

# THE OUT POST



**NEWLY RE-IMAGINED DEVELOPMENT  
RETAIL SPACE AVAILABLE FOR LEASE**

NWQ I-10 & Beltway 8 | Houston, TX



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

# PROPERTY INFORMATION:

**Address:** 1440 Brittmoore Rd  
Houston, TX 77043

**Size:** 600 SF - 6,300 SF (Divisible)

**Price:** Call For Pricing

## HIGHLIGHTS:

- Newly re-imagined retail development for lease
- Ample parking on site
- Encompassed by the Spring Branch and Memorial trade areas, two of Houston MSA's most sought-after markets
- Easy access to Interstate 10 & Beltway 8
- Located in one of the largest and most established office markets in the city with over 137,000 daytime population
- Close proximity to multiple retail nodes including CityCentre, Town and Country Village as well as Memorial City

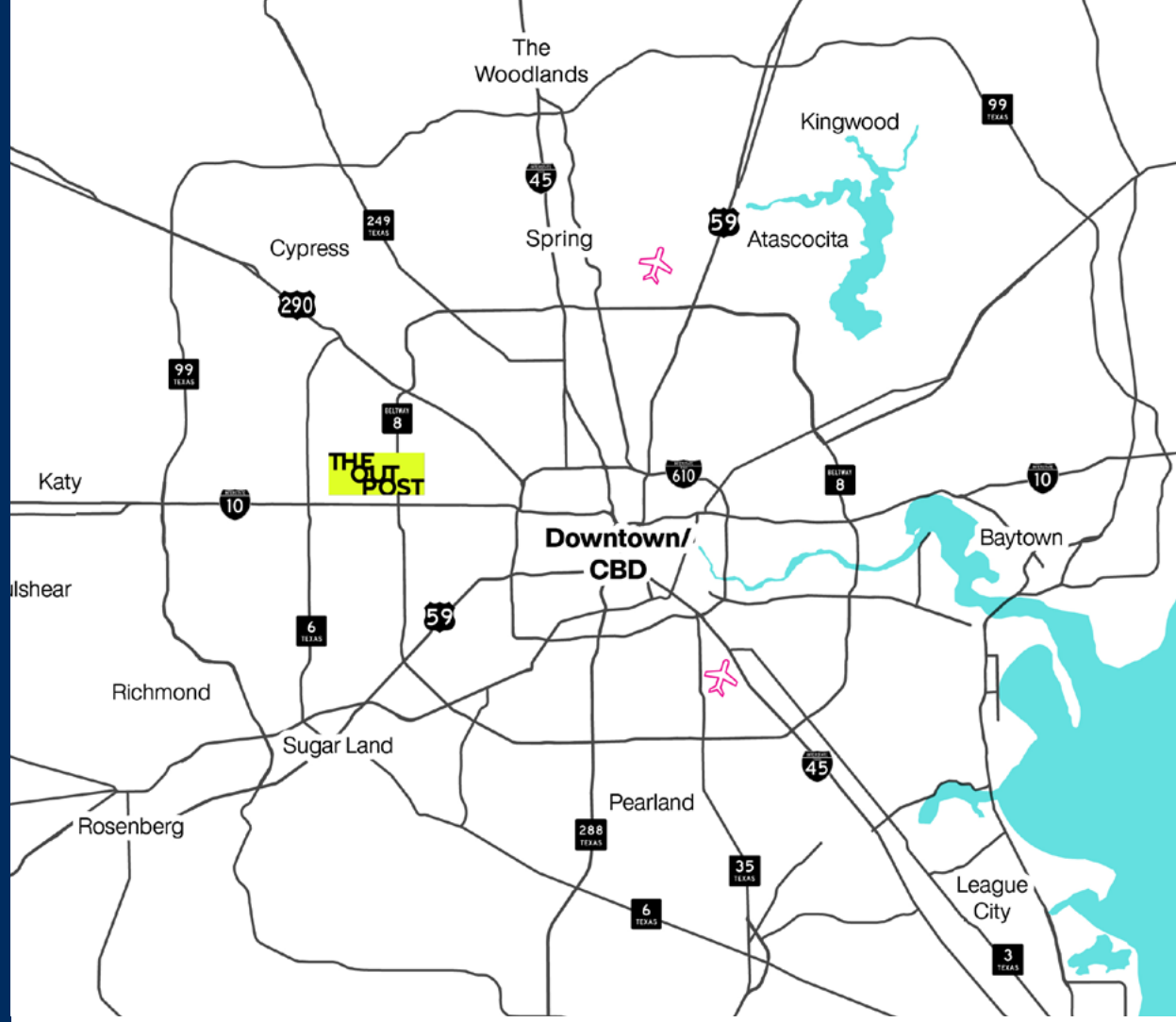
## TRAFFIC COUNTS:

