



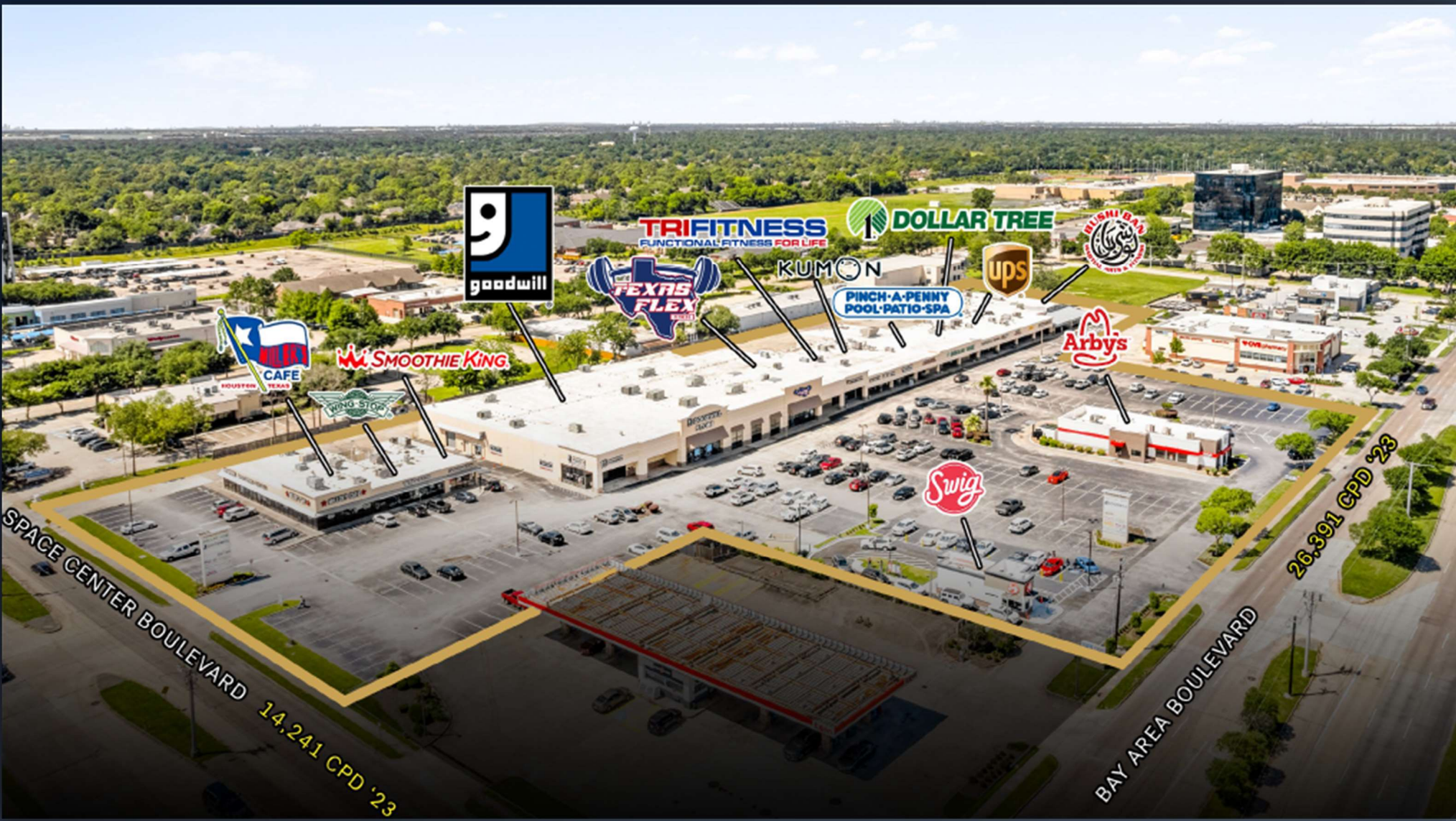
UNIVERSITY PLAZA

2447 Bay Area Blvd. | Houston, TX | 77058



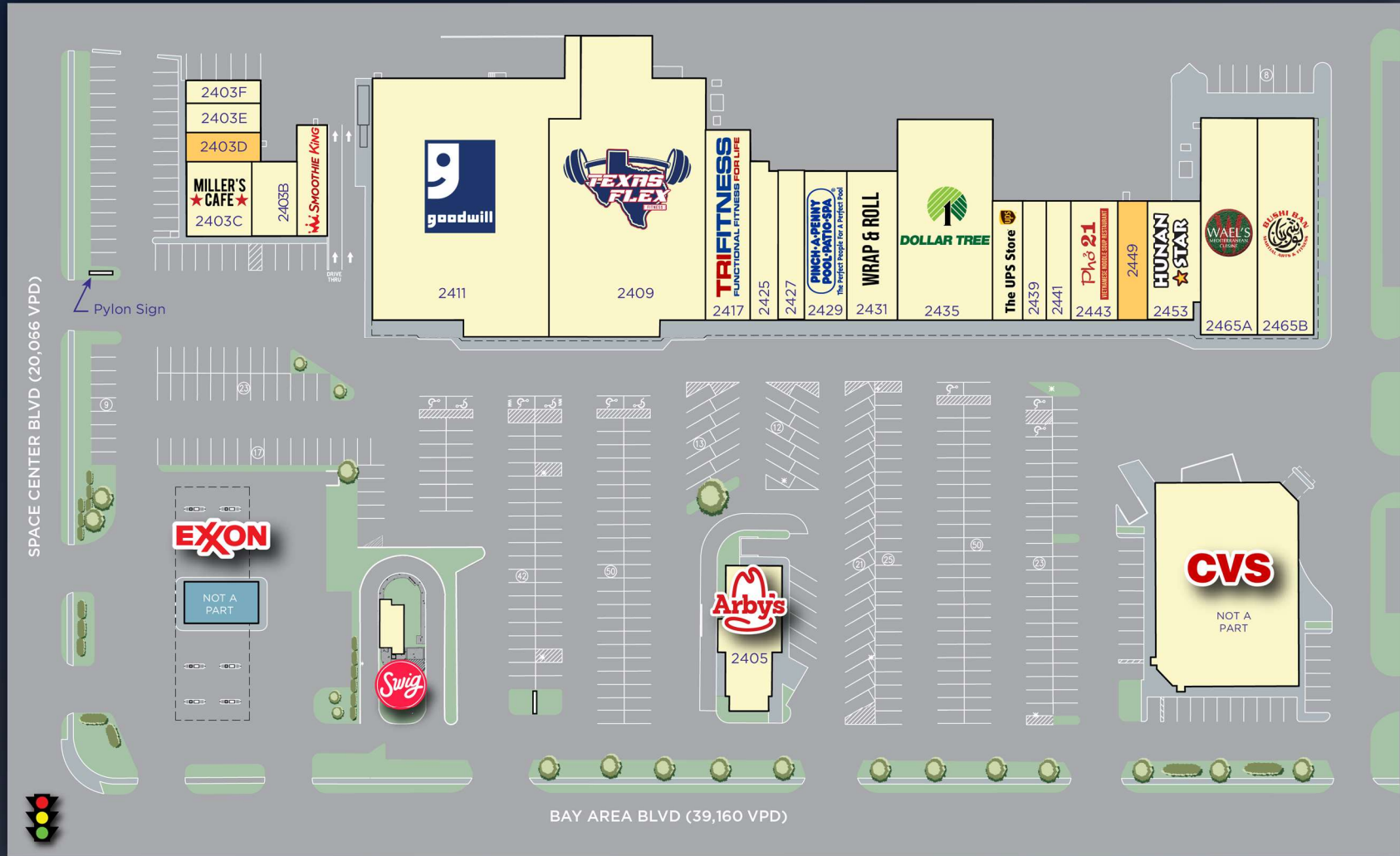
GORDONPARTNERS

96,625 SF | 24 Tenants | Convenience Retail | Recent Remodel | 1.2 Million Annual Visits



LEASING INFO: PHILLIP CARAMEROS | 832.937.5900 | PHILLIP@GORDONPARTNERS.COM

LEASING INFO: PHILLIP CARAMEROS | 832.937.5900 | PHILLIP@GORDONPARTNERS.COM



Suite	Tenant	SF
2403	Smoothie King	1,500
2403B	Wingstop	1,675
2403C	Miller's Café	2,075
2403D	Available	975
2403E	Instant Imprints	1,000
2403F	Hair Garden	1,000

