

FONDRENWOOD SHOPPING CENTER

9700 Fondren
Houston, Texas 77096



 **FOR LEASE**

 **UP TO 6,210 RSF**

 **RETAIL CENTER**



High visibility and traffic counts. Fondrenwood is a 163,905 square foot retail center at 9700 Fondren Road in Houston. Located at the southwest corner of Fondren and S. Brasewood Blvd. Built in 1977. Easily accessed from US 59, Beltway 8, and 610.

THE PROPERTY

SITE PLAN

DEMOGRAPHICS AND LOCATION MAP

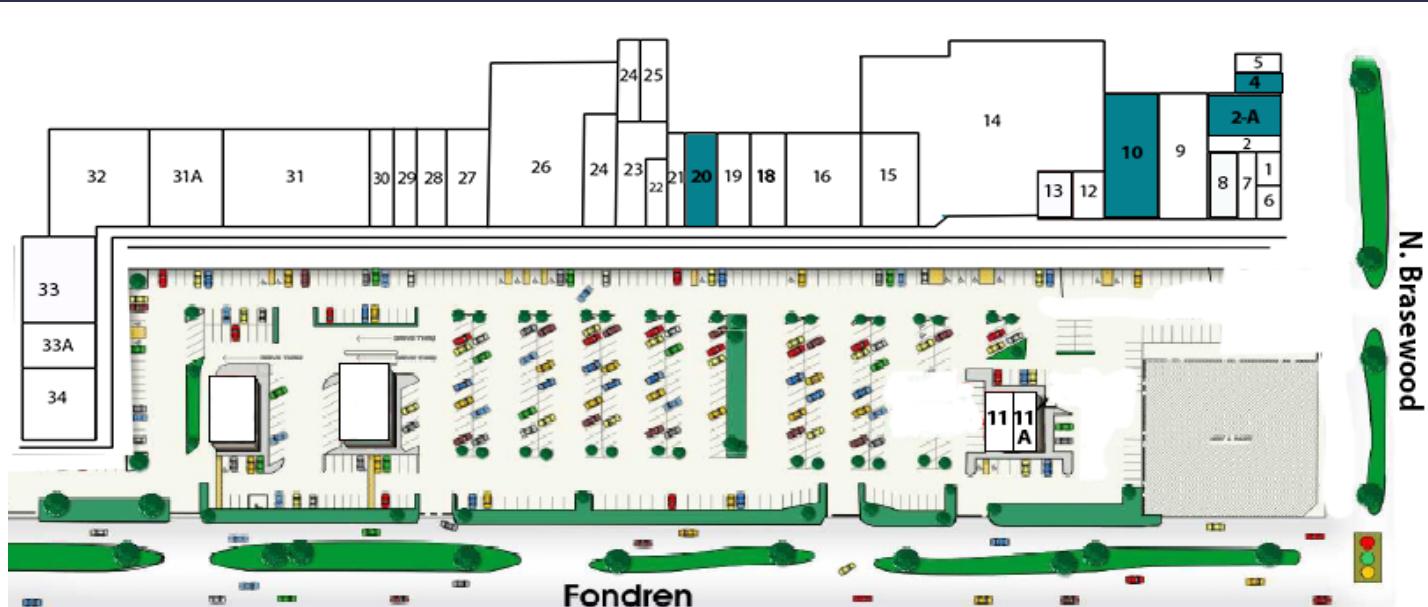
11111 Katy Freeway
Suite 535 | Houston, Texas
713.464.1001 | Investarinc.com

INVESTAR
REAL ESTATE SERVICES, INC.

