart

REGAL

ROSS

Kroger

BIG LOTS!

45

Fiesta

Star

LA FITNESS

ALDI

DOLLAR TREE

610

290

610

610

**SITE**

Waltrip High School

12,615 VPD ('22)

Avenue on 34th  
14,245 VPD ('22)

34th St  
11,924 VPD ('22)

31,544 VPD ('22)

214,687 VPD ('22)



Logos for: HAND-STONE, TEX-MEX HOME, Local's TABLE, FAS, and CIGARETTES.

Logos for: Local Pothé and BB.

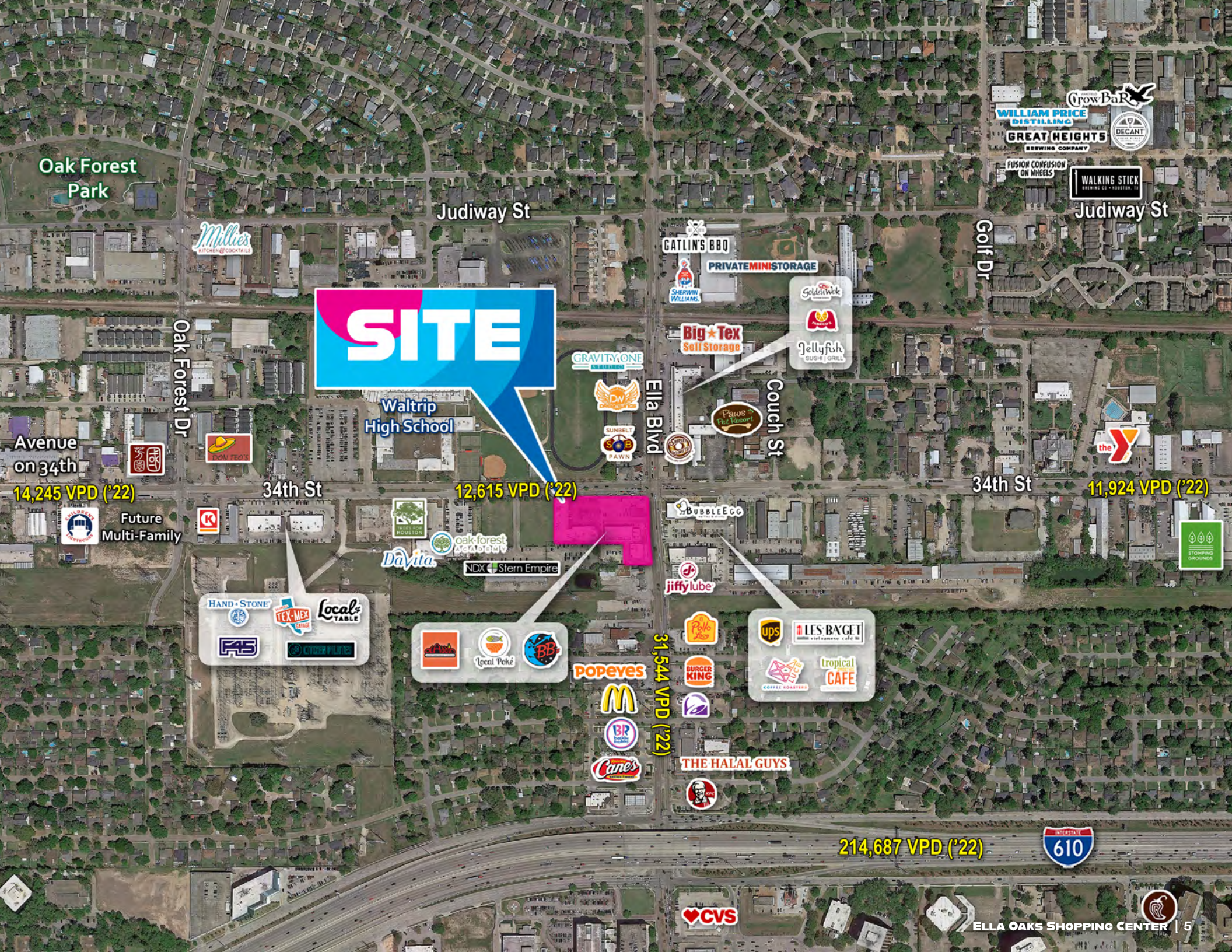
Logos for: POPEYES, MCDONALD'S, BR, and Cane's.

Logos for: UPS, LES BAGET, and tropical CAFE.

Logos for: Popeye's, BURGER KING, and THE HALAL GUYS.

Logo for: KFC

Logo for: CVS







# 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.

<b>Blue Ox Brokerage, LLC</b>	<b>9009549</b>	<b>jj@blueoxgroup.com</b>	<b>713.804.7777</b>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Joshua Jacobs</b>	<b>448255</b>	<b>jj@blueoxgroup.com</b>	<b>713.230.8882</b>
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)

IABS 1-0



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