

CORUM PLAZA

1,400 - 11,300 SF AVAILABLE FOR LEASE
I-45 VISIBILITY & MONUMENT SIGN



PROPERTY HIGHLIGHTS

- Established neighborhood shopping center located at the NEC of I-45 and Monroe Road, near Loop 610 and Hobby Airport.
- Frontage along I-45 Frontage Road & Monroe Road, ensuring high visibility.
- Monument signage available.
- Parking: 1.79/1,000.

AREA TRAFFIC GENERATORS



LOCATION

8503 Gulf Freeway,
Houston, TX, 77017



AVAILABLE

±1,400 - 11,300 SF Available
For Lease



RATES

Call for Pricing



TRAFFIC COUNTS (TXDOT)

249,990 VPD
I-45

18,992 VPD
Winkler Dr

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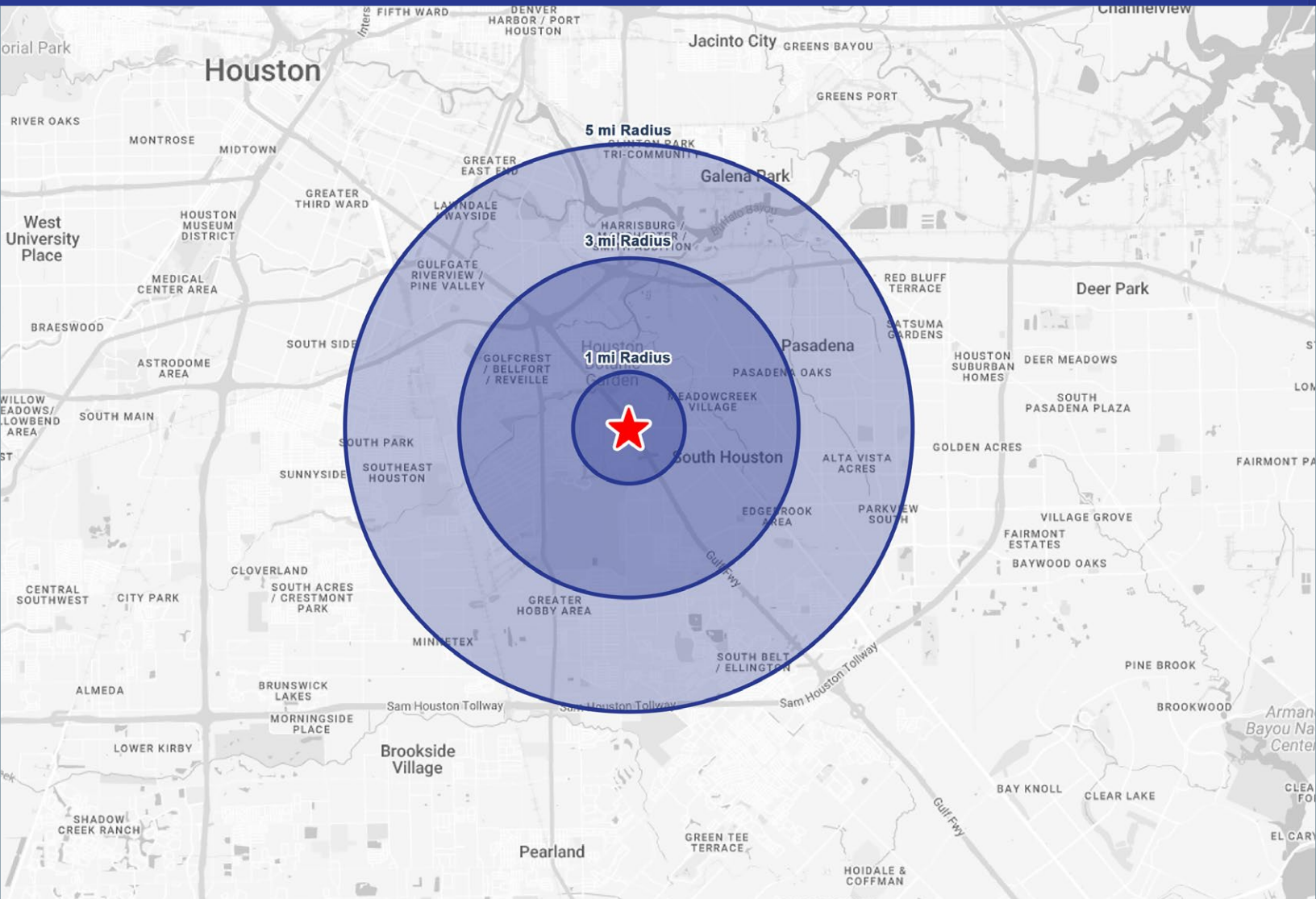
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SHADOWOOD
REALTY PARTNERS