JOE BAYNE
JOE@INVESTARINC.COM
713.806.2298

Site Plan + Vacancy

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Houston, Texas 77096



	Address	Name	SF
1	7535 Braeswood	Dance Studio	1,200
2	7545 Braeswood	Verizon	1,400
2A	7545 Braeswood	Vacant	3,400
4	7563 Braeswood	Vacant	960
5	7565 Braeswood	Tire Shop	1,440
6	9702 Fondren	iRepair	1,200
7	9704 Fondren	Saba's Sandwiches	1,200
8	9708 Fondren	Appliance Store	1,200
9	9712 Fondren	Daycare	6,000
10	9720 Fondren	Vacant	6,210
11	9722 Fondren	U Save Auto Insurance	1,596
11A	9722-A Fondren	Elite Metro	1,592
12	9730 Fondren	GNC	1,200
13	9740 Fondren	Vacant	1,766
14	9750 Fondren	Texas Thrift Stores	30,000
15	9760 Fondren	Southwest Cycleries	4,265
16 & 17	9770-9780 Fondren	Luxe Beauty Salon	5,000
18	9790 Fondren	Medical Clinic	2,200
19	9800 Fondren	Barber School	3,200

	Address	Name	SF
20	9810 Fondren	Vacant	2,000
21	9820 Fondren	Foxy Nails	1,600
22	9822 Fondren	Hair Braiding Salon	976
23	9824 Fondren	Brownstone Dental	2,984
24	9830 Fondren	Bayou Pawn	4,700
25	9832 Fondren	Brownstone Dental	2,080
26	9840 Fondren	Black Friday Deals	15,000
27	9846 Fondren	Arrogant Butcher	4,000
28 & 29	9846B & 9848 Fondren	Meat Market	5,200
30	9856 Fondren	Barber Shop	1,481
31	9864 Fondren	Furniture City	10,000
31A & 31 B	9890 Fondren	Family Dollar	12,170
32	9900 Fondren	Reception Hall	9,940
33	9940 Fondren	Restaurant and Bar	7,926
33A	9944 Fondren	Variedades Guatemala	1,875
34	9950 Fondren	Lucky Washateria	6,680

RENTAL RATES

Suite	SQ	Base Rate	NNN
7545A	3,400	\$16.00/SF/YR	\$4.47/SF/YR
7563	960	\$16.00/SF/YR	\$4.47/SF/YR
9810	2,000	\$16.00/SF/YR	\$4.47/SF/YR
9720	6,210	\$16.00/SF/YR	\$4.47/SF/YR

