



2,746 SF  
AVAILABLE

1,400 SF  
AVAILABLE

# CUTTEN ROAD SHOPPING PLAZA

12723 Cutten Road, Houston, TX 77066



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**FOR LEASE**  
**RETAIL • RESTAURANT • OFFICE**

# PROPERTY INFORMATION

## LOCATION

**12723 Cutten Road  
Houston, TX 77066**

## SIZE

Lot Size	Gross Leasable Area
<b>39,422 SF</b>	<b>11,150 SF</b>

## LEASE RATE

<b>CALL BROKER</b>	<b>NNN RATE</b>
	<b>\$6.25 PSF</b>

## AVAILABILITY

<b>SPACE 1:</b>	<b>2,746 SF</b>
<b>SPACE 2:</b>	<b>1,400 SF</b>

## CONDITION

• SHELL OR WHITE BOX      • CAN BE LEASED TOGETHER OR SEPARATELY

## DELIVERY

Year Built	Status
<b>2019</b>	<b>AVAILABLE IMMEDIATELY</b>

## PARKING

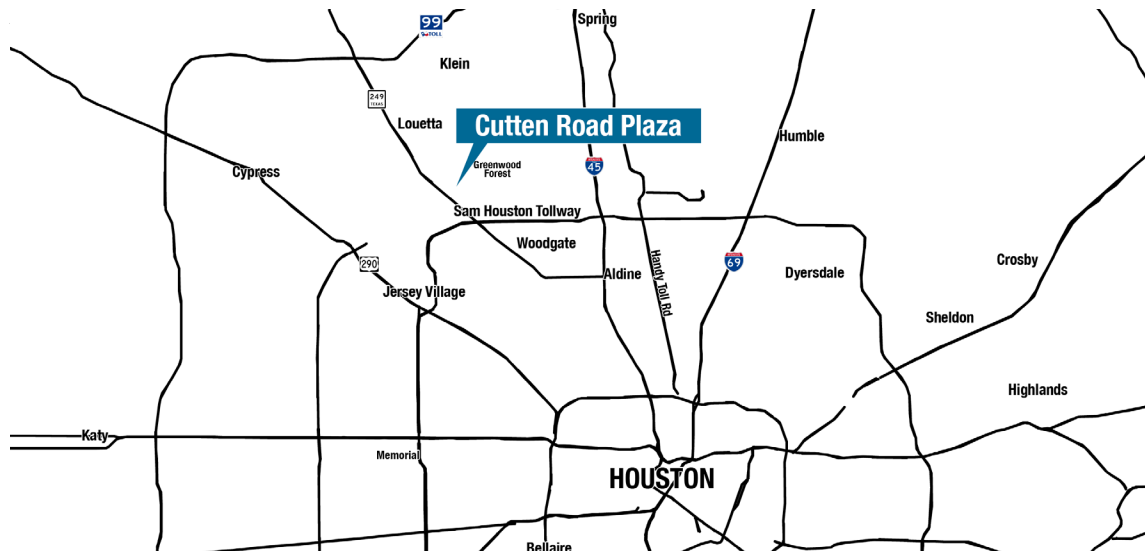
Parking Space	ZONING
<b>± 36 SPACES</b>	<b>F1 - COMMERCIAL</b>

## T.I.

<b>NEGOTIABLE</b>	<b>FREE RENT</b>
	<b>NEGOTIABLE</b>

## TRAFFIC COUNTS

<b>Cutten Road .....</b>	<b>14,461 +/- VPD</b>
<b>FM 1960 West .....</b>	<b>50,064 +/- VPD</b>



