



13310 W LITTLE YORK RD | 13310 W LITTLE YORK RD, HOUSTON, TX 77041

Features

- 1,368 SF former Sonic available
- Northwest Houston location with strong traffic counts and retail activity
- Dense surrounding population and workforce demographics
- Easy access to Hwy 290 and Beltway 8
- Ideal opportunity for restaurant or retail repositioning

FOR SUBLEASE

TOTAL SF: 37,461

CONTACT FOR MORE INFORMATION

Traffic Counts

W Little York Rd	27,931 VPD
N Eldridge Pkwy	26,859 VPD

Demographics

	YEAR: 2026	1 MILE	3 MILE	5 MILE
Total Population		11,034	81,877	253,086
Total Households		3,599	29,463	92,046
Average Household Income		\$133,265	\$124,555	\$116,459
Daytime Population		13,997	109,987	288,695

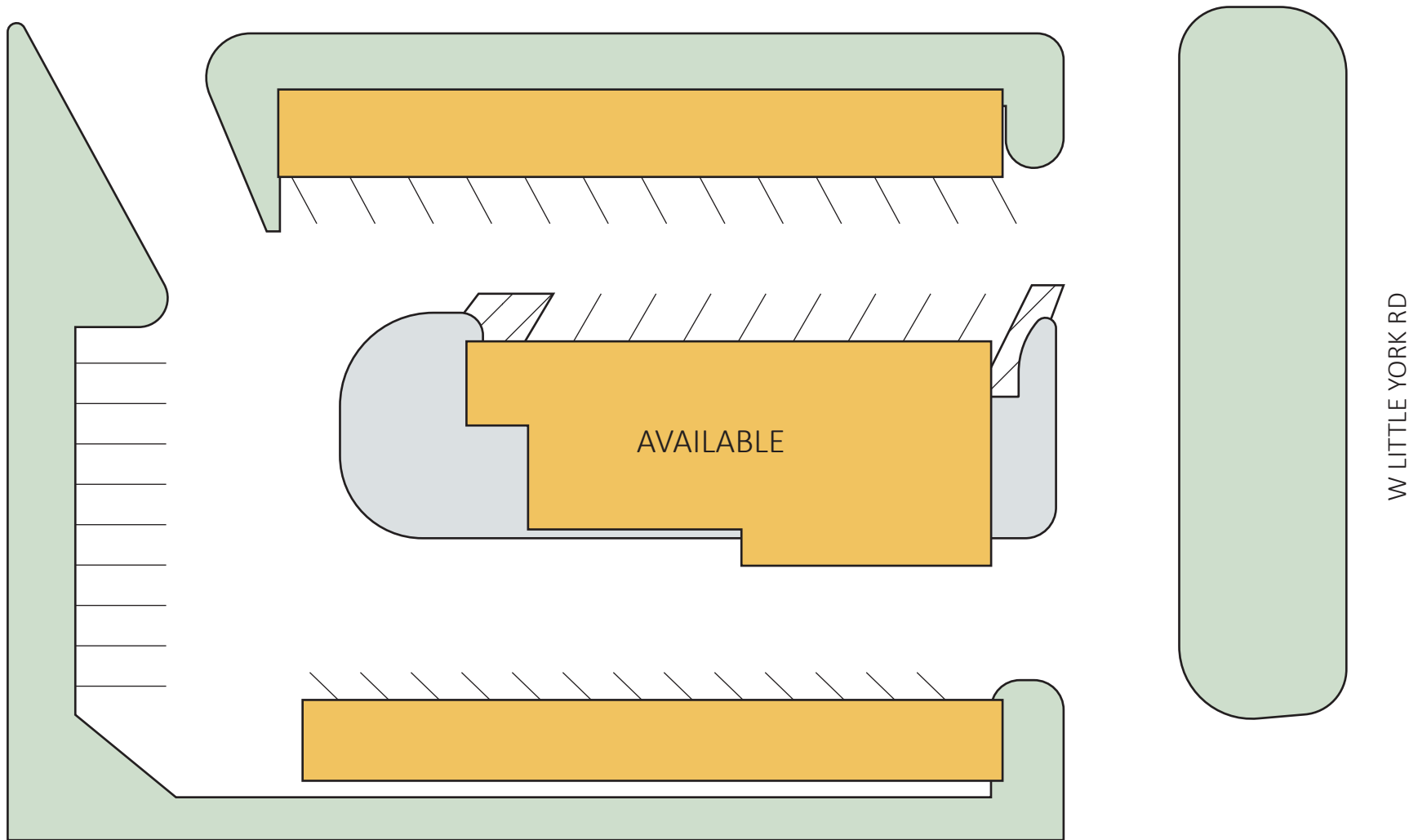
Dylan Malsbury
Associate
713.781.1111
dmalsbury@weitzmangroup.com