2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	17,612	126,729	327,343
Households	6,453	41,531	108,068
Average HH Income	\$65,130	\$70,677	\$70,894
Daytime Employees	7,317	50,990	127,577

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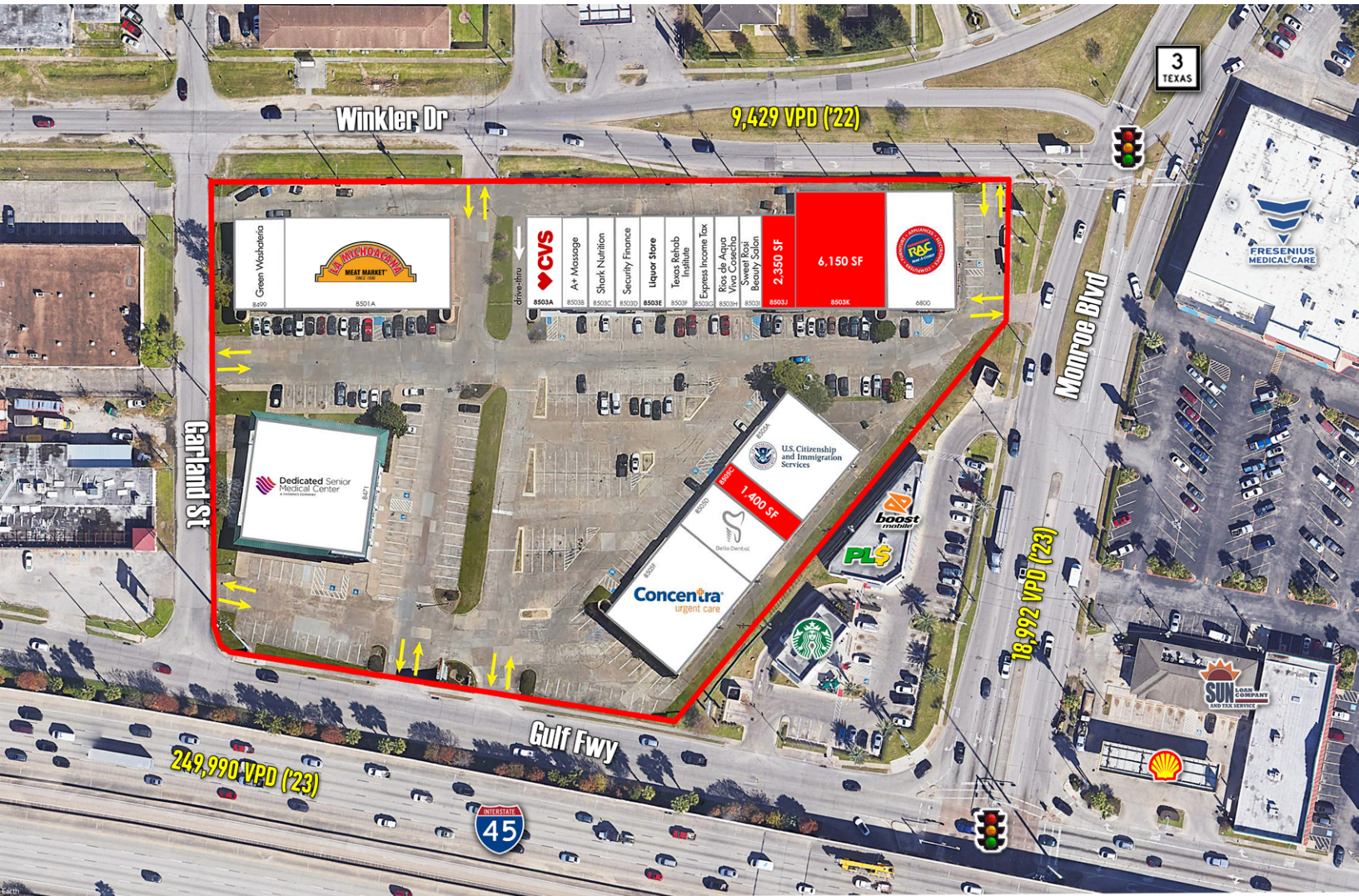
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Suite	Tenant	Sq. Ft.	Suite	Tenant	Sq. Ft.
6800	Rent-a-Center	4,500 SF	8503G	Express Income Tax	1,050 SF
8471	Chenmed	11,118 SF	8503H	Rios de Agua Viva Cosecha	1,400 SF
8499	Green Washateria	3,750 SF	8503I	Sweet Rosi Beauty Salon	1,400 SF
8501A	La Michoacana	8,500 SF	8503J	AVAILABLE	2,350 SF
8503A	CVS	2,550 SF	8503K	AVAILABLE	6,150 SF
8503B	A+ Massage	1,400 SF	8505A	USCIS Support Center	5,600 SF
8503C	Shark Nutrition	1,400 SF	8505C	AVAILABLE	1,400 SF
8503D	Security Finance	1,400 SF	8505D	Bello Dental	3,138 SF
8503E	Liquor Store	1,400 SF	8505F	Concentra	6,545 SF
8503F	Texas Rehab Institute	1,750 SF			

