

For Lease

CHALLENGER PLAZA

803 EAST NASA ROAD 1, WEBSTER, TX 77598



OFFERING SUMMARY

Lease Rate:	\$11.50 - 18.50 SF/yr (NNN)
Building Size:	39,407 SF
Available SF:	1,342 - 5,270 SF
Lot Size:	6.7 Acres
Year Built:	1984
Renovated:	2018
Zoning:	Commercial
Market:	Houston
Submarket:	NASA/Clear Lake

PROPERTY OVERVIEW

Lease an inviting space in this 3-star Neighborhood Center, offering a vibrant and bustling atmosphere for businesses to flourish. Located in a thriving community, this center provides excellent visibility and accessibility, making it an ideal choice for retailers, service providers, and dining establishments. With ample parking, well-maintained landscaping, and a diverse mix of tenants, this center presents an exciting opportunity to join a dynamic commercial hub. The spacious layout and favorable leasing terms make it an attractive option for businesses seeking a prime retail or service location. Embrace the potential of this Neighborhood Center and position your business for success in a well-established community.

PROPERTY HIGHLIGHTS

- Prime retail location with high visibility & consumer traffic
- Spacious layout for product display and customer flow
- Ample parking for retail customers
- Proximity to complementary businesses for synergy

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REGIONAL PROPERTIES

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**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,342 - 5,270 SF	Lease Rate:	\$11.50 - \$18.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Challenger Plaza	Available	5,270 SF	NNN	\$11.50 SF/yr	Base = \$11.50psf NNN's = \$6.00psf Total = \$7,500.00/month
Challenger Plaza	Available	2,306 SF	NNN	\$18.50 SF/yr	Base = \$18.50psf NNN's = \$6.00psf Total = \$4,600.00/per month
Challenger Plaza	Available	1,678 SF	NNN	\$18.50 SF/yr	Base = \$18.50psf NNN's = \$6.00psf Total = \$3,400.00/month
Challenger Plaza	Available	1,342 SF	NNN	\$18.50 SF/yr	Base = \$18.50psf NNN's = \$6.00psf Total = \$2,700.00/month

