

Fondrenwood Retail Center

S BRAESWOOD BLVD



WESTBURY CHRISTIAN SCHOOL

Fondrenwood Retail Center

BRAYS OAKS TOWERS

West Hollow APARTMENTS
A 5-STAR, STAR CERTIFIED PROPERTY

HARCO

SENIORS FAMILY CENTER

RETAIL PROPERTY | FOR LEASE

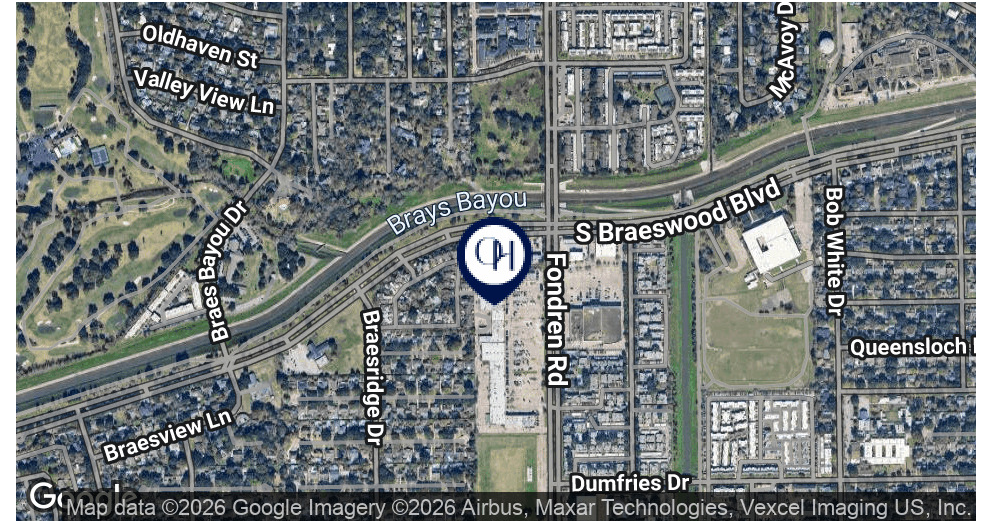
9750 Fondren Road, Houston, TX 77096



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2 | Property Summary



PROPERTY DESCRIPTION

Fondren Road offers excellent visibility near South Braeswood and sits in a high traffic trade area and strong on-site anchors including Family Dollar, Texas Thrift, Black Friday Deals, and a busy washateria. The center was fully remodeled this year with a modern exterior and stone finishes that elevate the corridor. A wide parking field creates a prime opportunity for a Ground Lease or Build-to-Suit restaurant or Drive-Thru concept with plenty of parking remaining for existing tenants. Interior spaces from 2,000 to 7,900 SF are also available, including a ready to go restaurant, a clean shell, and retail units with existing improvements that can reduce build out costs.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	610	2,603	10,333
Total Population	1,637	7,617	28,138
Average HH Income	\$62,186	\$66,801	\$69,357

PROPERTY HIGHLIGHTS

- PAD SITE for Ground Lease/Build-to-Suit w/ Drive-Thru Potential
- 20,935 VPD at Fondren Rd and S Braeswood Blvd
- Easy regional access from US 59, Beltway 8 and Loop 610

SPACES	LEASE RATE	SPACE SIZE
9720 - Fondrenwood Retail	\$24.00 SF/yr	6,210 SF
9800 - Fondrenwood Retail	\$24.00 SF/yr	3,200 SF
9810 - Fondrenwood Retail	\$24.00 SF/yr	2,000 SF
9940 - Fondrenwood Retail Center	\$24.00 SF/yr	7,926 SF
BTS - FUTURE PAD SITE - Drive-Thru Potential	Negotiable	4,500 SF



