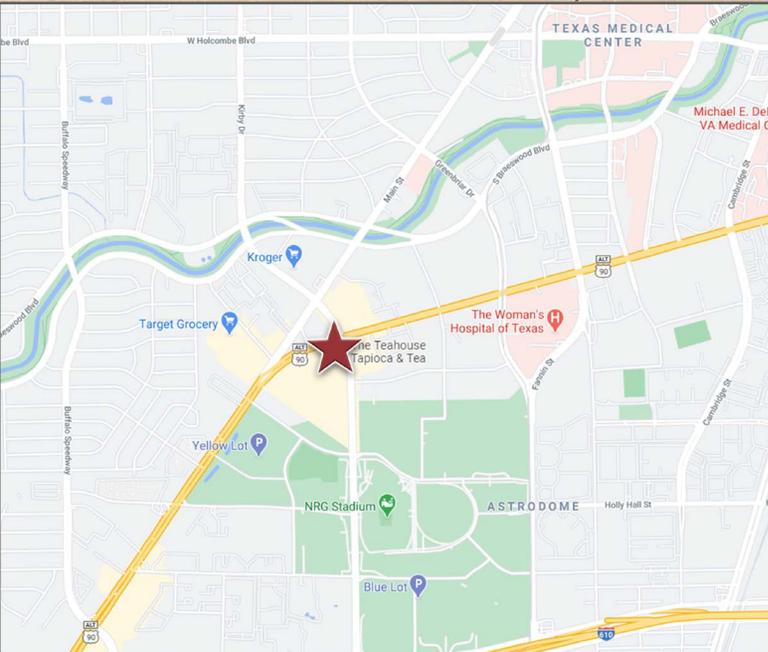


FOR LEASE

FREESTANDING BUILDING

8002 KIRBY DRIVE, HOUSTON, TX 77054



PROPERTY FEATURES

- ±3,136 SF Building on ±38,491 SF Lot
- Built in 1995, Remodeled in 2020
- Former Bank with 6 drive-thru lanes
- Located at the southwest corner of Kirby Dr & Old Spanish Trail in Houston's Inner-Loop Market Area
- Hard Corner, Signalized Intersection

