

# FOR LEASE RETAIL SPACE 1,451 SF

510-514 S Mason Road

# partners

PARTNERSREALSTATE.COM



## PREMISES:

Suite J	1,451 SF (Former Salon)
Suite K	2,400 SF
Suite M	1,927 SF
Rent	Call for pricing


## AREA TRAFFIC GENERATORS:



## MARKET SUMMARY:

 284,705

**2022 Population**  
(5 miles Radius)

 \$126,645

**2022 Avg. Income**  
(5 miles Radius)

 82,516

**2022 Total Employees**  
(5 miles Radius)

 40.5K VPD

**S Mason Rd@Kingsland**  
(2022)

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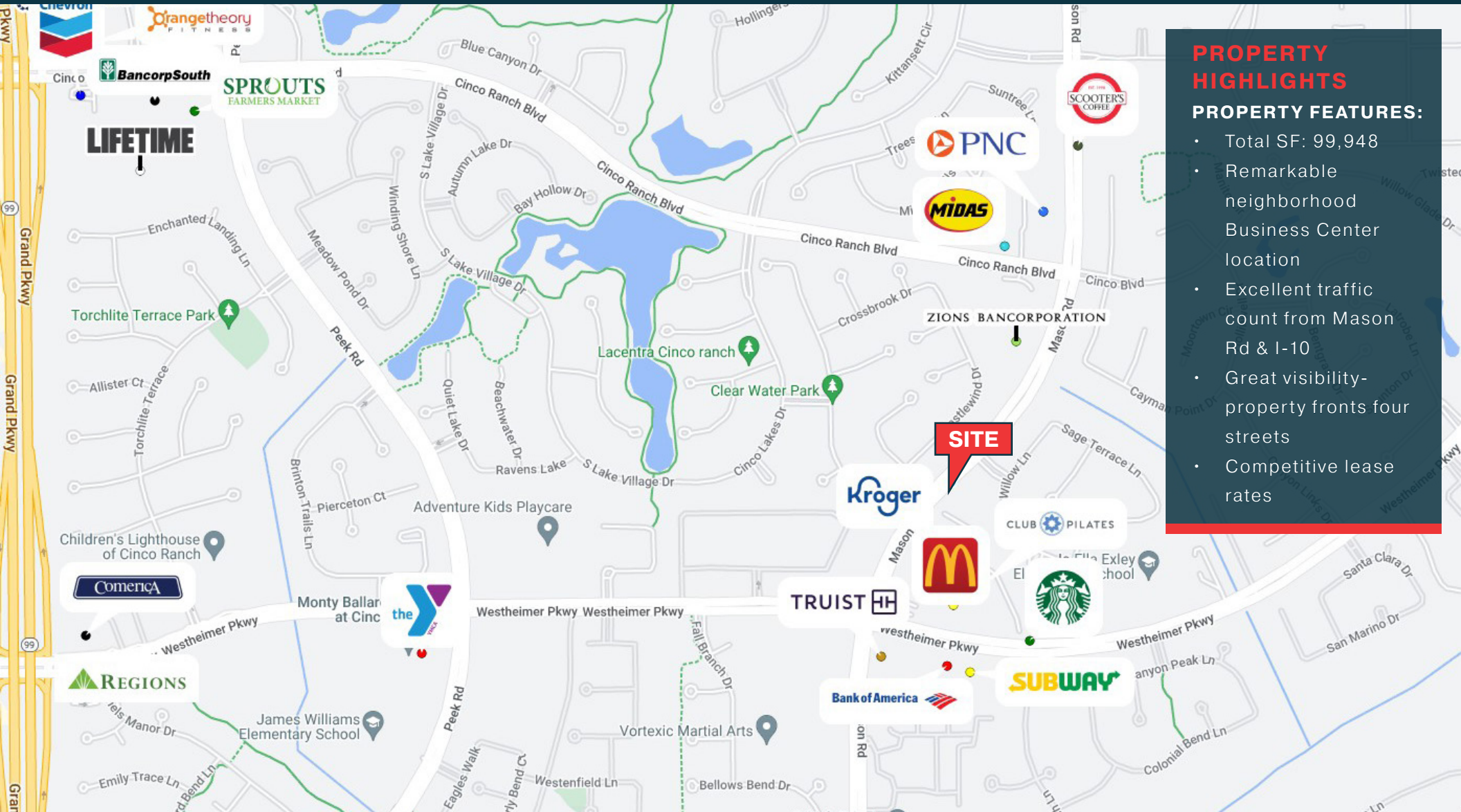
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## PROPERTY HIGHLIGHTS

### PROPERTY FEATURES:

- Total SF: 99,948
- Remarkable neighborhood Business Center location
- Excellent traffic count from Mason Rd & I-10
- Great visibility- property fronts four streets
- Competitive lease rates

