

# Retail Space FOR LEASE



Allison Plaza @ 9710 S Kirkwood Rd, Houston, TX 77099

**Vivian Dang**

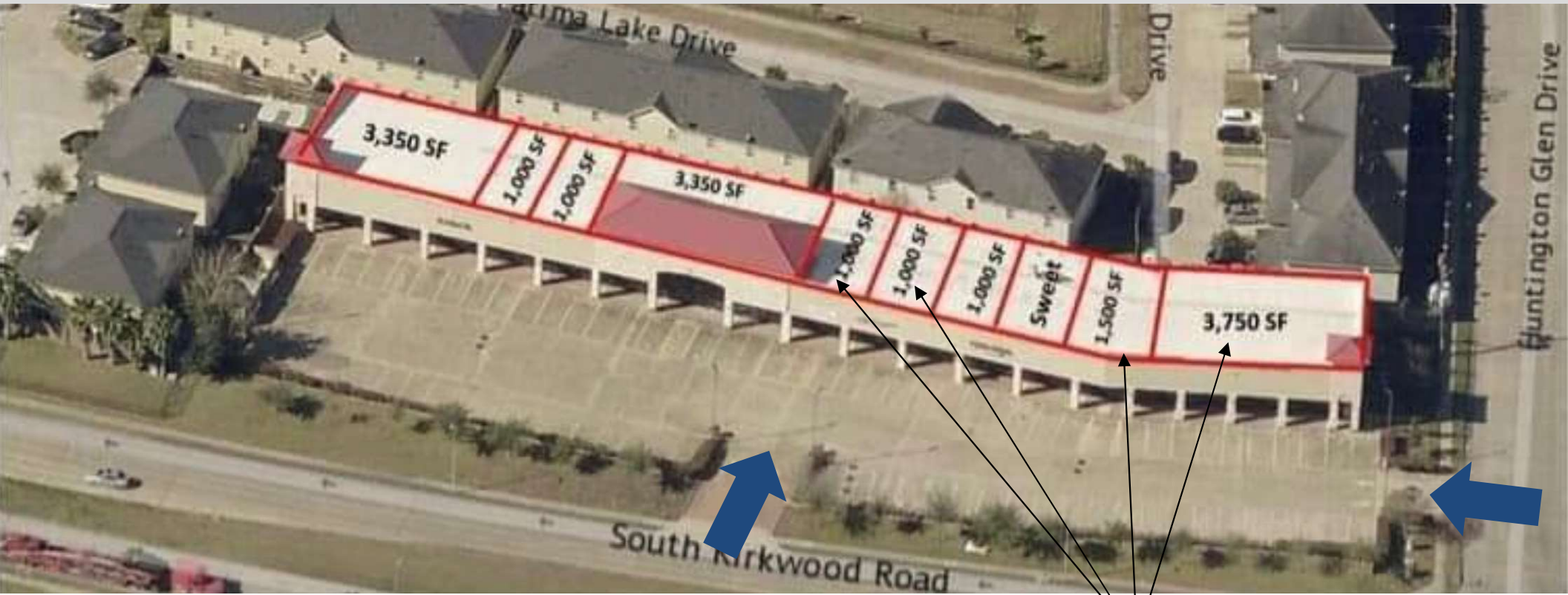
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10925 Beechnut St, Suite A-104, Houston, TX 77072

*The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice, and property is subject to prior lease, sale or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.*