## PROPERTY HIGHLIGHTS

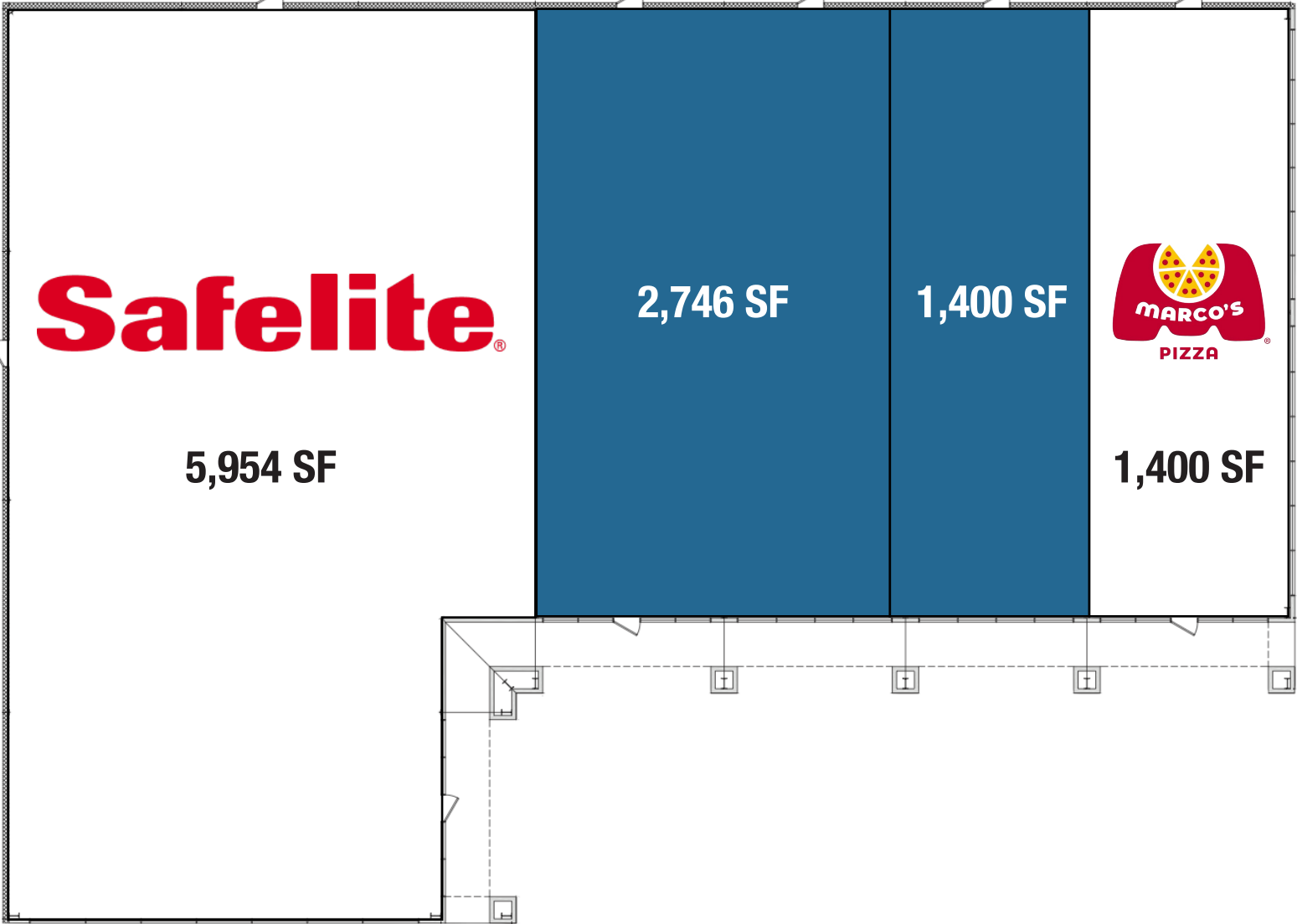
- ★ Very little maintenance - recent construction in 2019
- ★ Remaining space(s) can be leased together or separately. Ownership can deliver space(s) in vanilla condition
- ★ Adjacent to busy intersection FM 1960 & Cutten Rd
- ★ Retail center anchored by national tenants Safelite AutoGlass and Marco's Pizza, driving strong daily traffic and providing excellent co-tenancy synergy for incoming tenants.

