

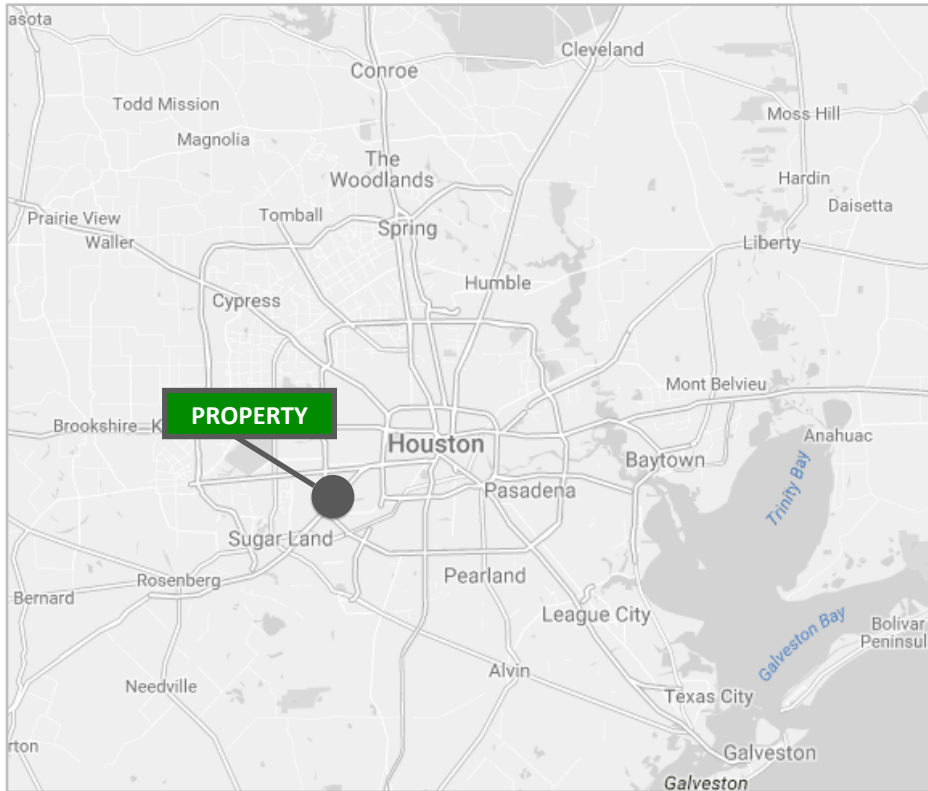


BISSONNET RETAIL CENTER

SWQ OF BISSONNET ST & BELTWAY 8 (SH TOLLWAY)
10114 Bissonnet St, Houston, Harris County, TX 77036

FOR LEASE

RONALD PATRICE | KM REALTY
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HIGHLIGHTS

- + Excellent Visibility & Daytime Traffic
- + Close Proximity to I-69 and Beltway 8
- + Densely Populated Area
- + Multiple Points of Ingress / Egress
- + High Traffic Counts
- + Recognizable and Popular Tenant Mix