FOR INQUIRIES CONTACT
832.641.3288

CLAUDE ANGELO
birc@sbcglobal.net



8002 KIRBY DRIVE FOR LEASE PROPERTY INFORMATION

LOCATION

SWC OF KIRBY DR & OLD SPANISH TRL
8002 KIRBY DRIVE, HOUSTON, TX 77054

AVAILABLE

±3,136 SF BUILDING; ±38,491 SF LOT

LEASE PRICE

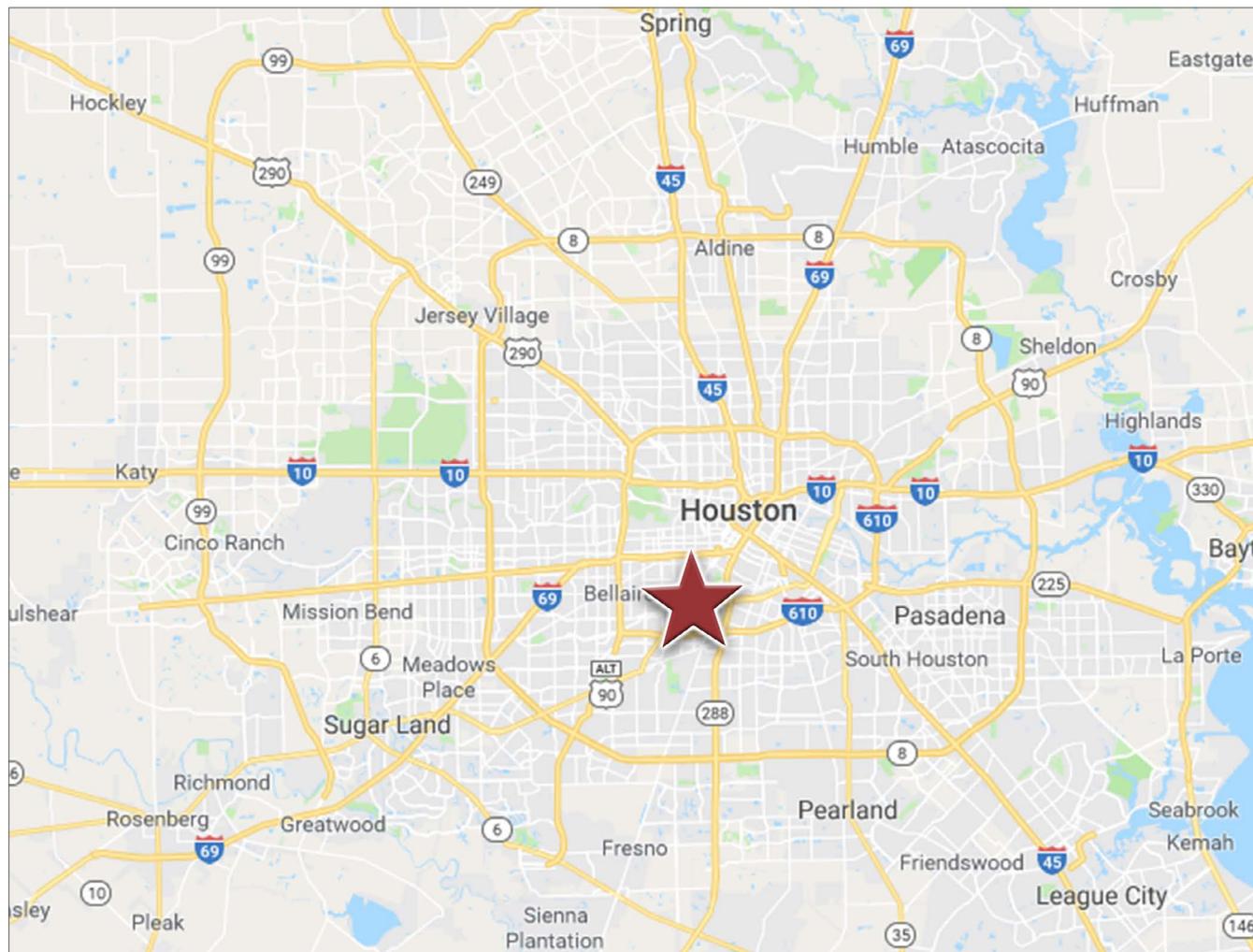
CALL FOR PRICING

TRAFFIC GENERATORS

TEXAS MEDICAL CENTER • NRG
PARK • TARGET • KROGER
WALGREENS • OFFICE DEPOT
FIESTA MART • BIG LOTS • ROSS

TRAFFIC COUNTS

KIRBY DR: 22,184 VPD (TXDOT, 2021)
OLD SPANISH TRAIL: 20,485 VPD
MAIN ST: 39,444 VPD (TXDOT, 2022)



2023 DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES	5 MILES
TOTAL POPULATION	22,871	71,529	143,946	459,007
DAYTIME POPULATION	28,671	253,393	353,548	760,779
AVERAGE HH INCOME	\$96,548	\$131,177	\$146,370	\$128,658

FOR INQUIRIES CONTACT: 832.641.3288

CLAUDE ANGELO
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**Belt
International
Realty Co.**