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3 | Lease Spaces



LEASE INFORMATION

Lease Type:	NNN; Ground
Total Space:	2,000 - 7,926 SF

Lease Term:	36 months
Lease Rate:	\$24 SF/yr

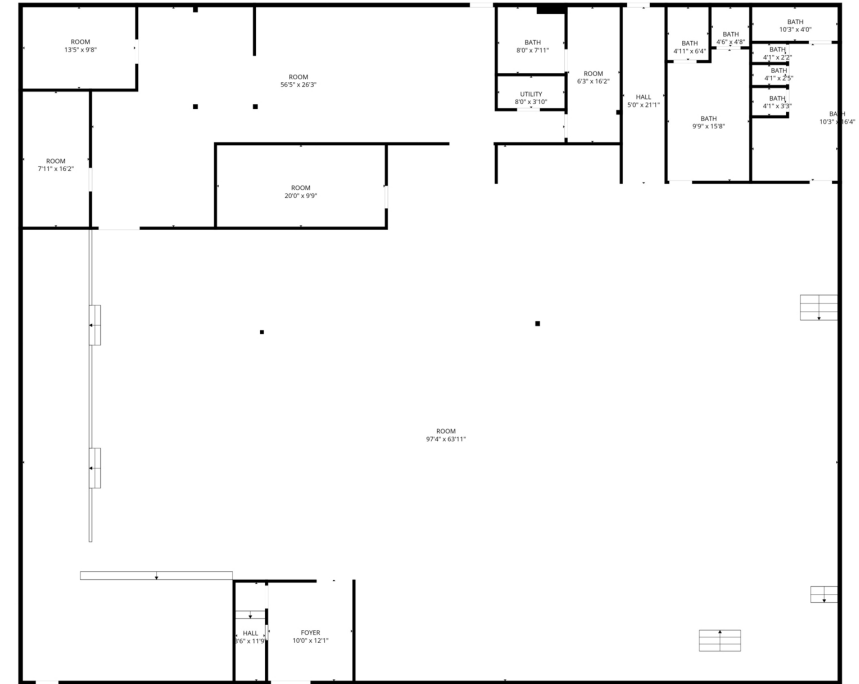
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
9720 - Fondrenwood Retail	Available	6,210 SF	NNN	\$24.00 SF/yr	Shell Space perfect for any concept Excellent visibility and signage potential Adaptable layout for retail, service, or specialty concepts Convenient access and strong area demographics



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Unit 9940 | For Lease



TOTAL: 6547 sq. ft
 BELOW GRADE: 6547 sq. ft
 EXCLUDED AREAS: ROOM: 1245 sq. ft, UTILITY: 31 sq. ft, WALLS: 179 sq. ft

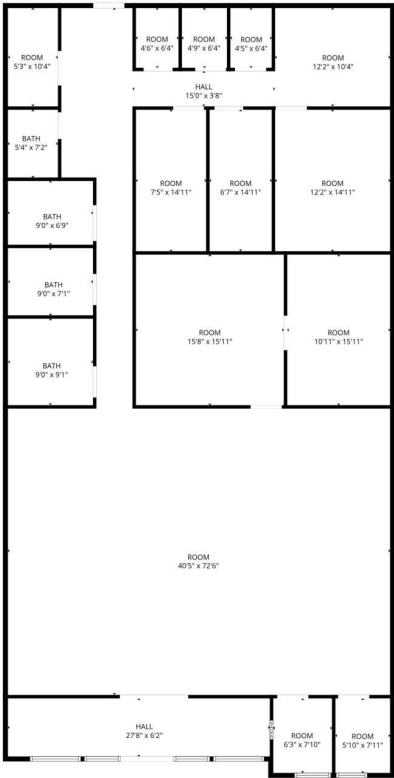
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
9940 - Fondrenwood Retail Center	Available	7,926 SF	NNN	\$24.00 SF/yr