DESCRIPTION

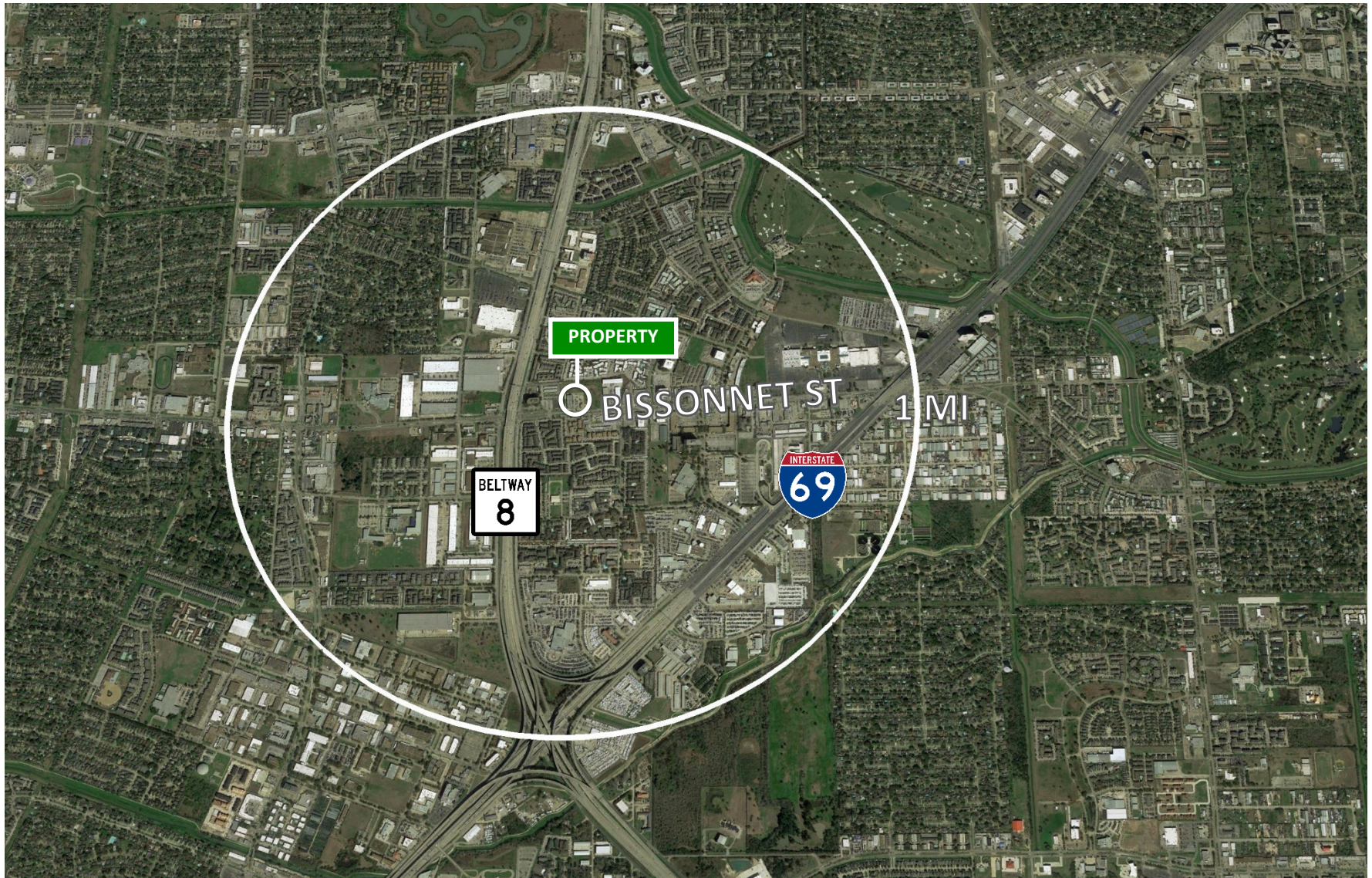
Size: 15,750 SF Retail on 63,501 SF Land
Built: 2007
Parking: 59 Spaces (5.00 Spaces per 1,000 SF)
Addtl: Signage Opportunity on Rear of Building
Mgmt: Owner

