

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$17.76 - 24.00 SF/yr (NNN)
Building Size:	21,500 SF
Available SF:	827 - 5,000 SF
Lot Size:	1.88 Acres
Number of Units:	9
Year Built:	1978
Zoning:	Commercial
Market:	Houston
Submarket:	Near NW Spring Valley

PROPERTY OVERVIEW

Embrace the opportunity to lease a prime retail or strip center space at 8104 West Tidwell. This versatile property offers an expansive layout designed to accommodate a variety of retail or commercial uses. With modern architectural features and ample parking, the property boasts high visibility and convenience for both tenants and customers. Its strategic location in the vibrant Houston market positions businesses for success and growth. Whether you're looking to establish or expand your presence, this property provides the ideal canvas to showcase your business and captivate the bustling market. Don't miss out on the chance to secure a dynamic space in this prime Houston location.

PROPERTY HIGHLIGHTS

- Convenient access to major highways
- Modern and updated interior finishes
- Spacious and open floor plan
- Ample natural light throughout the space
- High ceilings and expansive windows
- Flexible layout for various business needs
- Well-maintained landscaping and exterior

Blue Sky Commercial // 6721 Portwest Dr. Suite 130 // Houston, TX 77024 // 281.805.0885 // blueskycommercial.net

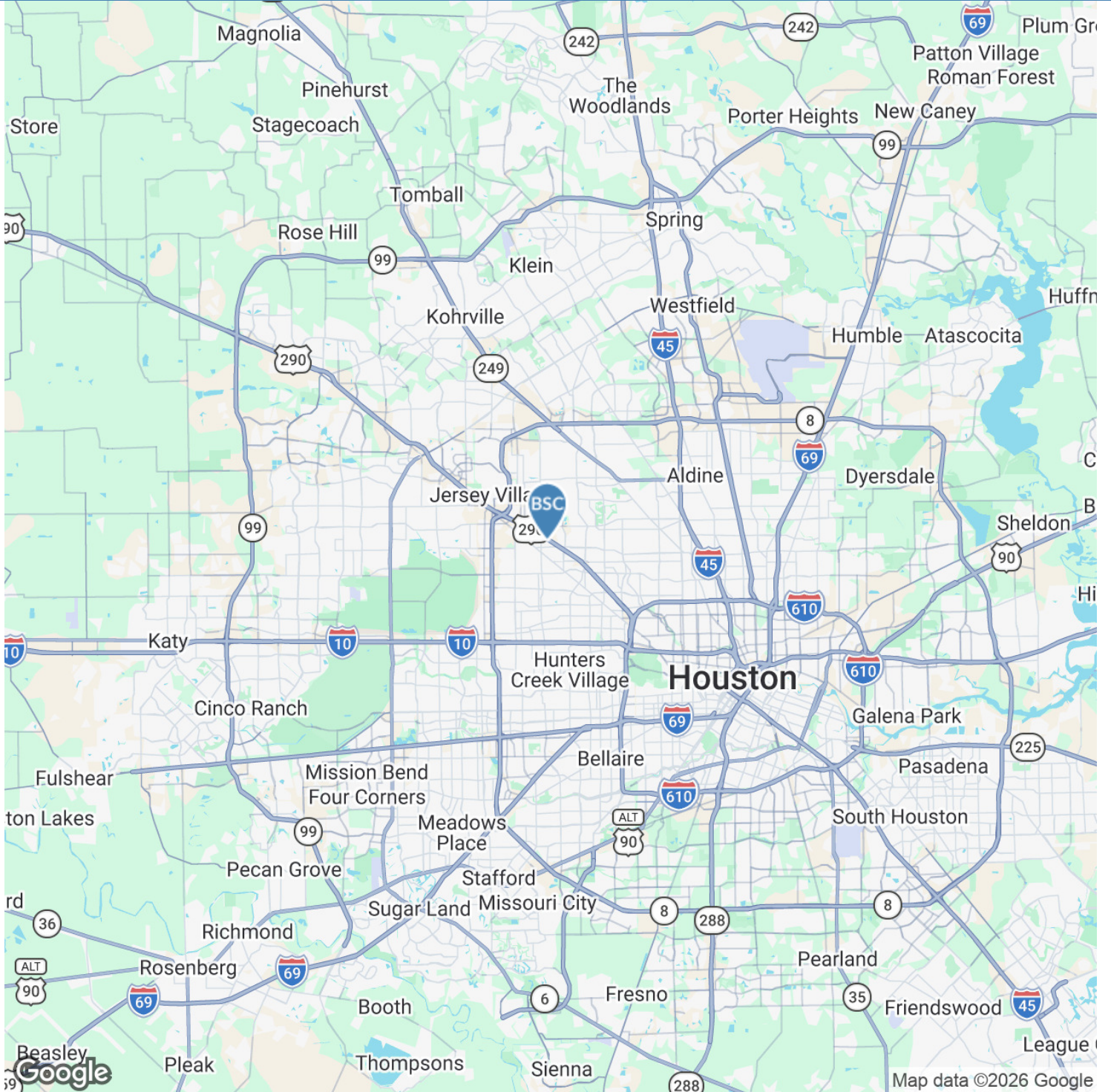
Victoria Aguirre

Vice President of Leasing and Sales // 210.837.8036 // victoria@blueskycommercial.net