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7 | Available Lease Spaces



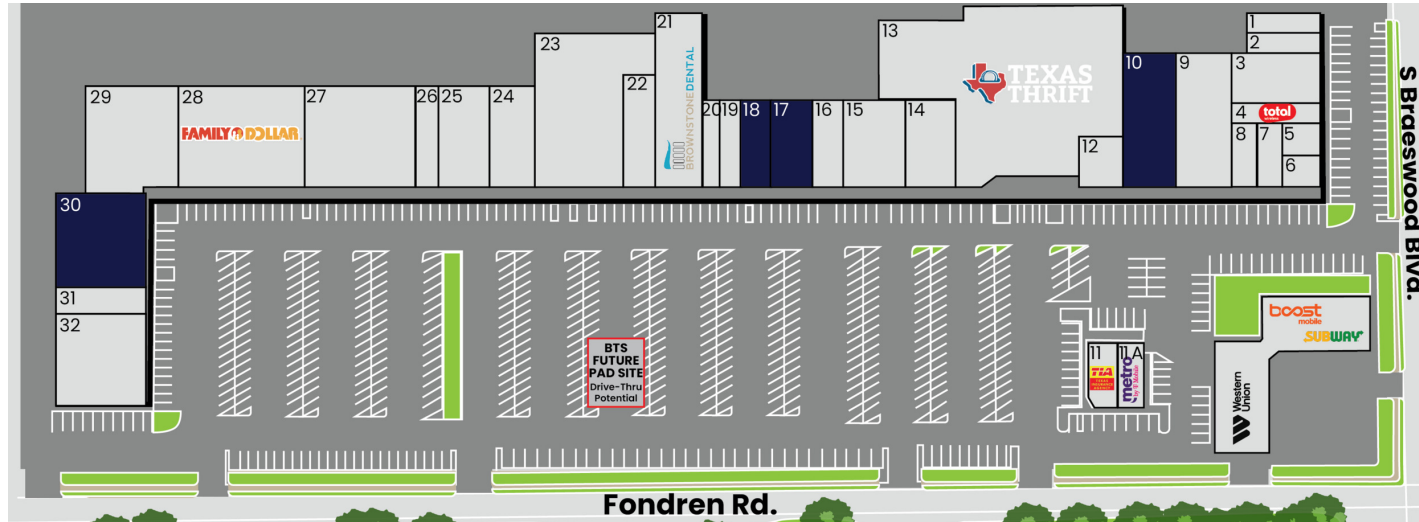
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
9800 - Fondrenwood Retail	Available	3,200 SF	NNN	\$24.00 SF/yr



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6 | Lease Spaces



LEASE INFORMATION

Lease Type:	NNN; Ground	Lease Term:	36 months
Total Space:	2,000 - 7,926 SF	Lease Rate:	\$24 SF/yr