## AREA HIGHLIGHTS





# FLOOR PLAN



# RENDERING



# RENDERING



# RENDERING



# RENDERING



# DEMOGRAPHICS - 1 MILE

1 mile

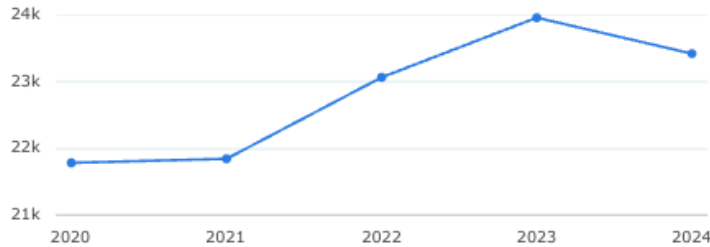
3 miles

5 miles

## Population

**23.4k**

↓ 2% Compared to 23.9k in 2023    ↑ 7% Compared to 21.8k in 2020



## Household Income

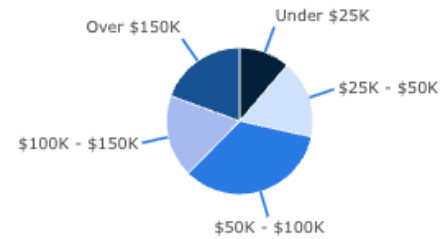
**\$81.6k**

Median Income

**\$72.8k**

2029 Estimate

↓ 11% Growth Rate



## Age Demographics

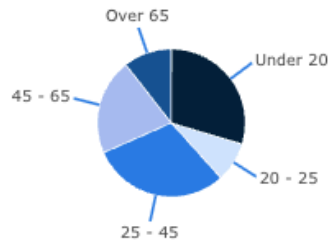
**32**

Median Age

**38**

2029 Estimate

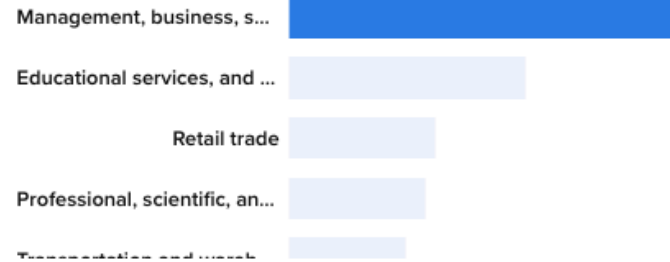
↑ 18% Growth Rate



## Number of Employees

**18k**

Top Employment Categories



## Housing Occupancy Ratio

**8:1**

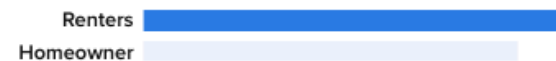
7:1 predicted by 2029



## Renter to Homeowner Ratio

**1:1**

2:1 predicted by 2029



# DEMOGRAPHICS - 3 MILES

1 mile

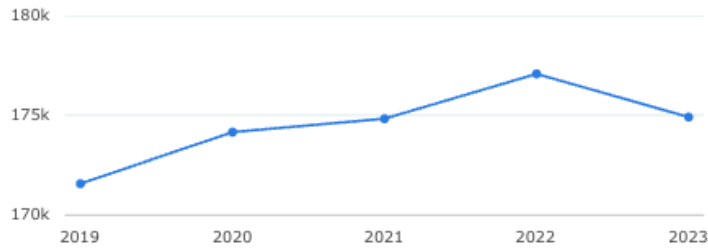
3 miles

5 miles

## Population

**174.9k**

↓ 1% Compared to 177.1k in 2022  
↑ 1% Compared to 171.6k in 2019



## Household Income

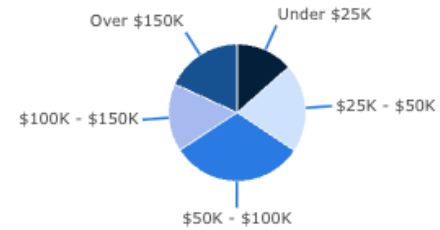
**\$73.5k**

Median Income

**\$81.6k**

2028 Estimate

↑ 11%  
Growth Rate



## Age Demographics

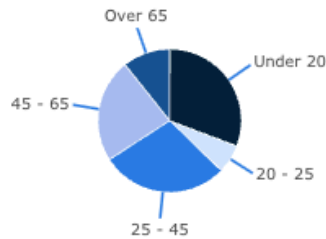
**34**

Median Age

**38**

2028 Estimate

↑ 11%  
Growth Rate



## Number of Employees

**133.2k**

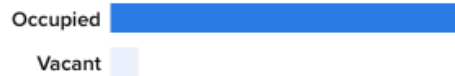
Top Employment Categories



## Housing Occupancy Ratio

**12:1**

15:1 predicted by 2028



## Renter to Homeowner Ratio

**1:1**

1:1 predicted by 2028



# DEMOGRAPHICS - 5 MILES

1 mile

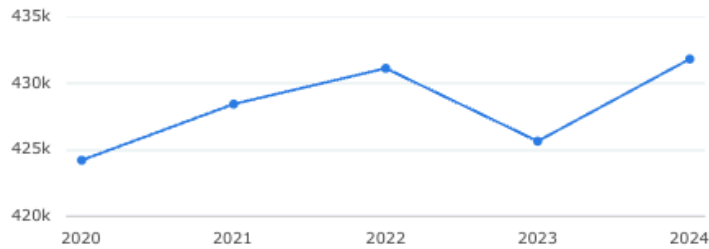