Suite	Tenant	SF
2411	Goodwill Industrial	21,085
2409	Texas Flex Fitness	19,085
2417	Tri Fitness Gym	3,433
2425	Kumon Learning	1,800
2427	On the Run	1,850
2429	Pinch A Penny Pools	3,000

Suite	Tenant	SF
2431	Wrap & Roll	3,325
2435	Dollar Tree	8,640
2437	UPS Store	1,600
2439	Foot Reflexology	1,200
2441	Bubble Island	1,200
2443	Pho 21	2,575

Suite	Tenant	SF
2449	Pending	1,515
2453	Hunan Star	3,183
2465A	Wael's Med. Rest.	5,469
2465B	Bushi Ban	5,500
PAD	Swig	850
PAD	Arby's	3,500

Population (2023)

1 mile	9,645
3 mile	79,392
5 mile	148,676

Avg. HH Income (2023)

1 mile	\$114,477
3 mile	\$139,590
5 mile	\$142,526

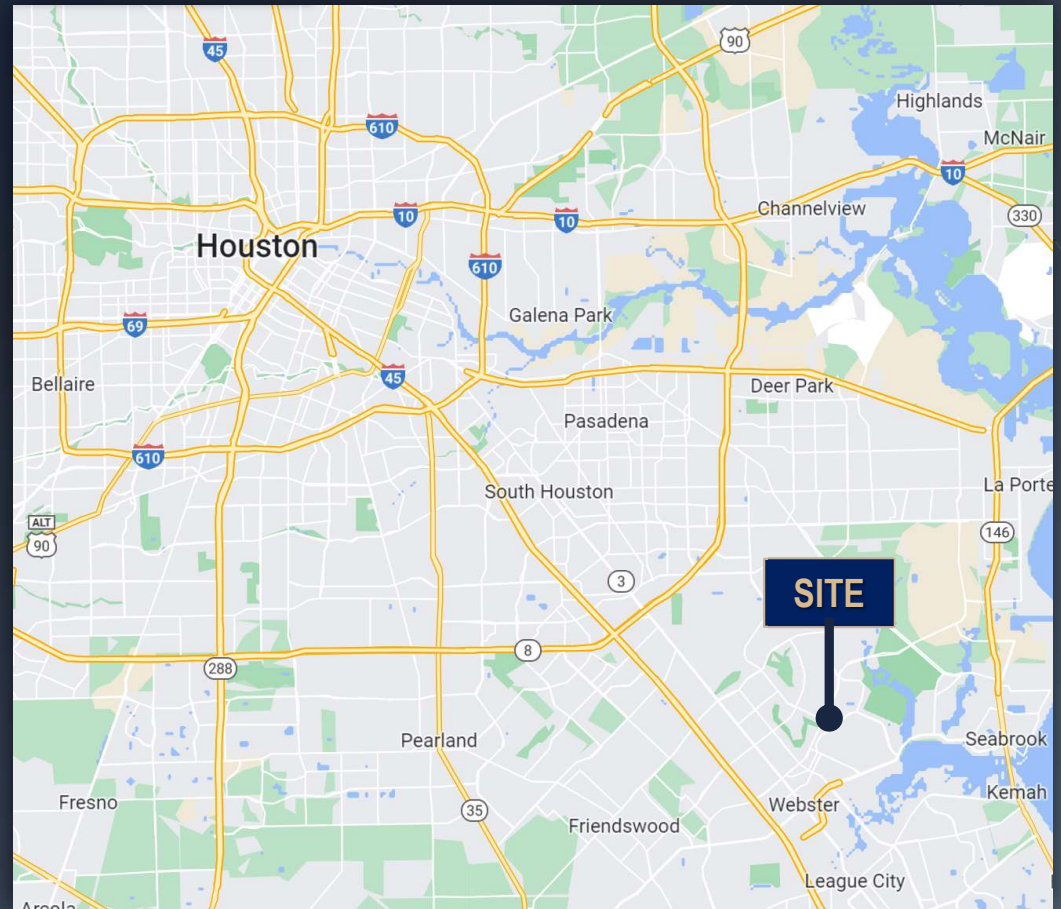
Employees



1 mile	8,709
3 mile	57,816
5 mile	92,146

Traffic Counts (daily)

Bay Area Blvd.	26,591
Space Center Blvd.	13,992



TENANTS INCLUDE:

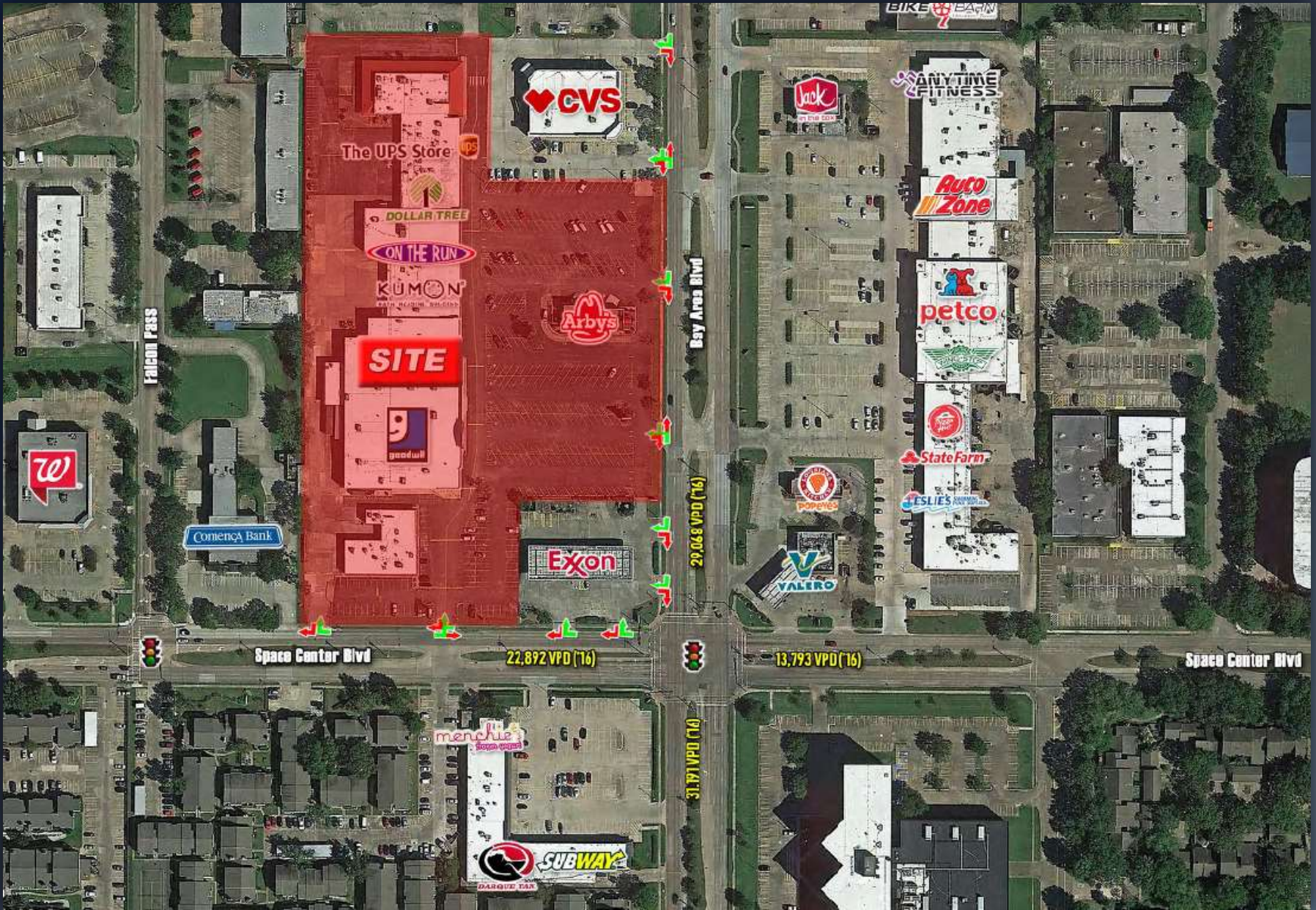


AREA RETAILERS









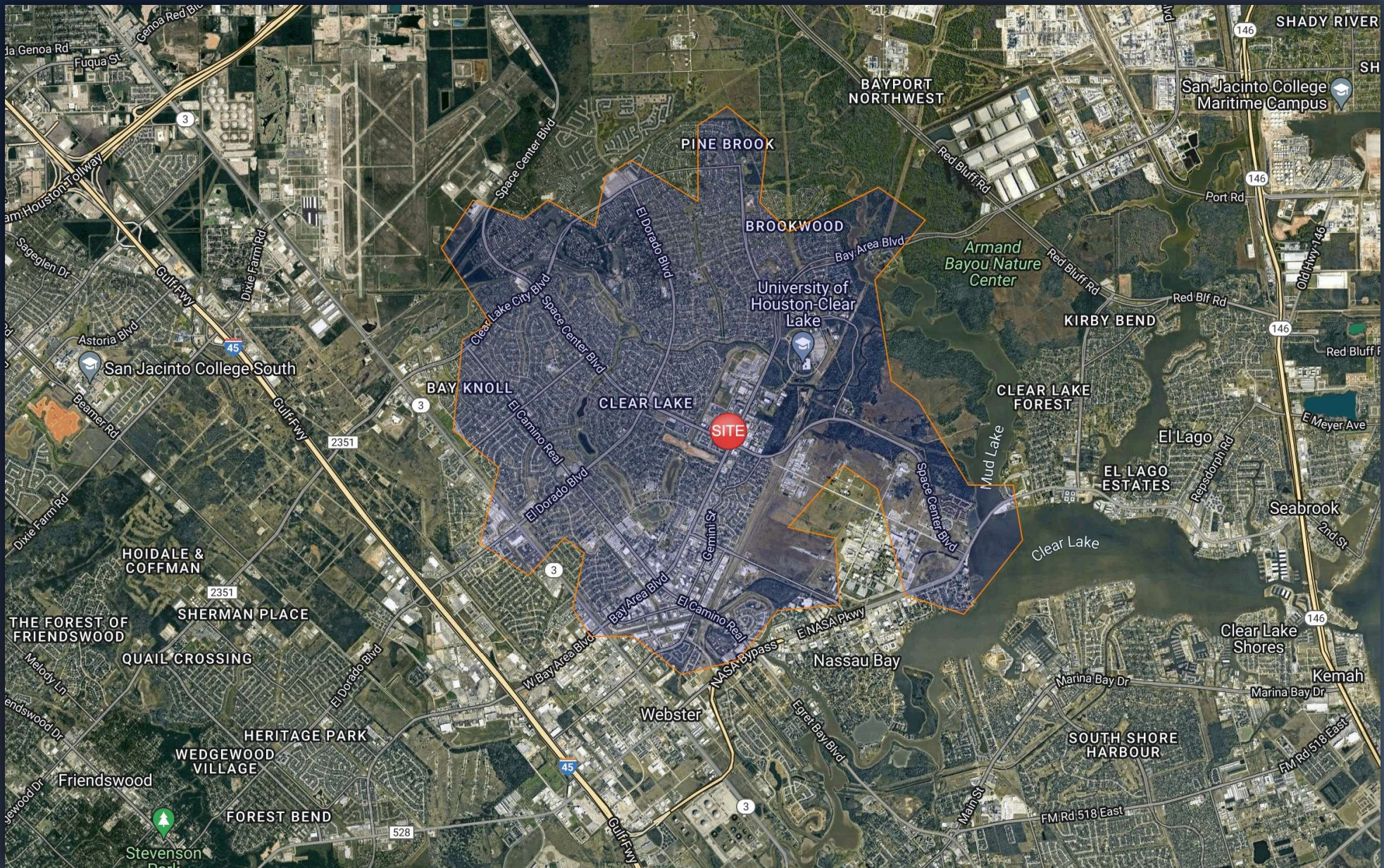
- ➔ Signalized intersection
- ➔ Excellent Visibility
- ➔ 10 access points
- ➔ Heavy Daytime Employment