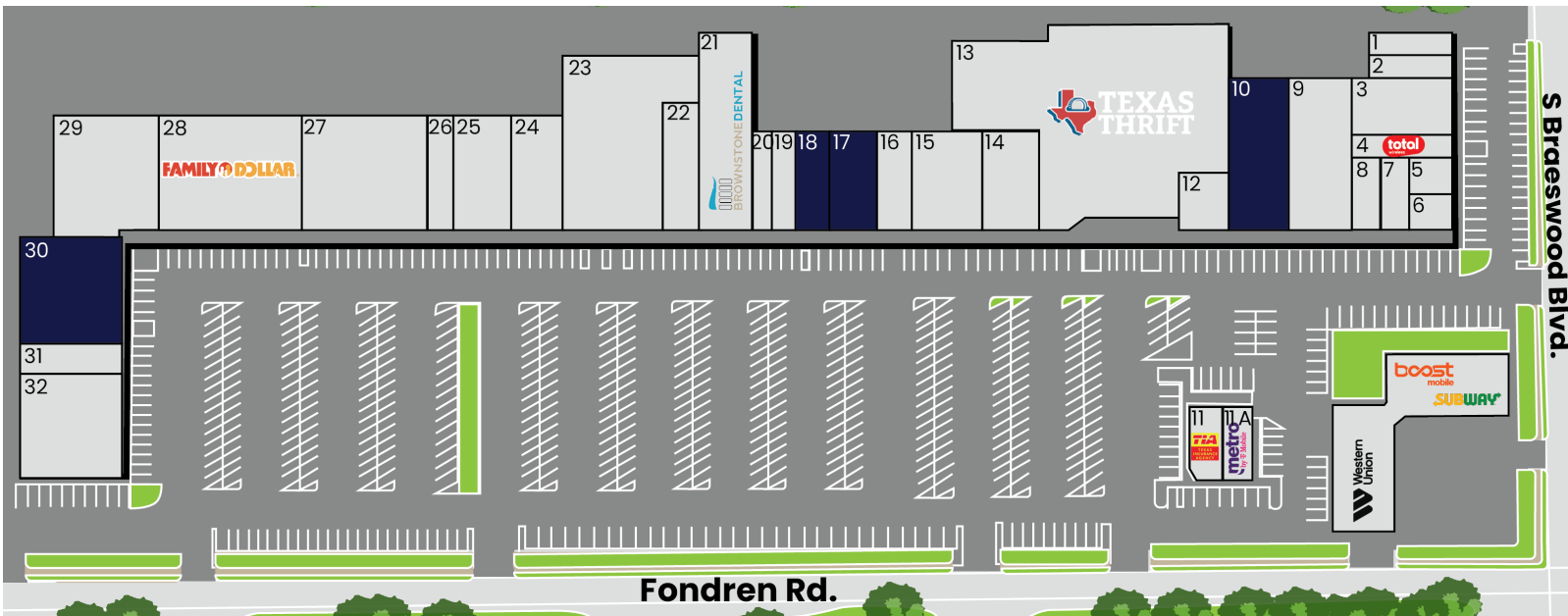
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
BTS - FUTURE PAD SITE - Drive-Thru Potential	Available	4,500 SF	Ground Lease	Negotiable	Ground Lease available Potential PAD Site Build-to-Suit



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Site Map



Tenant	Unit	Size (SF)
Alex's Tire Shop	7565	1,440
Smoker's Palace	7563	960
Retail	7555	3,440
Total by Verizon	7545	1,360
Retail	7535	1,200
iRepair	9702	1,200
Saba's Sandwiches	9704	1,200
Mexican Candy	9708	1,200
Little Learners Academy	9712	6,000
<VACANT>	9720	6,210
U Save Auto Insurance	9722	1,596
Xclusive Trading, LLC	9722-A	1,592
MHLV Dance Studio	9730 - 9740	2,966
Texas Thrift Stores	9750	30,000
Southwest Cycleries	9760	4,265
Luxe Beauty Supply	9770 & 9780	5,000
Right Step Medical	9790	2,200

Tenant	Unit	Size (SF)
<VACANT>	9800	3,200
<VACANT>	9810	2,000
Foxy Nails	9820	1,600
Hair Braiding Salon	9822	9,76
Brownstone Dental	9824	5,064
Bayou Pawn	9830	4,700
Black Friday Deals	9840	15,000
Arrogant Butcher	9846	4,000
La Moreliana #4	9846-B & 9848	5,200
Barbershop	9856	1,481
Exotic Home Furniture	9864	10,000
Family Dollar Stores	9890	12,170
Anna's Reception Hall	9900	9,940
<VACANT>	9940	7,926
Variedades Guatemala	9944	1,875
SGT Washeteria	9950	6,680



