



SAGEWOOD SHOPPING CENTER

NEC SCARSDALE BLVD & BEAMER RD, HOUSTON, TX 77089

Features

- Space available in a well-established neighborhood center with strong occupancy
- Excellent co-tenancy mix featuring national and local tenants

- Located at a high-traffic intersection of Beamer & Scarsdale
- Less than 1/2 mile from Memorial Hermann SE campus & San Jacinto College extension

FOR LEASE

TOTAL SF: 85,394

AVAILABLE SF: 6,122

MIN CONTIGUOUS SF: 450

MAX CONTIGUOUS SF: 5,672

CONTACT FOR MORE INFORMATION

sagewoodsc.com

Traffic Counts		Demographics YEAR: 2026	1 MILE	3 MILE	5 MILE
Scarsdale Blvd	20,894 VPD	Population	16,040	91,673	251,045
Beamer Rd	20,972 VPD	Households	5,193	31,493	89,832
		Average HH Income	\$111,857	\$122,515	\$116,477
		Daytime Population	16,288	78,477	226,225

Area Retailers & Businesses



Jessica Abbey

Associate

713.781.1111

jabbey@weitzmangroup.com

Kyle Knight

Senior Vice President

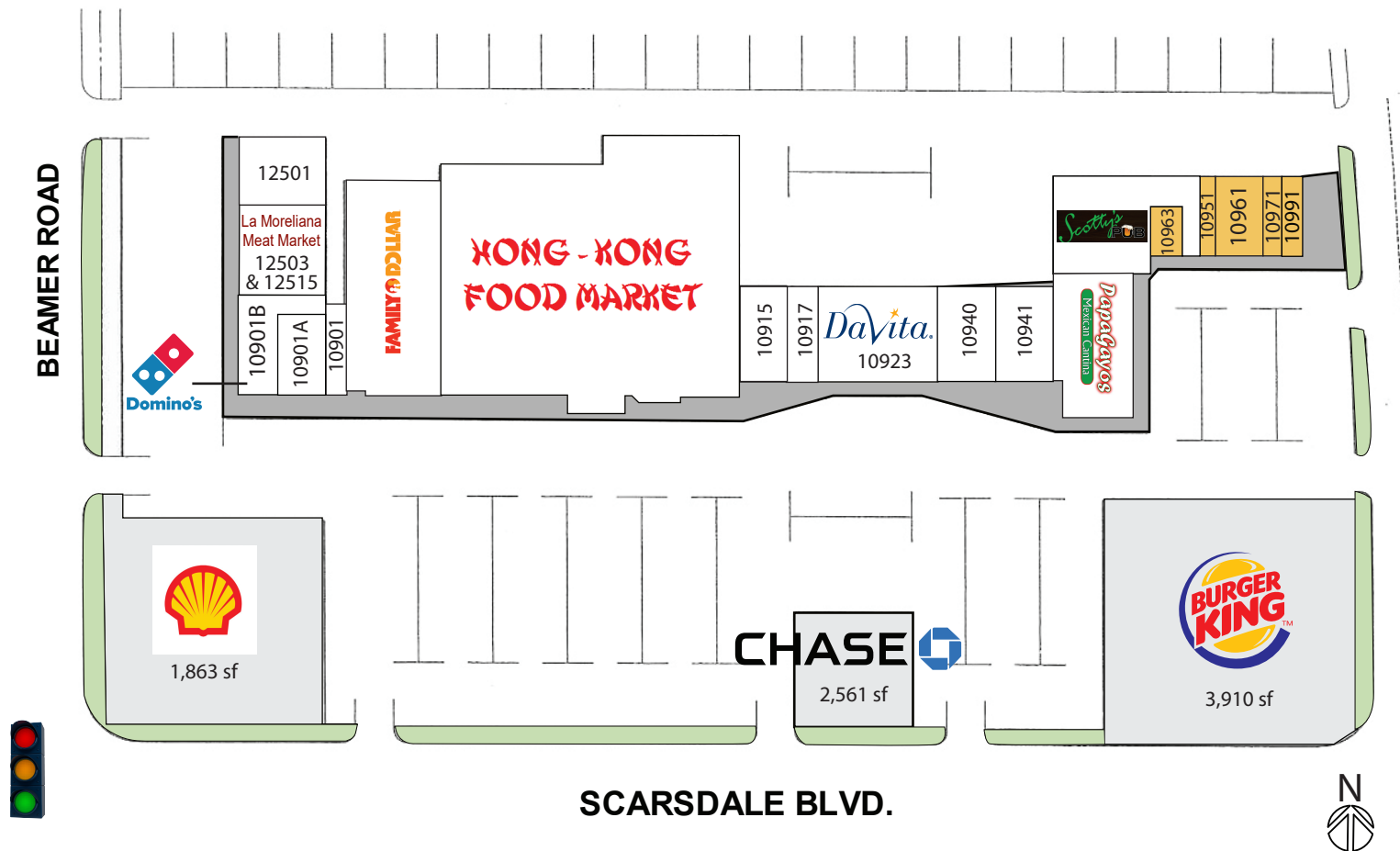
713.781.7111

kknight@weitzmangroup.com

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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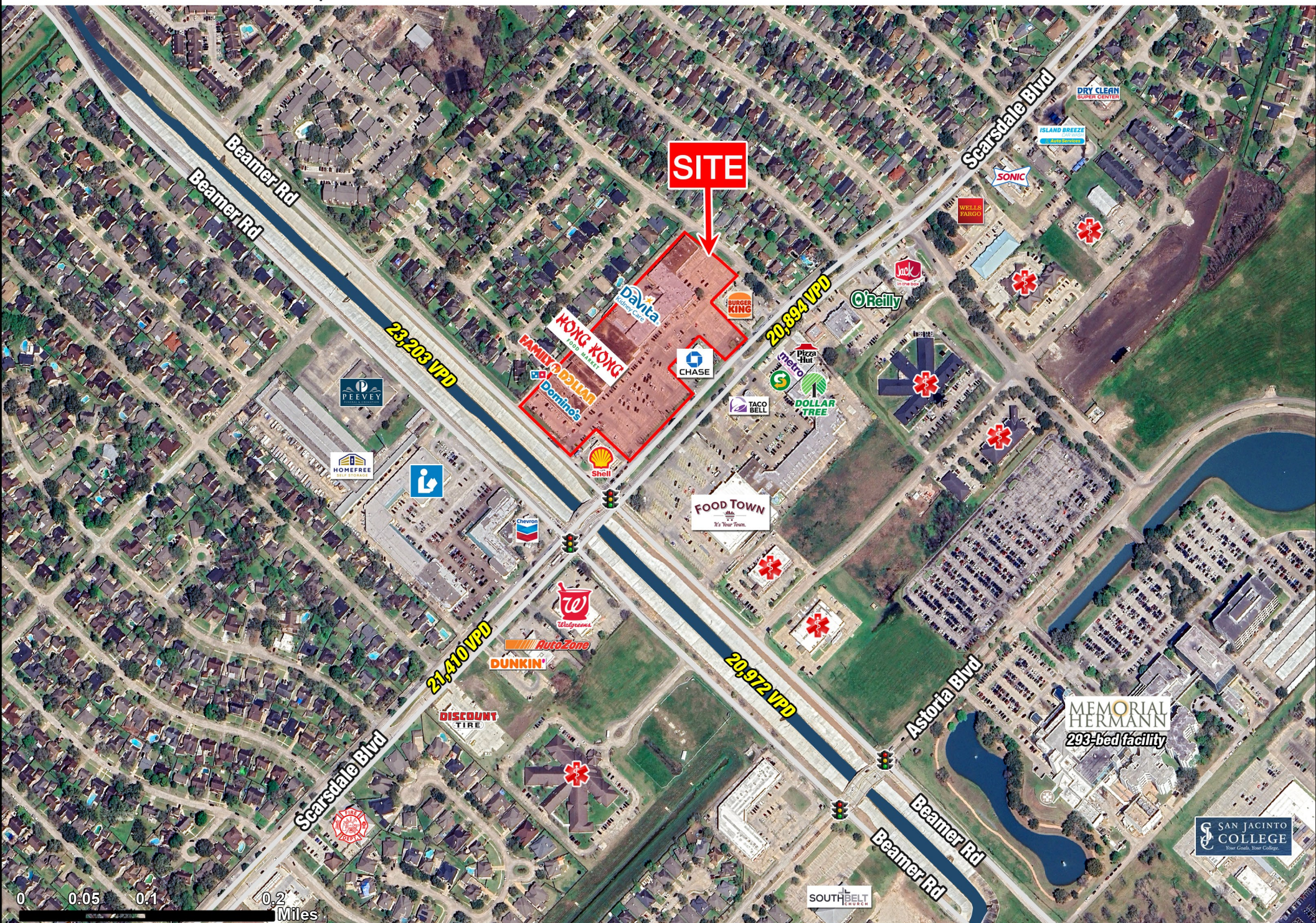