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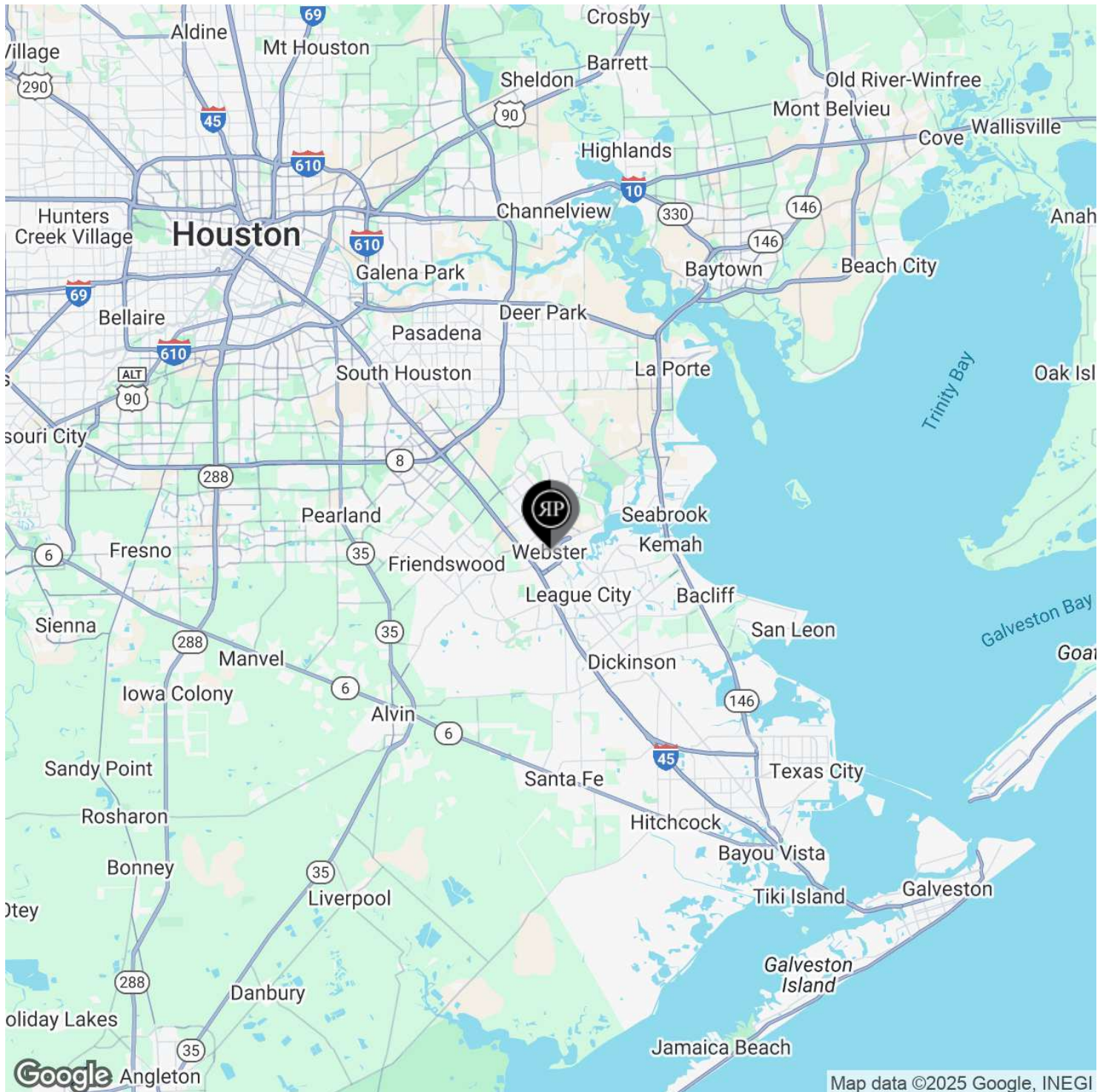
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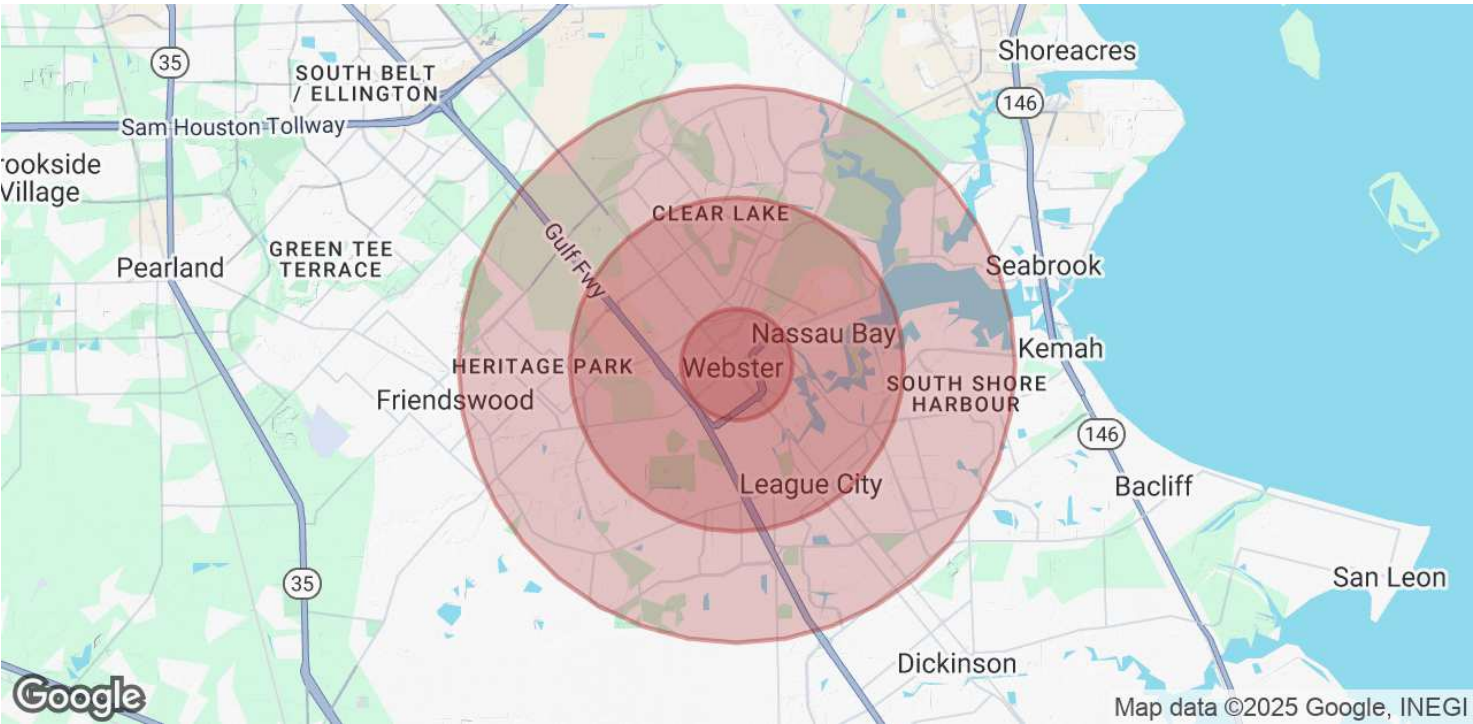
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,576	78,056	206,779
Average Age	35	39	40
Average Age (Male)	34	38	39
Average Age (Female)	36	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,781	33,657	82,402
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$73,612	\$100,125	\$133,111
Average House Value	\$279,754	\$311,092	\$366,760

Demographics data derived from AlphaMap

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**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.

Commercial Regional Properties of Texas LLC - Regional Properties Texas

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713-228-1913

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov**ANTHONY LAGRED**

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