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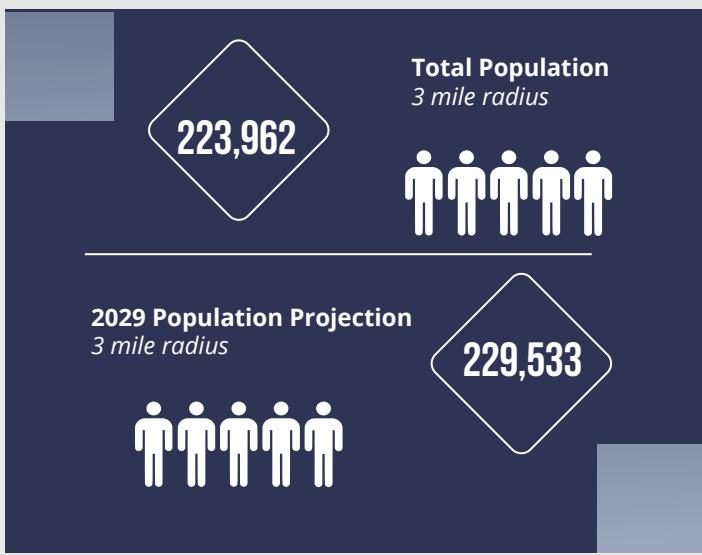
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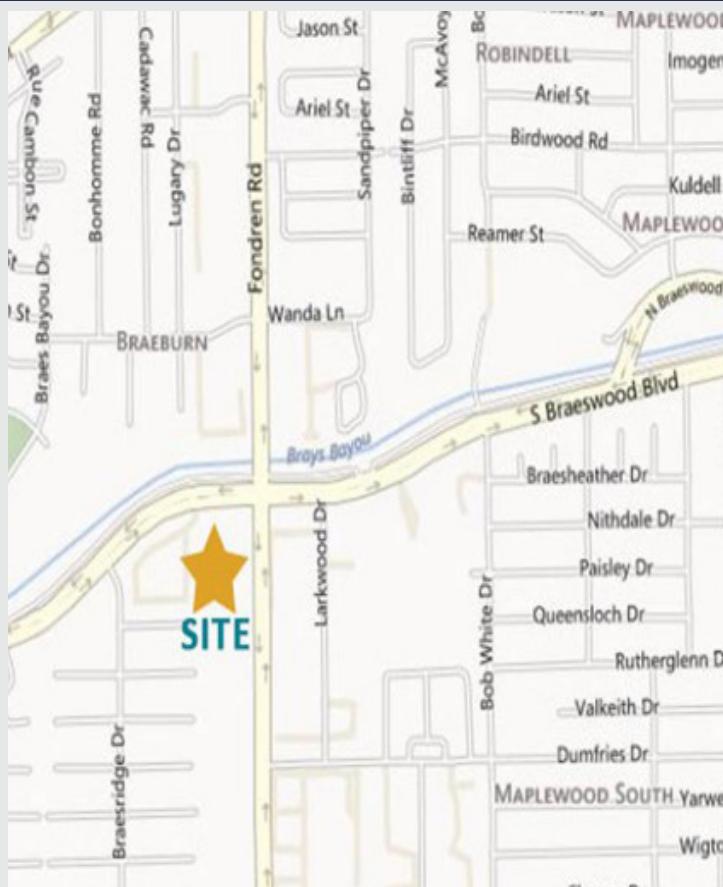
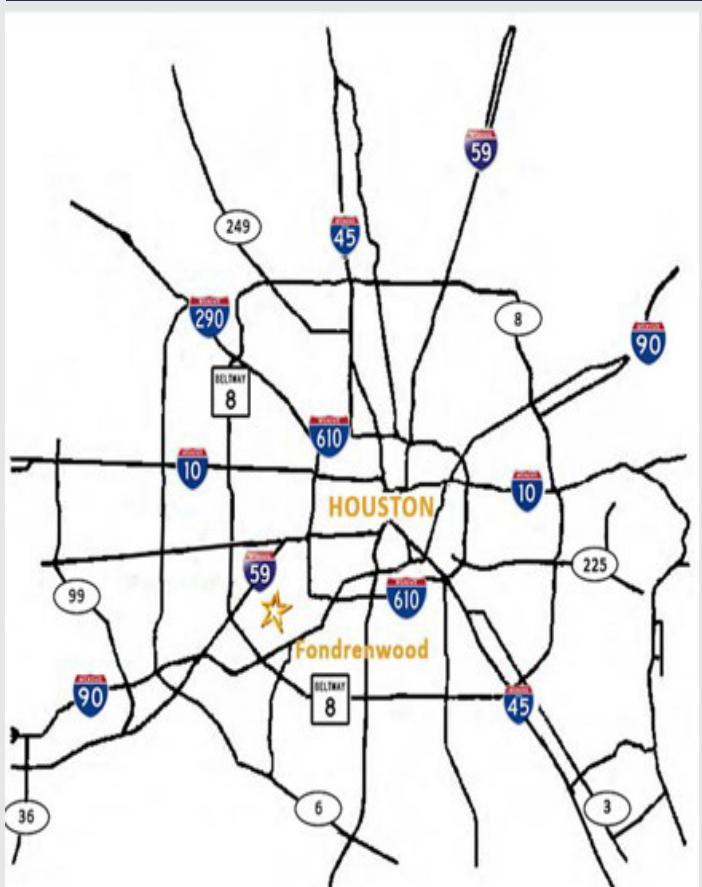
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Demographics and Location Map



	Traffic Count	22,622
	Total Household Units 3 mile radius	80,571
	Avg Household Income 3 mile radius	\$67,599



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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.

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.

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.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	