8 | Retailer Map



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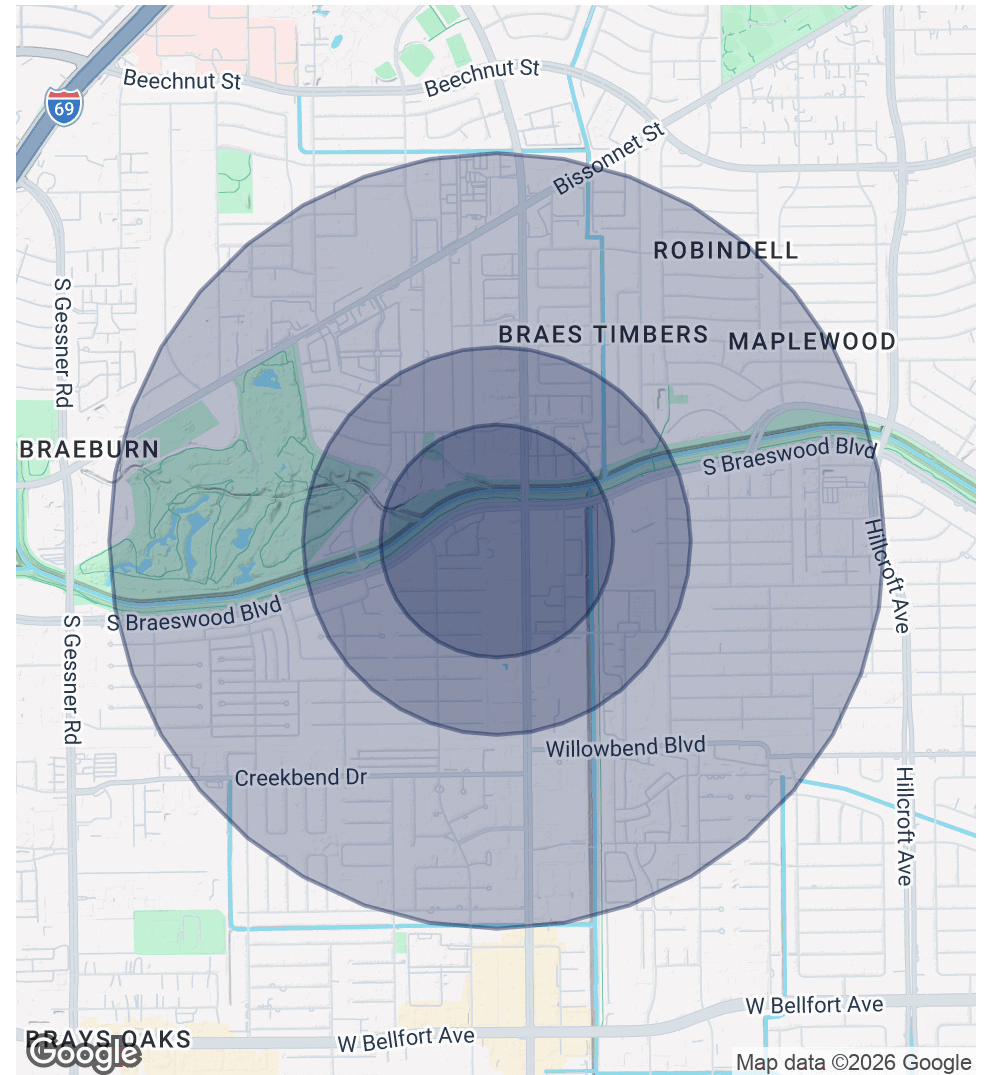
9 | Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,637	7,617	28,138
Average Age	33	33	36
Average Age (Male)	32	32	35
Average Age (Female)	35	34	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	610	2,603	10,333
# of Persons per HH	2.7	2.9	2.7
Average HH Income	\$62,186	\$66,801	\$69,357
Average House Value	\$330,575	\$354,337	\$364,026

ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	40.9%	55.0%	52.8%

2020 American Community Survey (ACS)



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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.

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.

Oak Hill Commercial	-	-	713.275.2009
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
Jamie Grotte	-	jgrotte@oakhillcommercial.com	713.275.2009 x108
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date