NOTABLE CO-TENANTS

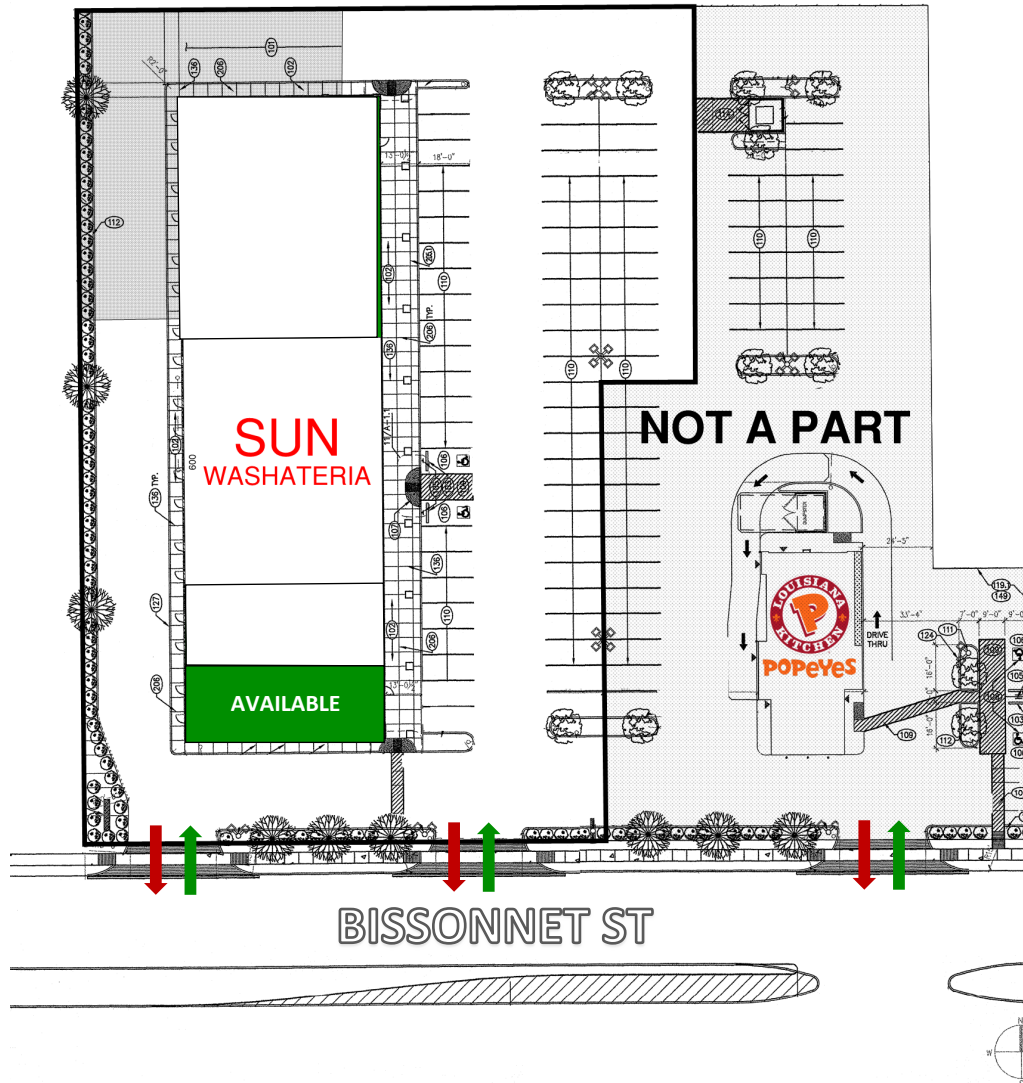


T-Mobile





SITE PLAN



TENANT KEY

#	Tenant	SF
100	AVAILABLE	1,750
400	Brother's Barber Shop	2,650
600	Washateria	6,000
700	King's & Queen's Academy	5,350

10114 Bissonnet St



SUITE 700



1,750 SF



Available November 2021



DEMOGRAPHICS & TRAFFIC



Population	1 MI	3 MI	5 MI
2021 Population	33,556	213,253	524,649
2026 Population	34,264	216,635	537,079
Est. 5yr Growth	.4%	.3%	.5%
Average Age	30.4	32.5	33.6

2022 Population by Race

White	19,919	122,721	293,951
Black	10,007	53,405	133,156
Am. Indian & Alaskan	457	3,262	6,982
Asian	2,513	29,299	78,403
Hawaiian & Pacific Island	37	394	783
Other	623	4,171	11,374
Hispanic Origin	20,726	115,282	245,387

Households

2021 Total Households	11,424	67,279	176,630
HH Growth 2021 - 2026	.4%	.3%	.4%
Median Household Inc	\$29,821	\$39,950	\$44,028
Avg Household Size	2.8	3.00	2.8
2019 Avg HH Vehicles	1.00	2.00	2.00

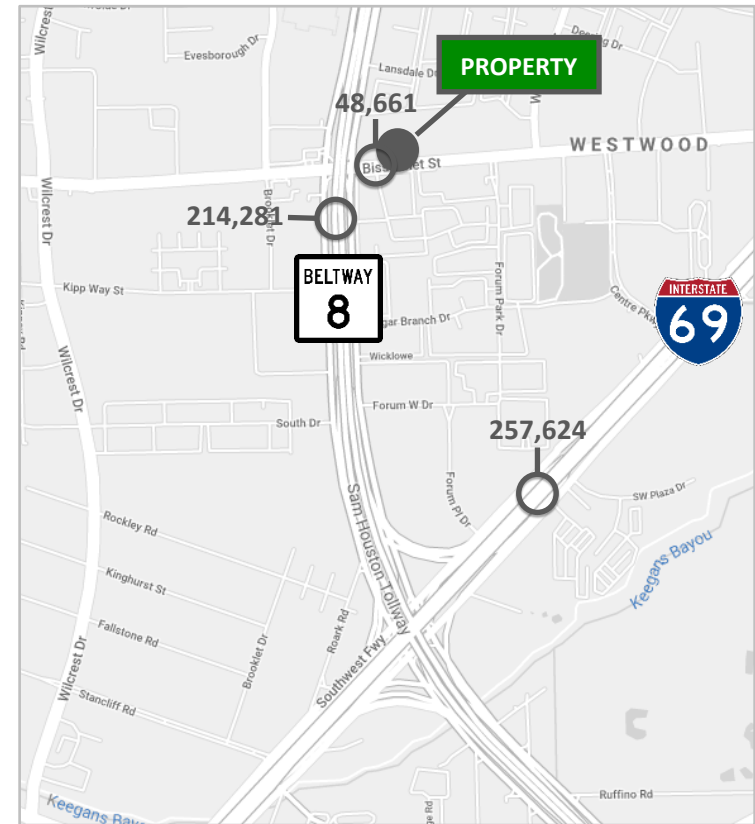
Housing

Median Home Value	\$795,454	\$154,777	\$180,162
Median Year Built	1979	1978	1979

Employment

Daytime Employment	14,369	79,830	227,088
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TRAFFIC COUNTS



Sources: CoStar; MPSI Estimates




BROKER

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INFORMATION PRESENTED

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions.





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:
 - 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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Steven T. Stone <small>Designated Broker of Firm</small>	618279 <small>License No.</small>	steven@kmreality.net <small>Email</small>	713-275-2601 <small>Phone</small>
Ronald Patrice <small>Sales Agent/Associate's Name</small>	780842 <small>License No.</small>	ronald@kmreality.net <small>Email</small>	713-275-2616 <small>Phone</small>
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0