

Long Point Center Plaza

9480 LONG POINT RD
HOUSTON TX 77055



Presented by
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Long Point Center Plaza

**ADDRESS: 9480 LONG POINT RD
HOUSTON TX 77055**

BUILDING SIZE : 65323SF

AVAILABLE SPACE FOR LEASE :

Suite 9448 (Former furniture) 20000sf \$16 base plus nnn

Suite 9440 (Current seafood market) 3600sf \$20 base plus nnn



Blalock Square

9480 Long Point Rd, Houston, TX 77055

SITE PLAN

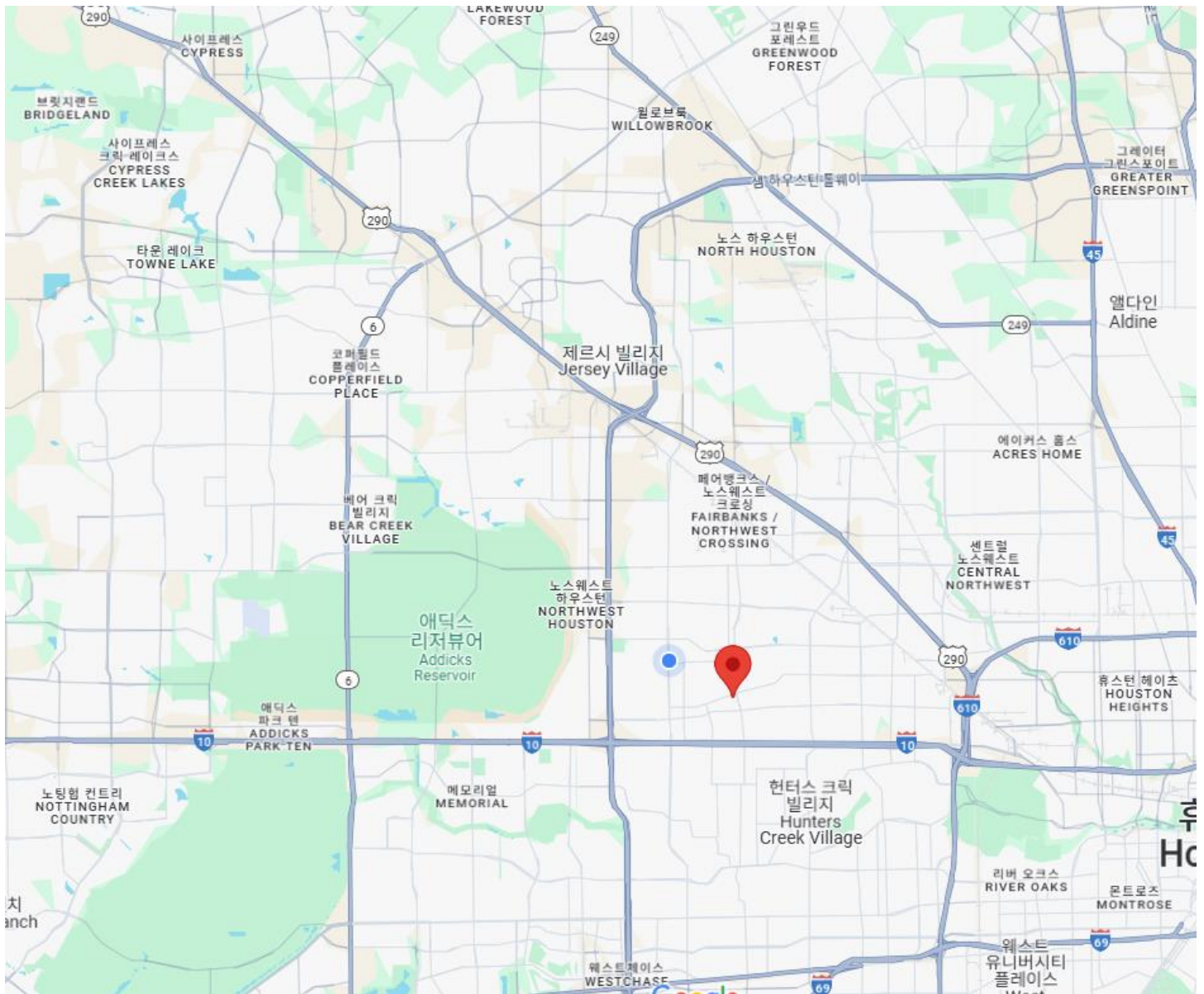




TENANT SUMMARY

SUITE	TENANT NAME	SF
9414	MI GENTE \$1 PLUS	1564
9416	MI GENTE \$1 PLUS	1240
9436	HAIR SALON	1260
9440	Seafood retail	3600
9444	YAK SOK KARAOKE BAR	2700
9446	SEOUL GARDEN	10270
9448	Vacant	20000
9450	Total Verizon	1225
9456	BELLAS FASHION	2460
9460	NOVEDADE YENI	1200
9464	WIRELESS LINK UNLIMITED	1368
9470-9480	TELOLOPAN MEAT MARKET #2	6300
9486	KRISP CHICKEN	1500
9480 A1	WASHATERIA EXPRESS CORP	5500
9414 A PAD SITE	MCCM Ltd. WATER MILL	
1917 Blalock	A & A Interlock	1970

Property Aerial - **9480 LONG POINT RD**
HOUSTON TX 77055





Blalock Square

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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Population	17,371	137,851	347,640
5 Yr Growth	-1.0%	-0.3%	-0.1%
Median Age	35	36	37
5 Yr Forecast	37	38	39
White / Black / Hispanic	85% / 7% / 68%	84% / 5% / 55%	77% / 11% / 45%
5 Yr Forecast	85% / 7% / 68%	84% / 5% / 55%	77% / 11% / 46%
Employment	8,948	102,729	297,379
Buying Power	\$256.8M	\$3B	\$8.4B
5 Yr Growth	-1.3%	0.9%	0.5%
College Graduates	25.6%	35.6%	40.8%
Household			
Households	5,677	46,737	138,671
5 Yr Growth	-1.5%	-0.4%	-0.4%
Median Household Income	\$45,232	\$64,535	\$60,684
5 Yr Forecast	\$45,329	\$65,372	\$61,236
Average Household Income	\$76,428	\$105,866	\$98,736
5 Yr Forecast	\$77,743	\$107,252	\$99,751
% High Income (>\$75K)	30%	44%	42%
Housing			
Median Home Value	\$333,925	\$377,253	\$366,603
Median Year Built	1971	1972	1975
Owner / Renter Occupied	39% / 61%	53% / 47%	45% / 55%



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental 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.

HOUSKOR REALTY AND MANAGEMENT LLC	9004129	JYREALTY@HOTMAIL.COM	(713)385-2156
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
JOHNNY YUN	587949	JYREALTY@HOTMAIL.COM	(713)385-2156
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
IABS 1-0 Date