**Brittmoore Rd:** 18,812 CPD '22

**Interstate 10:** 374,286 CPD '24

## 2025 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
<b>Population</b>	9,885	110,380	319,361
<b>Daytime Pop.</b>	19,058	137,845	362,354
<b>Avg HH Income</b>	\$144,073	\$147,681	\$141,857



# SITE PLAN



Brittmoore Rd



# CONCEPTUAL FLOOR PLAN

Brittmoore Rd



# THE OUT POST

Houston Christian High School

Northbrook High School

The Lion Lane School



KIRBY ICE HOUSE  
MIAS  
Burger Joint  
Taco Stand  
Torchy's Tacos  
HONEST MARY'S  
LEEMOO [solidcore]

Academy SPORTS+OUTDOORS  
FIVE GUYS  
MOD  
crumbl COOKIES  
Olive Garden  
PETSMART  
Schlitzsky's  
Denny's  
rack  
GENCHI GRILL  
FREEBIRDS WORLD MARKET  
ME

ROSS DSW OfficeMax  
Marshalls TJ-maxx SAS  
HomeGoods FIVE BELOW  
LONGHORN STEAKHOUSE

Walmart

HOBBY LOBBY

sam's club

ROOMS TO GO

H-E-B

COSTCO

BEST BUY

LOWE'S

99 CENTS ONLY

THE HOME DEPOT

CITYCENTRE  
Anthropologie, Lululemon, Nike, Kendra Scott, Madewell, Altar'd State, Brahmin, Free People, Sephora, Sur La Table, Urban Outfitters, Warby Parker, West Elm, Z Gallerie

TEXAS BRACERY  
LIFE TIME  
CAPITAL  
Edley's  
PAPADEAUX  
MEMORIAL MERCHANT

TOWN & COUNTRY VILLAGE  
Pottery Barn, Barnes & Noble, Gap, J.McLaughlin, Williams-Sonoma, White House Black Market, Ulta, Talbots, Soma, Chico's, Bath & Body Works, Athleta, Ann Taylor

Randall's

Total Wine & More



Kroger

Memorial Senior High School

Strafford High School

Kroger

TJ-maxx

Lakeside Country Club

Westside Tennis Club



Target  
macy's  
JCPenney  
Dillard's  
Abercrombie & Fitch  
FOREVER 21  
CINEMARK  
HOLLISTER CALIFORNIA  
VICTORIA'S SECRET  
Starbucks  
HOTEL ZAZA

TRADER JOE'S  
WHOLE FOODS  
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UPTOWN /GALLERIA



MEMORIAL HERMANN



TOWN & COUNTRY VILLAGE

WESTCHASE DISTRICT



BAYOU CITY FELLOWSHIP

THE CANNON



18,812 CPD '22

Brittmore Rd

THE OUTPOST









# 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.

### **Blue Ox Brokerage, LLC**

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

### **Joshua Jacobs**

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

**Duncan Brooks Shanklin III**  
**Claire Salazar**

Sales Agent/Associate's Name

**9009549**

License No.

**448255**

License No.

License No.

**618418**  
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**713.574.6281**

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)

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