3 miles

5 miles

## Population

**431.8k**

↑ 1% Compared to 424.2k in 2020    ↑ 1% Compared to 425.6k in 2023



## Household Income

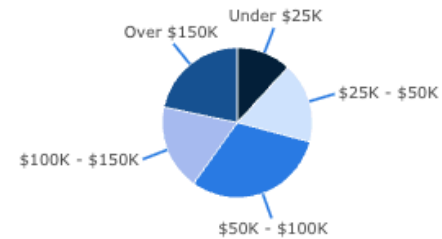
**\$82.3k**

Median Income

**\$87.2k**

2029 Estimate

↑ 6% Growth Rate



## Age Demographics

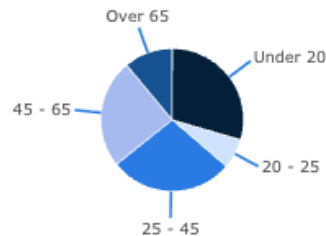
**36**

Median Age

**38**

2029 Estimate

↑ 6% Growth Rate



## Number of Employees

**331.8k**

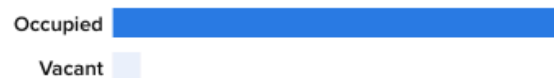
Top Employment Categories



## Housing Occupancy Ratio

**15:1**

18:1 predicted by 2029



## Renter to Homeowner Ratio

**1:2**

1:2 predicted by 2029



# INFORMATION ABOUT BROKERAGE SERVICES

2/10/2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

<u>GT Capital</u> Licensed Broker / Broker Firm Name / Primary Assumed Business Name	<u>9012635</u> License No.	<u>admin@GTCapitalUSA.com</u> Email	<u>(832) 831-5885</u> Phone
<u>Rodney Dean Henson</u> Designated Broker of Firm	<u>457024</u> License No.	<u>admin@GTCapitalUSA.com</u> Email	<u>(832) 831-5885</u> Phone
<u>Rodney Dean Henson</u> Licensed Supervisor of Sales Agent / Associate	<u>457024</u> License No.	<u>admin@GTCapitalUSA.com</u> Email	<u>(832) 831-5885</u> Phone
<u>Logan Zhou</u> Sales Agent / Associate's Name	<u>0639394</u> License No.	<u>admin@GTCapitalUSA.com</u> Email	<u>(832) 495-8855</u> Phone

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

TXR-2501

GT Capital, 7324 Southwest Fwy #600 Houston TX 77074

Logan Zhou

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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Purchase. 3