Current Tenants

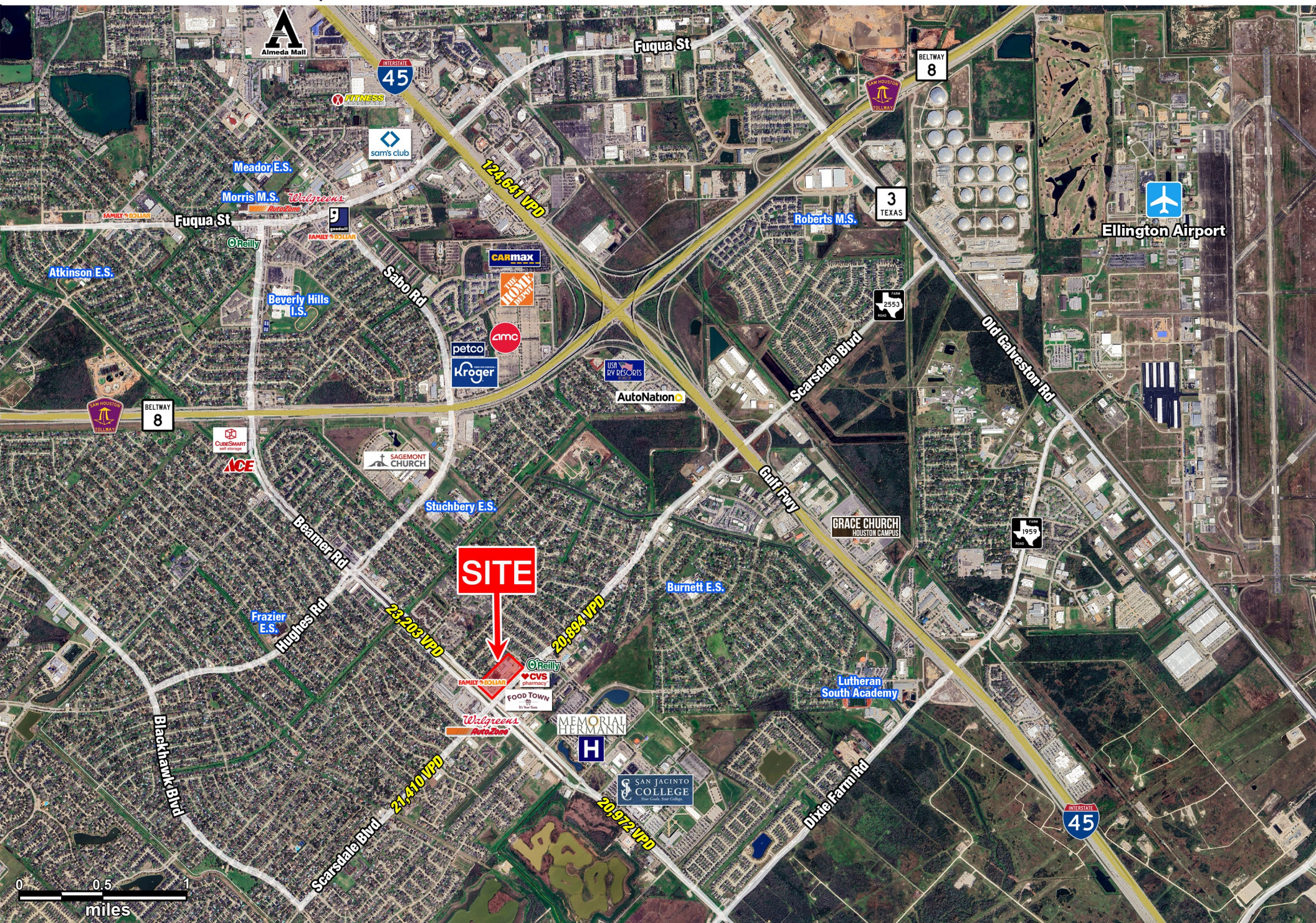
Available Space

10951	842 sf
10961	2,350 sf
10971	1,200 sf
10991	1,280 sf
10963	450 sf

10901	Texas Liquor	1,350 sf	10941	Hoang My Vietnamese Rest	2,100 sf
10901A	Nail Spa C&D	1,867 sf	10943	Papa Gino's Restaurant	5,073 sf
10901B	Domino's Pizza	2,133 sf	10943A	Scotty's Pub	7,818 sf
10903	Family Dollar	10,998 sf	12501	SageWood Washateria	1,980 sf
10910	Hong Kong Food Market	31,675 sf	12503/12515	La Moreliana Meat Market	3,505 sf
10915	Rosa Pharmacy	2,040 sf			
10917	Accents Dental	1,260 sf			
10923	DaVita Dialysis	6,573 sf			
10940	Jennifer's Hair & Nails	900 sf			



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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

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- 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.

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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

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Robert E. Young, Jr.

Designated Broker of Firm

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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