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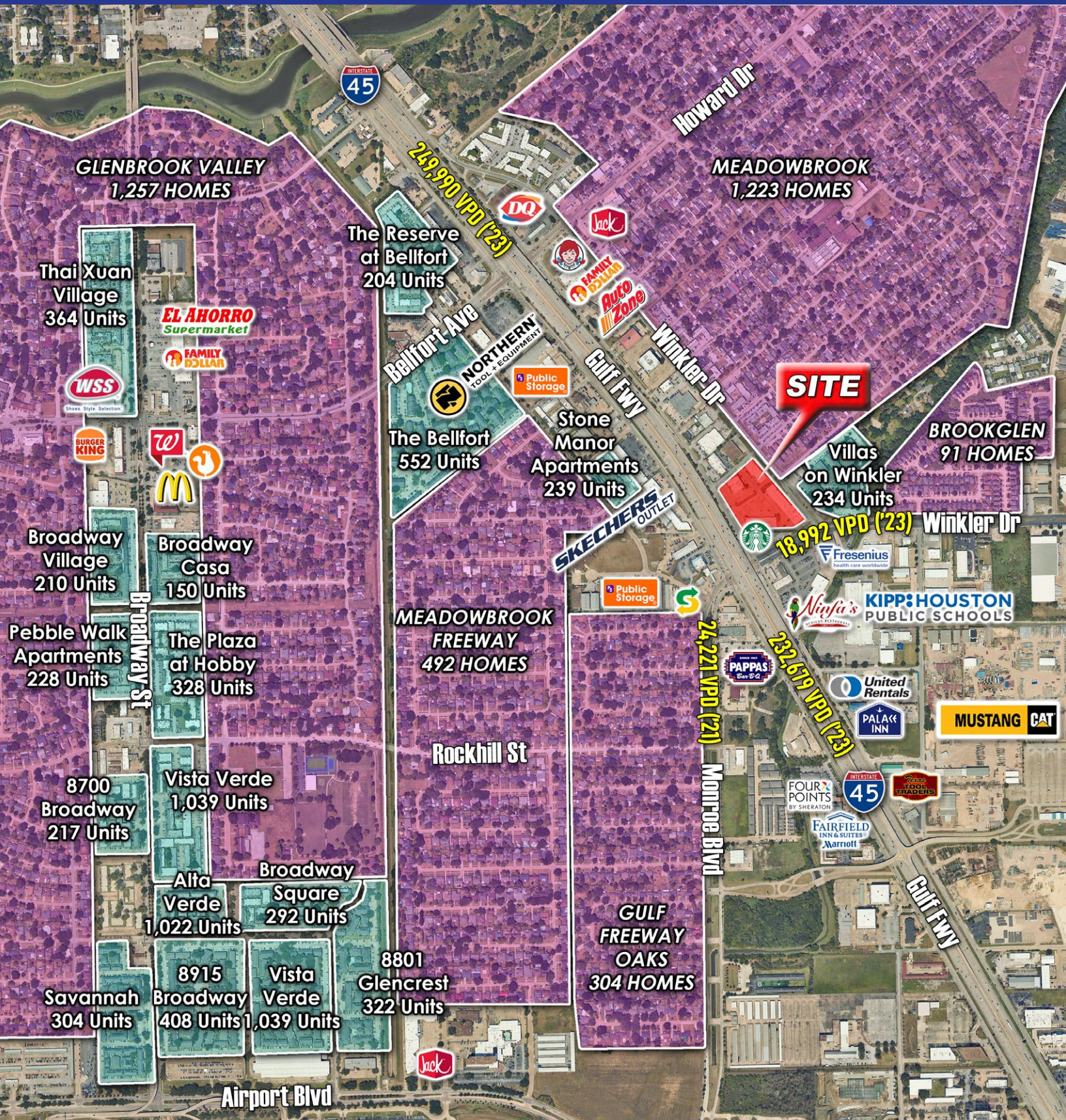
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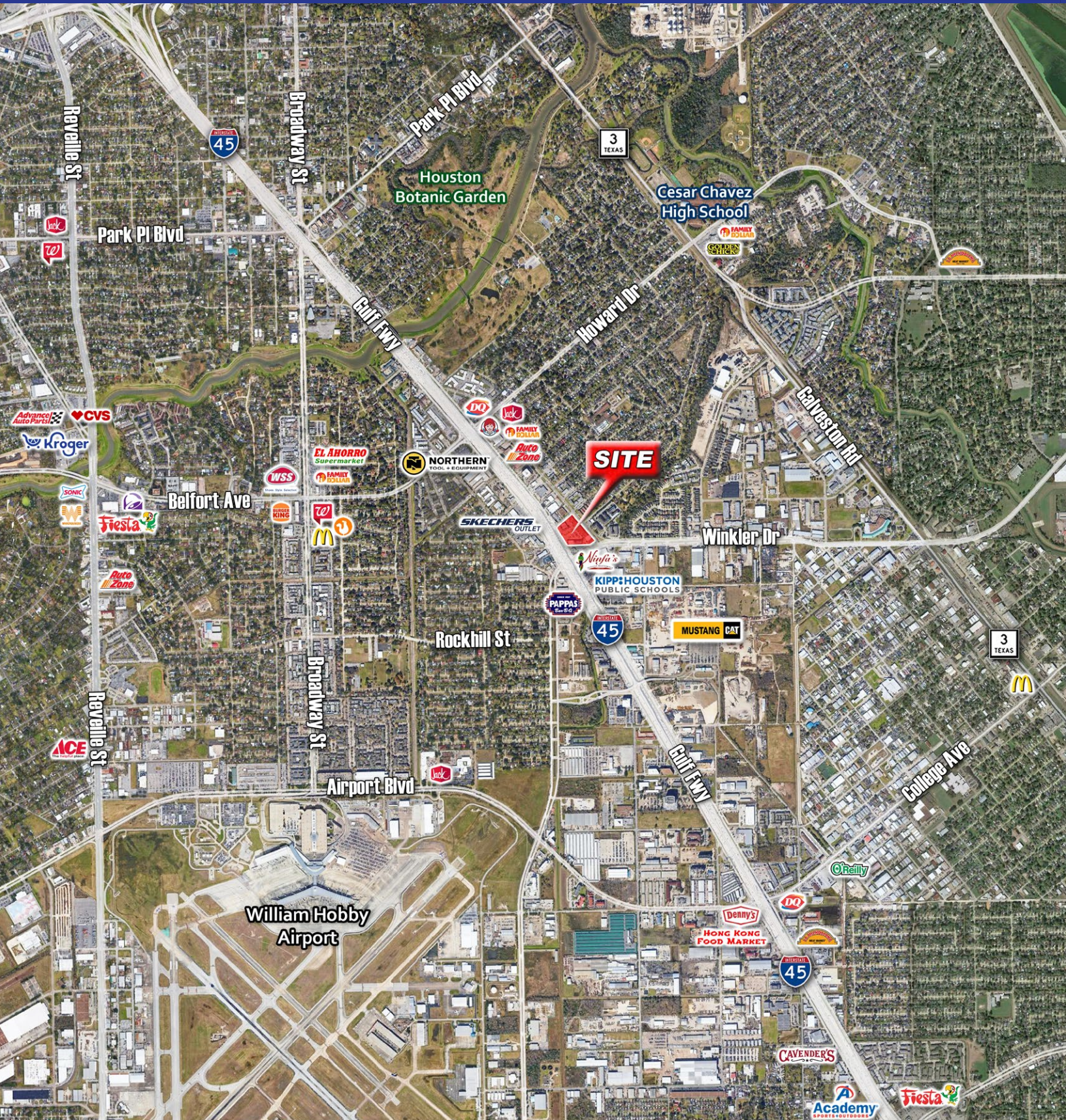
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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:
 - 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.

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