



# WOODSHORE MARKETPLACE

SEC OYSTER CREEK DR & DIXIE DR, CLUTE, TX 77531

## Features

- Kroger Marketplace-anchored retail center with strong daily traffic
- 11,200 SF second-generation retail space available - Demisable
- Drive-thru end cap site available for high-visibility users

- Strategically located within minutes of Brazosport College, Brazosport High School, and Texas Gulf Coast Regional Airport
- Excellent access to State Highway 288 and surrounding residential neighborhoods

## FOR LEASE

**TOTAL SF:** 27,650  
**AVAILABLE SF:** 15,265  
**MIN CONTIGUOUS SF:** 1,200  
**MAX CONTIGUOUS SF:** 11,200  
**CONTACT FOR MORE INFORMATION**

## Traffic Counts

Dixie Drive	15,750 VPD
Oyster Creek	13,352 VPD

## Demographics YEAR: 2024

	1 MILE	3 MILE	5 MILE
Population	8,839	43,701	49,686
Daytime Population	6,336	42,430	54,899
Average HH Income	\$135,151	\$112,677	\$115,366
Total Households	3,173	16,605	18,923

## Area Retailers & Businesses



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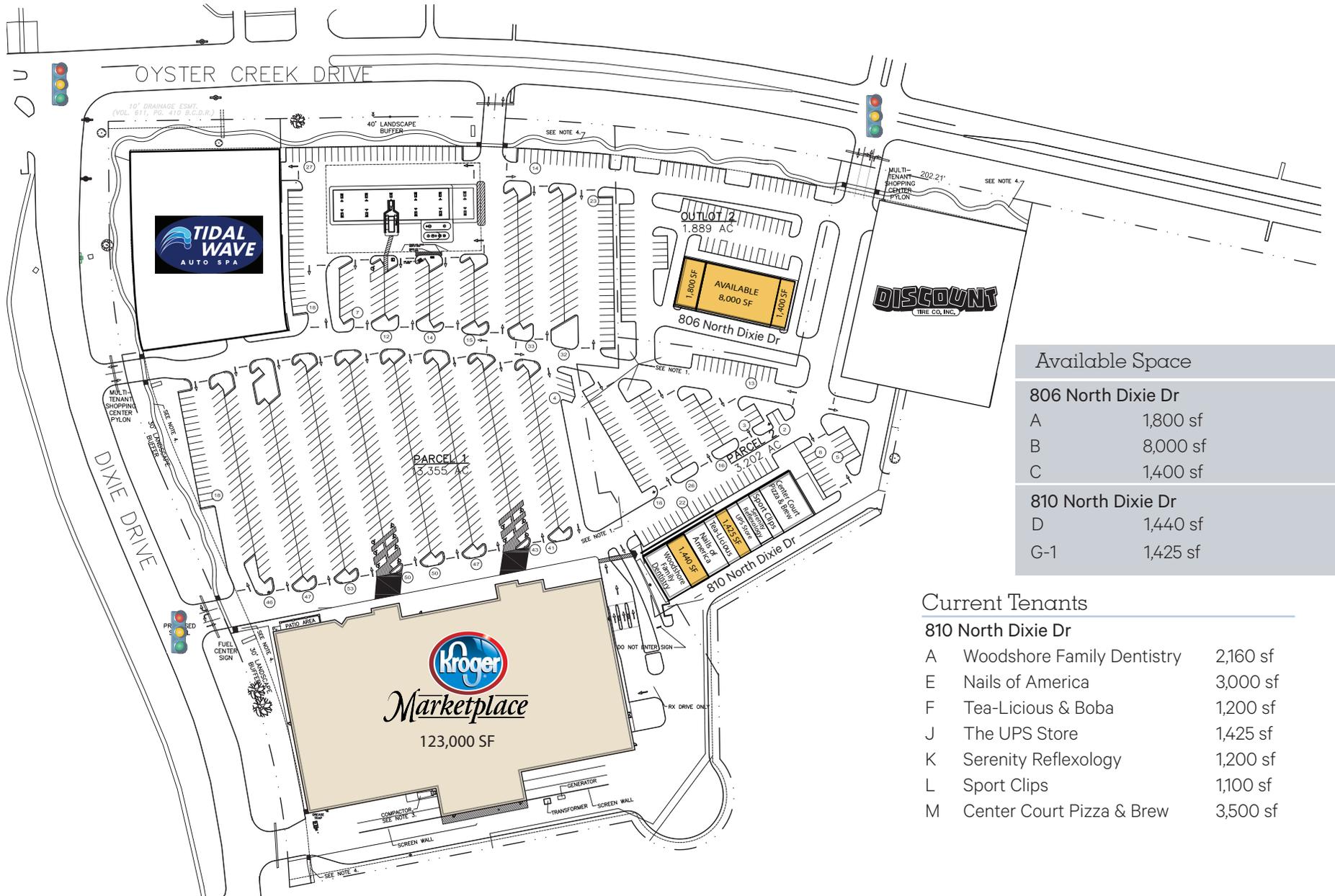
**Emily Guenther**  
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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, 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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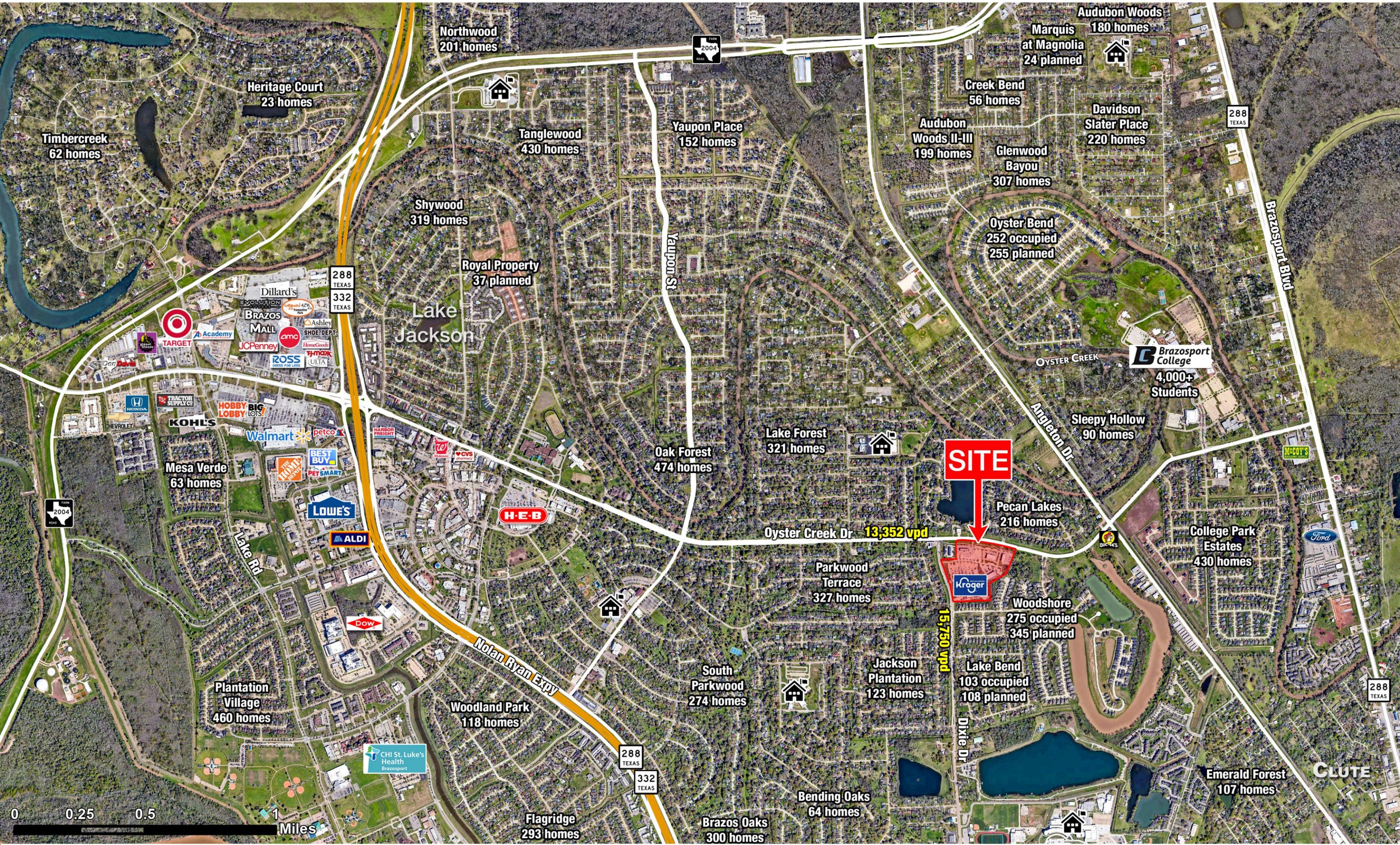
Available Space	
<b>806 North Dixie Dr</b>	
A	1,800 sf
B	8,000 sf
C	1,400 sf
<b>810 North Dixie Dr</b>	
D	1,440 sf
G-1	1,425 sf

## Current Tenants

810 North Dixie Dr		
A	Woodshore Family Dentistry	2,160 sf
E	Nails of America	3,000 sf
F	Tea-Licious & Boba	1,200 sf
J	The UPS Store	1,425 sf
K	Serenity Reflexology	1,200 sf
L	Sport Clips	1,100 sf
M	Center Court Pizza & Brew	3,500 sf

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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.



## 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

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