Lisa Haynes

Principle // 281.805.0990 // Lhaynes@blueskycommercial.net

Location Map



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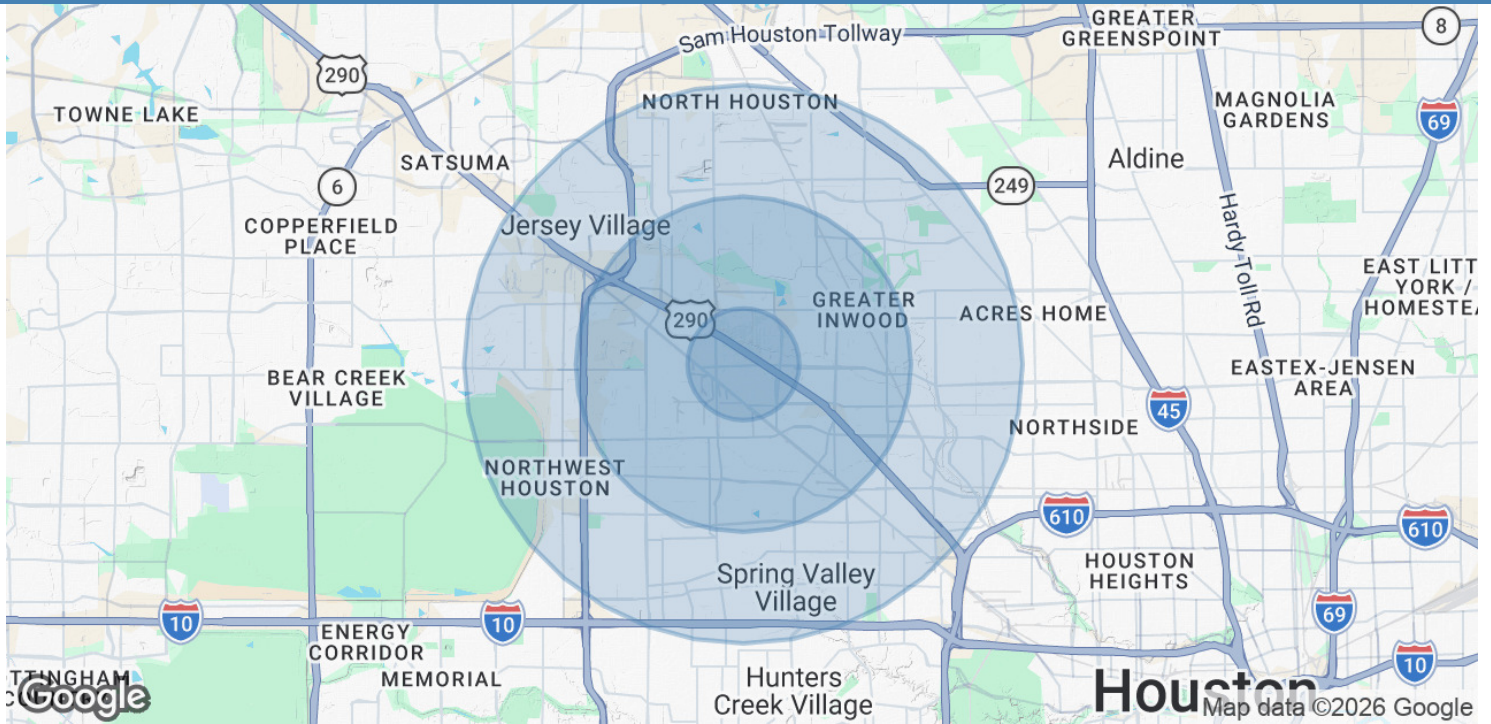
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,751	119,664	299,945
Average Age	33	36	37
Average Age (Male)	33	36	36
Average Age (Female)	33	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,558	43,184	107,593
# of Persons per HH	2.4	2.8	2.8
Average HH Income	\$58,053	\$78,569	\$95,569
Average House Value	\$206,485	\$260,709	\$367,299

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	9001528		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.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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It turns out, you don't have any Site Plans!

(be sure to tag an image "Site Plan" in the [Media Tab](#))

LEASE INFORMATION

Lease Type:	NNN
Total Space:	827 - 5,000 SF

Lease Term:	Negotiable
Lease Rate:	\$17.76 - \$24.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
8104 W Tidwell	Available	2,240 SF	NNN	\$24.00 SF/yr	Former Washateria Willing to split space \$24.00PSF + \$4NNN = \$5,000/month
8104 W Tidwell	Available	5,000 SF	NNN	\$17.76 SF/yr	Willing to split space \$17.76 Base + \$4.00NNN Total Monthly = \$8,550.00
8104 W Tidwell	Available	827 SF	NNN	\$1,600 per month	Former Money Exchange Store

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