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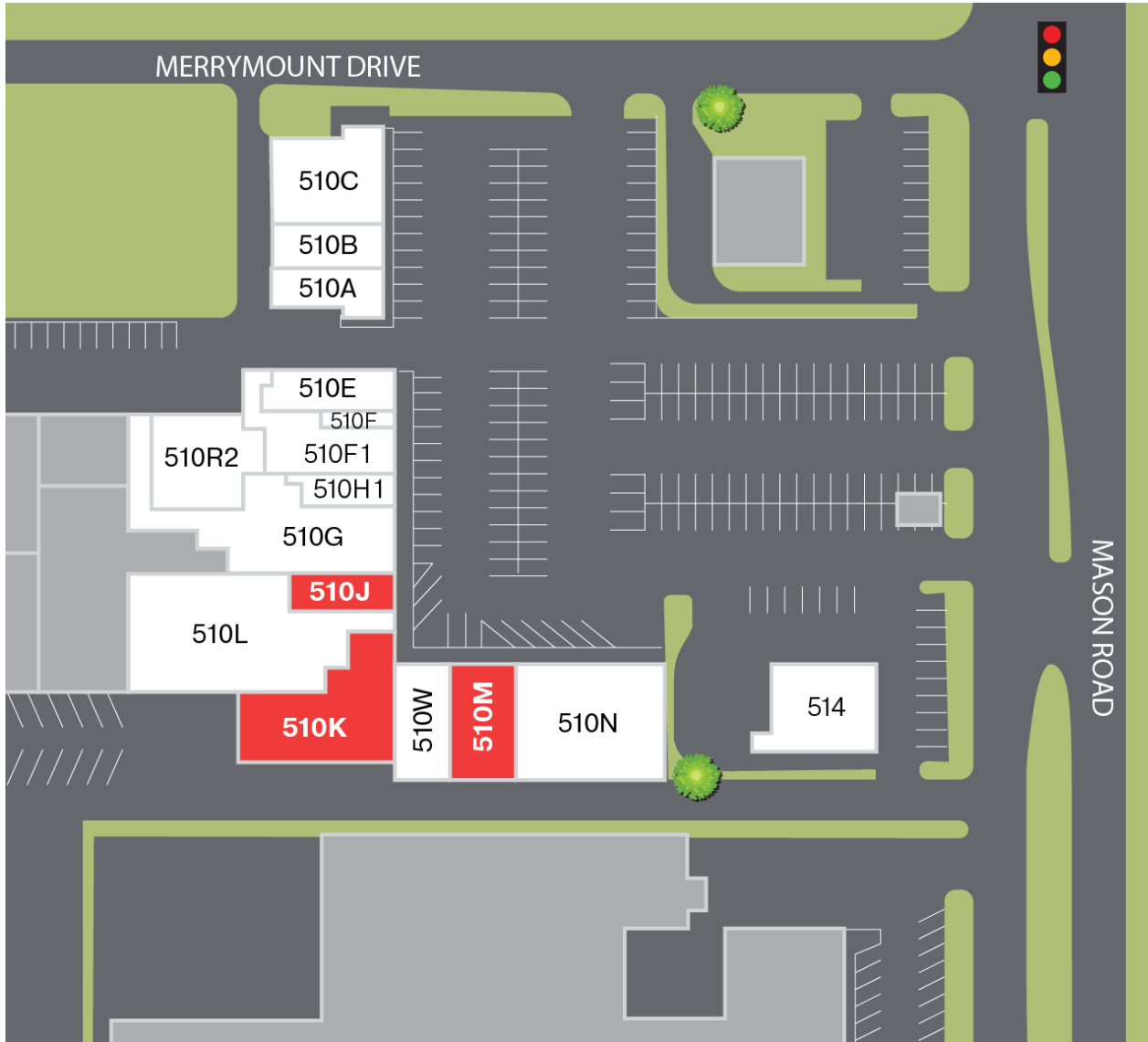
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Suite	Tenant	SF
510C	510 Bar & Grill	3,453
510B	Ephesus Grill	1,500
510A	Bake My Day	1,528
510E	Maaco of Katy	1,780
510F	Texas Time Keeper	595
510F1	Bricks and Minifigs	2,726
510H1	9 Whiskers	1,330
510G	Lala Pocha	3,970
510J	AVAILABLE	1,451
510L	Table Tennis Acdmy	10,186
510K	AVAILABLE	2,400
510W	Sophia's	2,145
510M	AVAILABLE	1,927
510N	Aarons	6,180
510R2	Ministeriors Cosecha	3,654
514	Charleys Cheesteaks	2,665