➔ 35,000 Employees

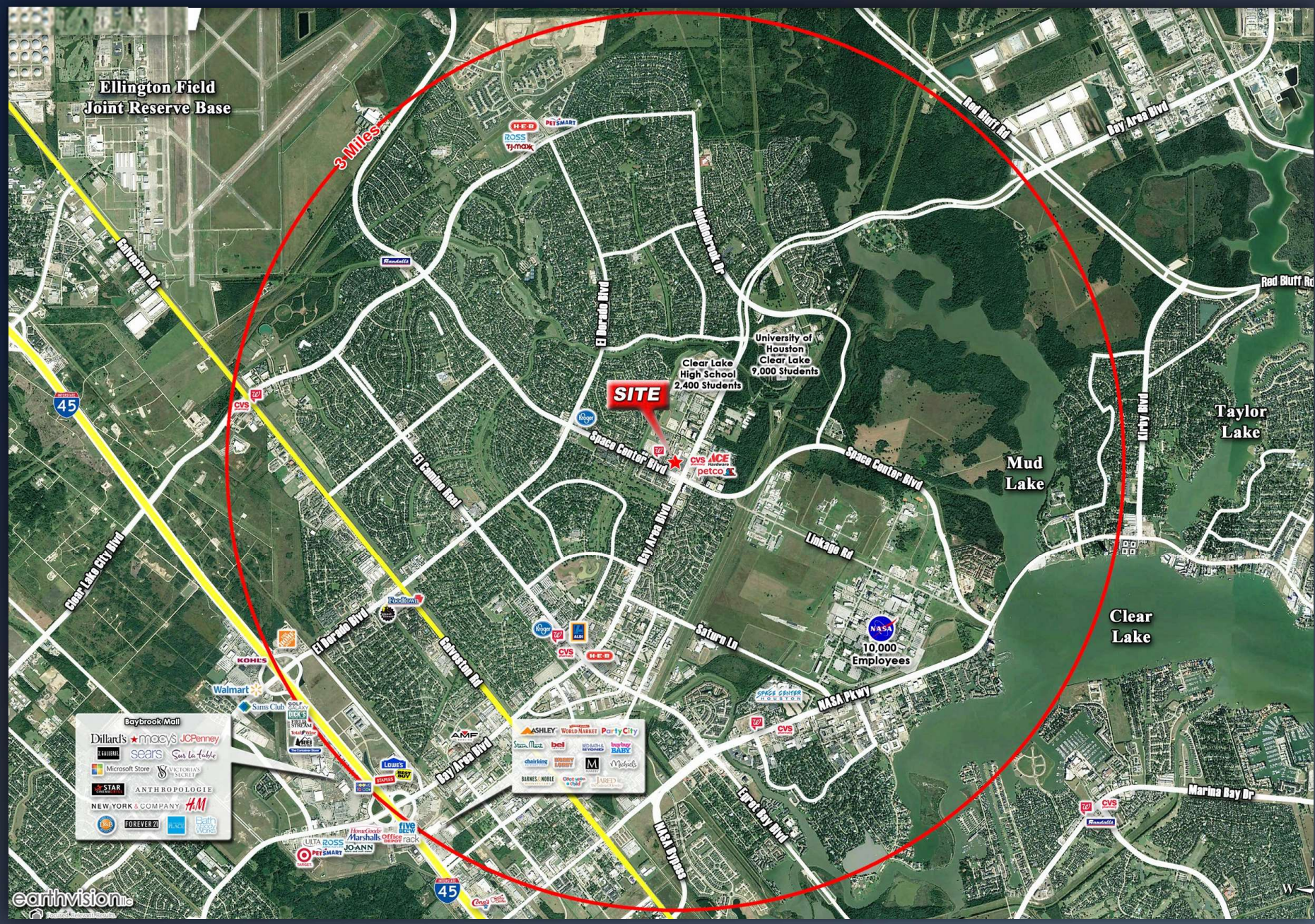
➔ 20,500 Households

➔ 49,000 people

➔ \$149 Avg. HH Income



➔ 79,000 people
 ➔ 34,000 Households
 ➔ \$140K Avg HH Income
 ➔ 58,000 Employees



NASA's Johnson Space
(1,600-acre campus)



The Port of Houston
(10 miles from site)



Within a mile...



Clear Lake High School
(2,200 students)



U of H Clear Lake
(10,000 students)



Multiple Office Buildings



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. 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.

Scott A. Gordon Licensed Broker /Broker Firm Name or Primary Assumed Business Name	461214 License No.	sgordon@gordonpartners.com Email	713-781-3003 Phone
Scott A. Gordon Designated Broker of Firm	461214 License No.	sgordon@gordonpartners.com Email	713-781-3003 Phone
_____ Licensed Supervisor of Sales Agent/Assoc.	_____ License No.	_____ Email	_____ Phone
Phillip Carameros Sales Agent/Associate's Name	655718 License No.	phillip@gordonpartners.com Email	713-781-3003 Phone

Buyer/Tenant/Seller/Landlord Initials

Date