

For Lease • 1398 W Gulf Bank



PROPERTY DESCRIPTION

Prime storefront retail space available in a well-positioned center along W Gulf Bank Rd. The suite totals 2,800 SF and offers excellent visibility and access, making it ideal for neighborhood services, retail, or office/showroom use.

Size: 2,800 SF

Lease Rate: \$12.00/SF + \$5.00/SF NNN

Type: Storefront Retail

Submarket: Near North / North Houston

Zoning: Commercial (retail use)

Parking: Ample surface parking

PROPERTY HIGHLIGHTS

- Highly visible location with steady traffic counts
- Easy access to major thoroughfares and nearby residential neighborhoods
- Flexible open layout suitable for a variety of users

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	4
Available SF:	2,800 SF
Lot Size:	56,098 SF
Building Size:	10,656 SF

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	36,179	101,408	223,060
Total Population	119,304	310,990	658,218
Average HH Income	\$61,667	\$65,841	\$78,386

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

Anthony Lagred

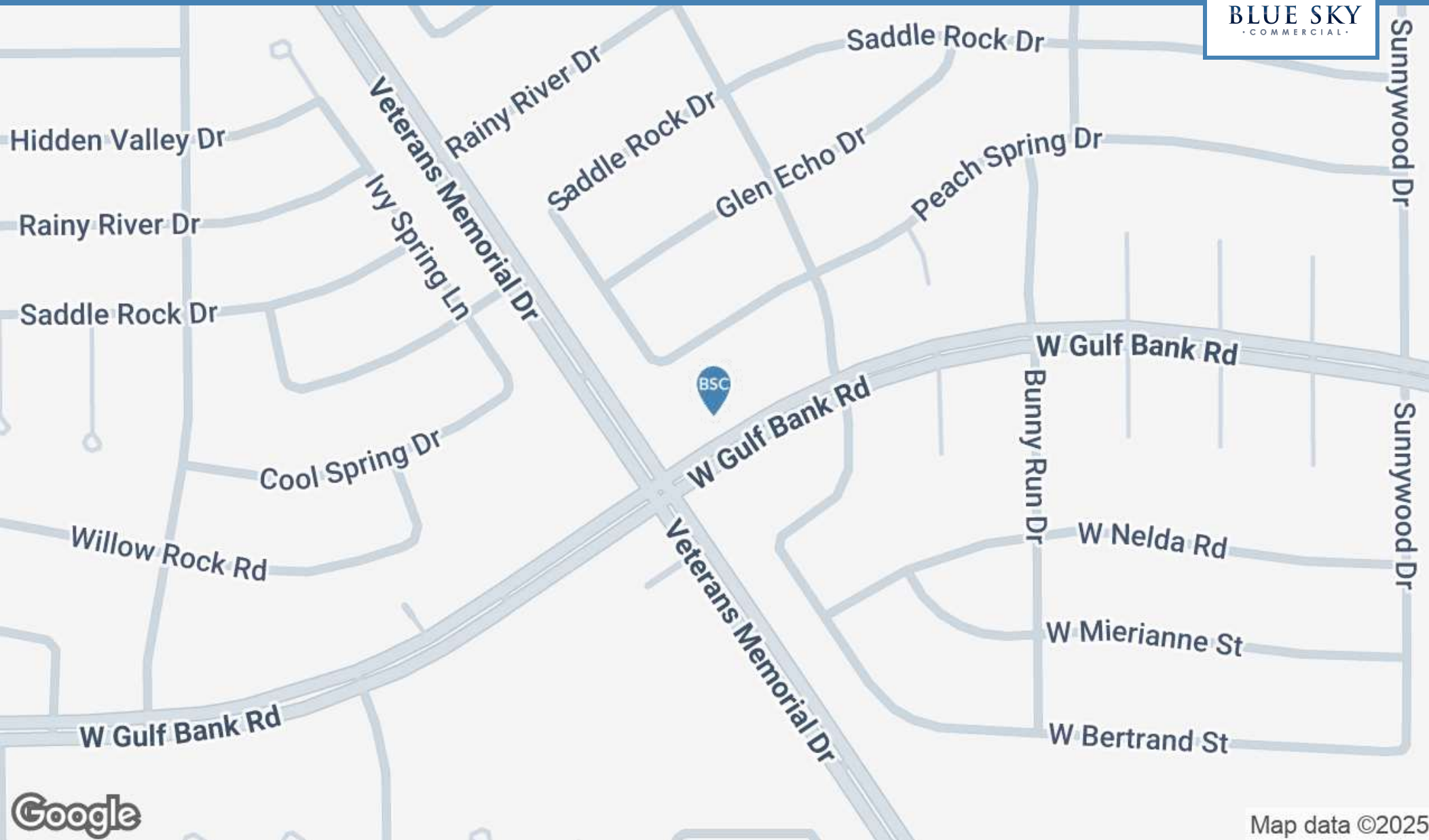
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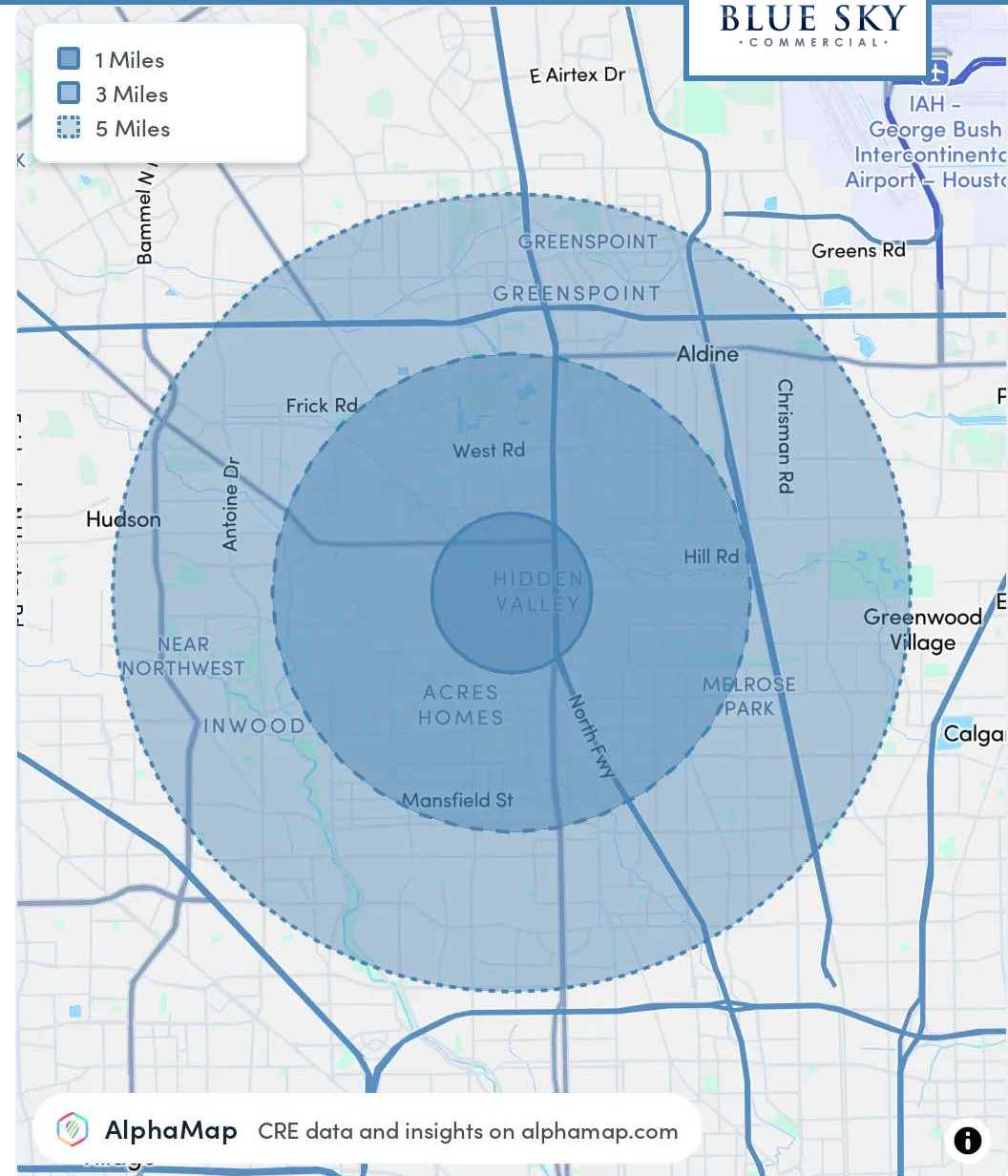
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,597	119,304	310,990
Average Age	38	35	35
Average Age (Male)	36	35	35
Average Age (Female)	39	36	36

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,429	36,179	101,408
Persons per HH	3.3	3.3	3.1
Average HH Income	\$68,402	\$61,667	\$65,841
Average House Value	\$179,238	\$190,132	\$238,295
Per Capita Income	\$20,727	\$18,686	\$21,239

Map and 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.

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