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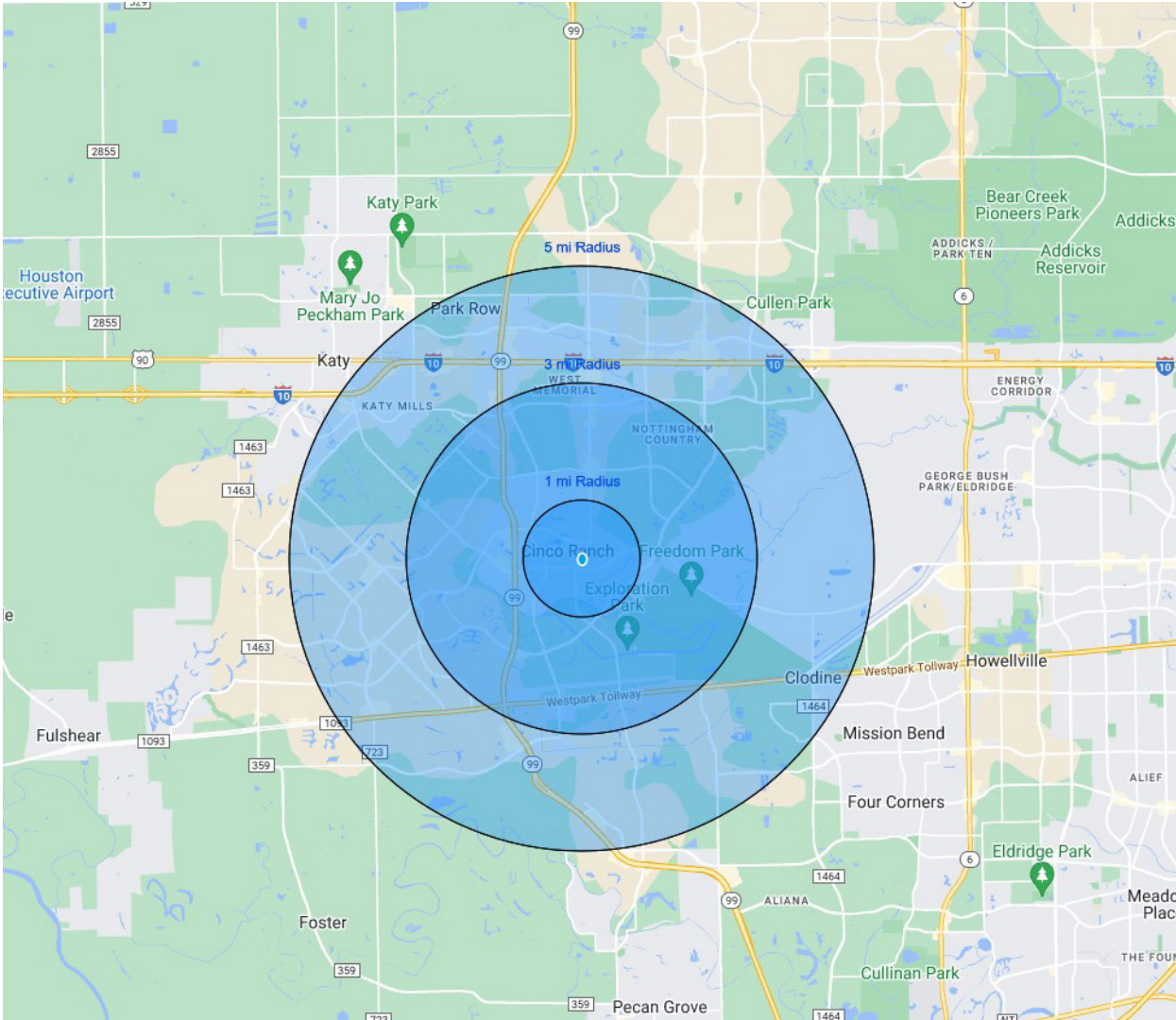
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## SITE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population (2022)	12,853	121,269	284,705
Projected Population (2027)	13,758	133,282	335,206
Census Population (2020)	12,560	118,279	274,382
Median Age	38.5	35.4	34.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Estimated Households (2022)	4,490	39,506	92,647
Projected Households (2027)	4,866	43,861	109,947
Census Households (2020)	4,370	38,514	89,389
Estimated Avg. Household Income (2022)	\$160,961	\$138,760	\$126,645
RACE (2022)	1 MILE	3 MILES	5 MILES
White (2022)	7,168	60,171	121,550
Black or African American (2022)	830	11,706	40,584
American Indian or Alaska Native (2022)	30	506	1,517
Asian (2022)	8	58	143
Hawaiian or Pacific Islander (2022)	8	58	143
Other Race (2022)	671	7,699	16,955

SitesUSA-2010-2020 Census, 2022 Estimates with 2027 Projections Calculated using Weighted Block Centroid from Block Groups

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# 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.

11-2-2015



## 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.

PCR Brokerage Houston, LLC dba NAI Partners	9003949	licensing@partnersrealestate.com	713-629-0500
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Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date