Emily Hood
Associate
713.781.7111
ehood@weitzmangroup.com

Kyle Knight
Senior Vice President
713.781.7111
kknight@weitzmangroup.com

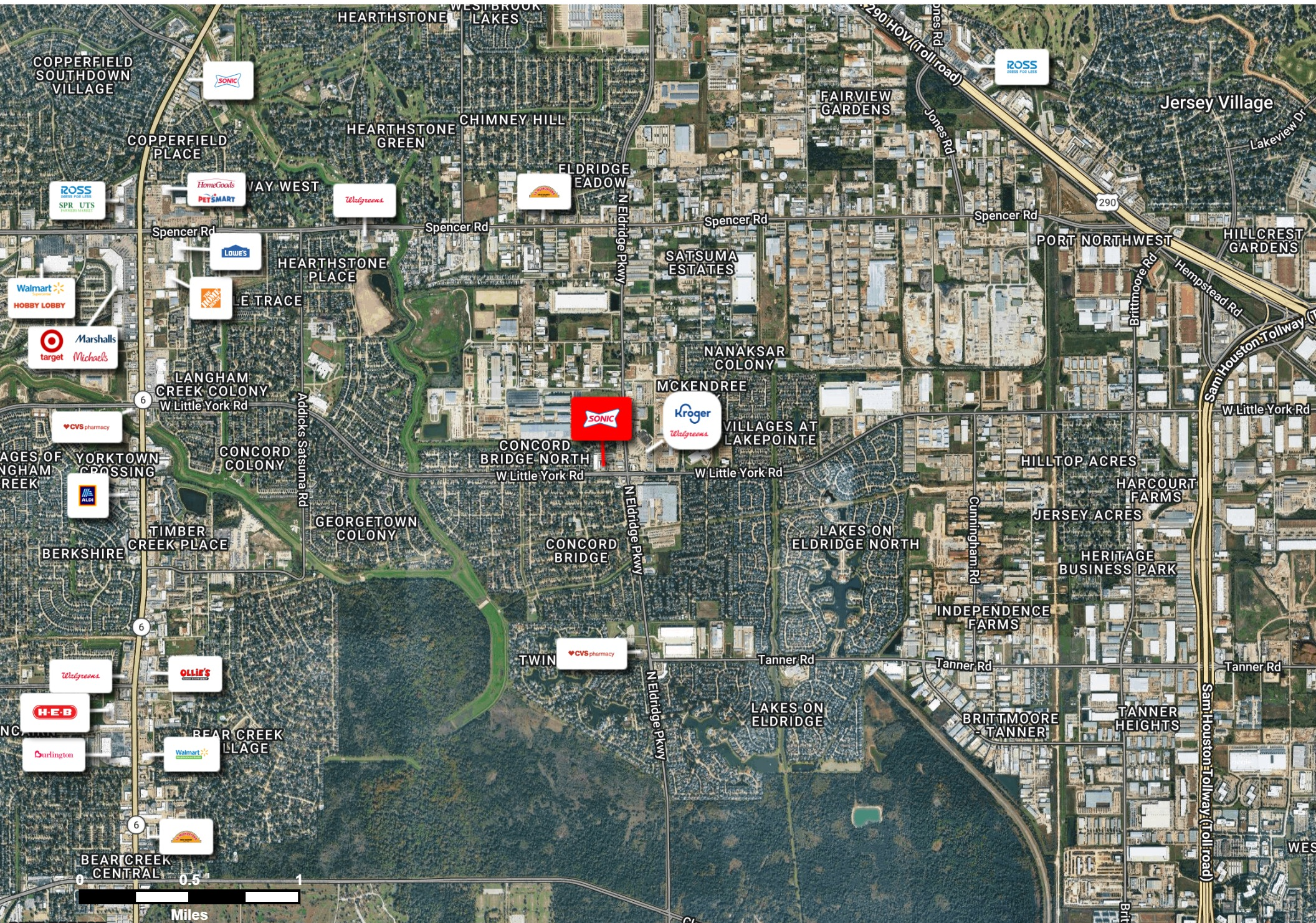
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INFORMATION ABOUT BROKERAGE SERVICES

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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

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- 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;
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- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Robert E. Young, Jr.

Designated Broker of Firm

James Nathan Namken

Licensed Supervisor of Sales Agent/ Associate

Dylan Maslbury

Sales Agent/Associate's Name

402795

License No.

292229

License No.

477965

License No.

818522

License No.

twgre@weitzmangroup.com

Email

byoung@weitzmangroup.com

Email

jnamken@weitzmangroup.com

Email

dmalsbury@weitzmangroup.com

Email

(214) 954-0600

Phone

(214) 720-6688

Phone

(713) 980-5622

Phone

(713) 980-5631

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Emily Guenther

Sales Agent/Associate's Name

402795

License No.

292229

License No.

477965

License No.

814559

License No.

twgre@weitzmangroup.com

Email

byoung@weitzmangroup.com

Email

jnamken@weitzmangroup.com

Email

eguenther@weitzmangroup.com

Email

(214) 954-0600

Phone

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Travis Kyle Knight

Sales Agent/Associate's Name

402795

License No.

292229

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477965

License No.

566233

License No.

twgre@weitzmangroup.com

Email

byoung@weitzmangroup.com

Email

jnamken@weitzmangroup.com

Email

kknight@weitzmangroup

Email

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