8002 KIRBY DRIVE FOR LEASE PROPERTY PHOTOS



8002 KIRBY DRIVE FOR LEASE SITE AERIAL



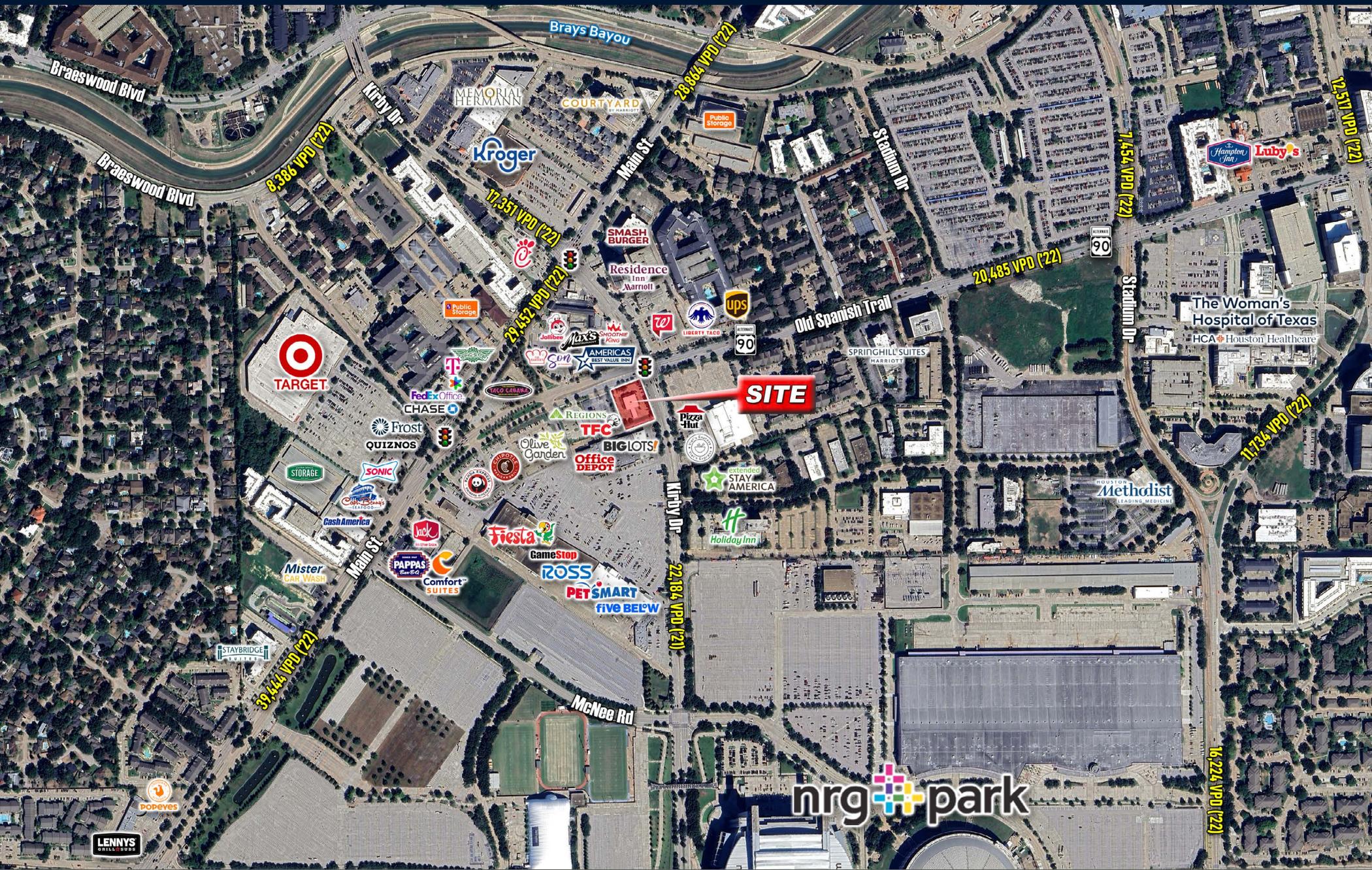
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8002 KIRBY DRIVE FOR LEASE INTERSECTION AERIAL



FOR INQUIRIES CONTACT: 832.641.3288

8002 KIRBY DRIVE FOR LEASE MARKET AERIAL



TMC TEXAS MEDICAL CENTER

- 2.1 Square Miles
- 54 Medicine Related Institutions
- 21 Hospitals & 8 Specialty Institutions
- 8 Academic & Research Institutions
- Over 106,000 Employees
- 10 Million Patients Annually

Randalls
BARNES & NOBLE
Panera
Chick-fil-ee
MASSAGE HEIGHTS

SITE

Fiesta
Office DEPOT
PETSMART
ROSS
BIG LOTS
FIVE GUYS
Clubs & Gardens
FIVE BELOW

SPECS
Cane's
Wendy's

HomePlus
DOLLAR TREE
FAMILY DOLLAR
SUITMART
DUNKIN'

McDonald's
CVS
DISCOUNT TIRE
HONDA

FOR INQUIRIES CONTACT: 832.641.3288



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.

Belt International Realty

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Claudio Zangirolami dba Claude Angelo

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

223912

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Phone

832-641-3288

Phone

Phone

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0