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Available now

**Features**

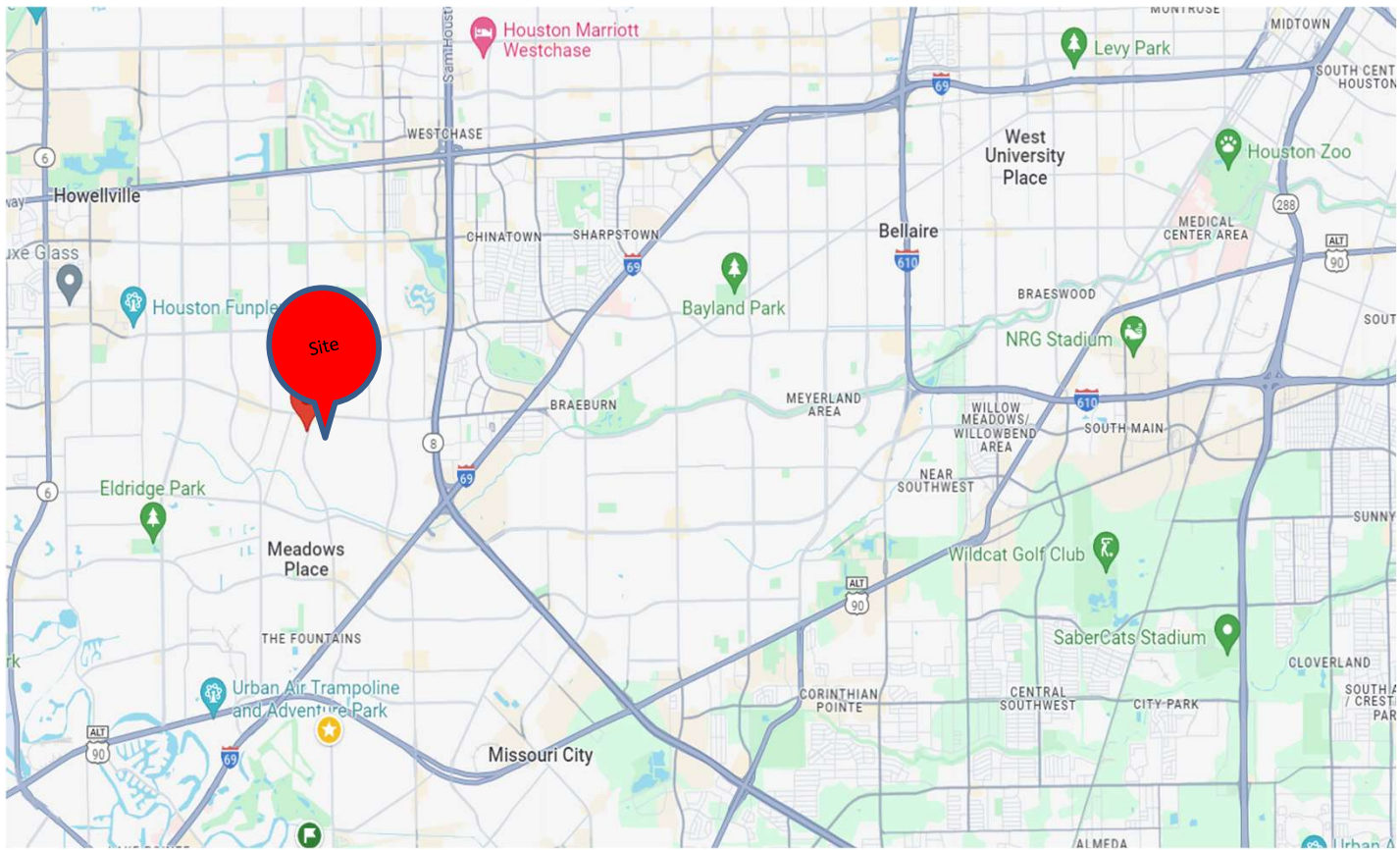
- Quality construction, 12' ceiling
- Excellent opportunity for retail, medical or professional office, etc.
- Small store (1,000 sf) to large unit (over 5,250 sf) opportunity
- Highly visible location with 2 curb cuts (corner lot)
- Ample parking available
- Available units with different conditions to meet variety of needs: shell condition (1500, 2250 to 3750sf) , partially build out (1000 sf) and fully build out (1500 sf).

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# 9710 S Kirkwood Rd, Houston, TX 77099



- Excellent residential area within the popular International District in Houston, TX
- Surrounded by National, Regional and Local Retailers
- Excellent visibility and signage
- Not flooded during Harvey
- Low gross rent, no CAM or NNN payment.
- Existing tenants: R3 Fuel Fitness, IBOM African Specialty Store, Yum Yam fast food, Ibom restaurant, Sweet Mango Taqueria & Refresqueria.

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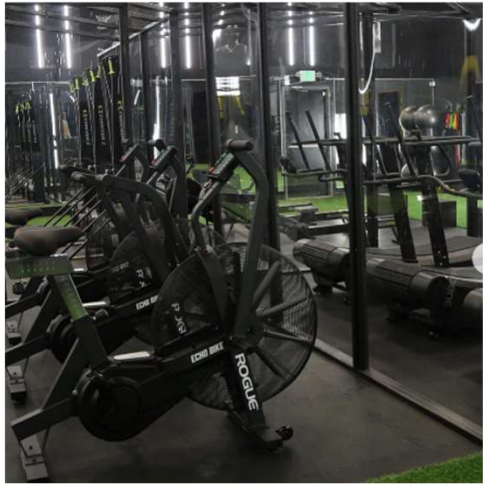




Current tenant



R3Fuel Fitness - <https://www.r3fuel.com/>



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Current tenant



African Specialty Market, Fast Food Store & Restaurant



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Vallejo Sweet Mango Taqueria & Refresqueria



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Note: This property/business is subject to prior sale/lease, change in price, or remove from the market without notice. All information contained herein while based upon data supplied by sources deemed reliable is subject to error or omissions and is not in any way warranted by Alpha Realtors, or by any commercial agent, independence associate or employees of Alpha Realtors.

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**1,000 SF Available now**



**1,000 sf - PARTIAL BUILT-OUT**

Location: Left to Sweet Mango

Available: 2 adjacent units

Condition: partially built-out (plumbing, electrical, and HVAC system newly installed in Dec 2023).

Work needed: ceiling, flooring, lighting, painting, etc. as needed for their business.

Lease price: Contact agent.

Lease term: 3-5 years





1,500 SF Available now



**1,500 sf - FULLY BUILT-OUT**

Location: Right to Sweet Mango

Condition: fully built-out as event hall with one office and two rest rooms. Brand new, never occupied.

Lease price: Contact agent.

Lease term: 3-5 years



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**3,750 SF Available now**



2,250 SF right end-cap

**3,750 sf - Shell space, DIVISIBLE**

Location: right end cap

End cap: 2,250 SF

In-line unit: 1,500 SF

Condition: Shell space

Lease price: Contact agent.

Lease term: 3-5 years



1,500 SF adjacent to 2,250 SF





## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date