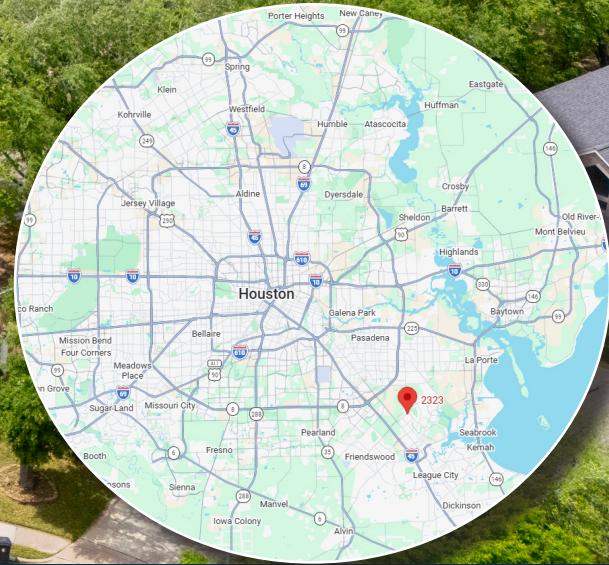


FOR LEASE BAY POINTE SHOPPING CENTER

2323 CLEAR LAKE CITY BLVD, HOUSTON, TX 77062

+/- 13,300 SF



CBRE

PROPERTY HIGHLIGHTS

- 185 - 1,750 SF (Former Salon)
- 160 - 1,050 SF (2nd Gen Nail Salon)
- 110 - 1,750 SF (Former Pizza)
- 152 - 1,400 SF (Former Medical, Multiple Offices)
 - +/- 50 foot depths
- Inline Base Rent (up to 2,500 SF): \$26.00 PSF
- NNN: \$7.54 PSF
 - CAM: \$3.39 PSF
 - TAX: \$2.91 PSF
 - INS: \$1.24 PSF

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 POPULATION	9,565	66,498	181,922
DAYTIME POPULATION	7,329	60,212	211,152
AVH HH INCOME	\$69,282	\$130,888	\$116,865

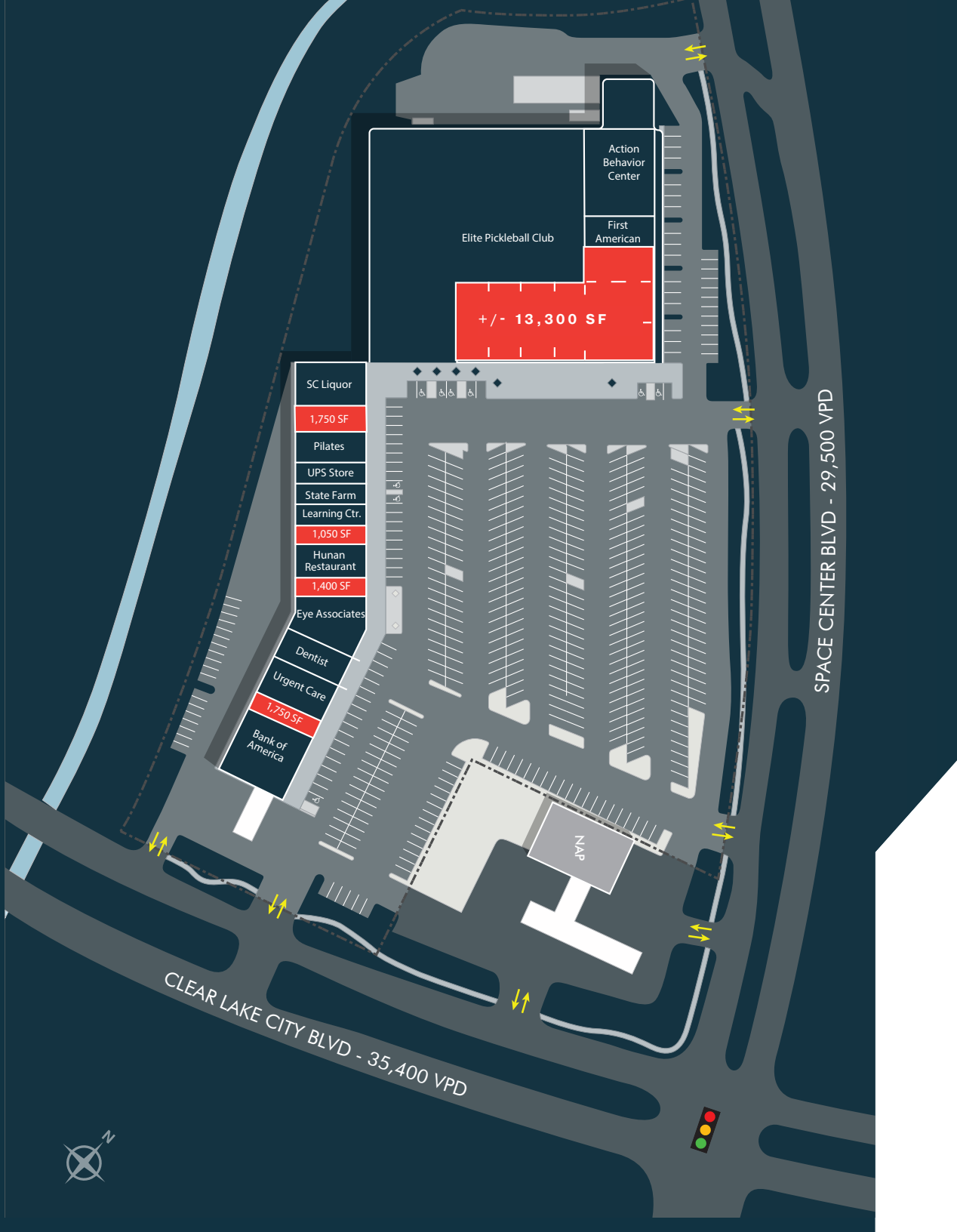
TRAFFIC COUNTS	VPD
Clear Lake City Blvd	35,400
Space Center Blvd	29,500



JUNIOR ANCHOR AVAILABLE

- Cold, Dark Shell | +/- 13,300 SF

SITE PLAN



SUITE	TENANT	SF
290	Action Behavior Center	7,350
270	First American Title	3,938
200B	AVAILABLE	13,300
200A	Elite Pickleball Club	40,000
195	Space City Liquor	2,450
185	AVAILABLE	1,750
183	Club Pilates	2,100
180	UPS Store	1,400
175	State Farm	1,400
170	Learning Center	1,400
160	AVAILABLE	1,050
155	Clear Lake Hunan Restaurant	2,800
152	AVAILABLE	1,400
150	Space Center Eye Associates	3,043
140	Just Smile Dental	2,829
130	Priority Urgent Care	2,800
110	AVAILABLE	1,750
100	Bank of America	4,200

AERIAL OVERVIEW





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CBRE



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.

2-10-2025



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. **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.

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.

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