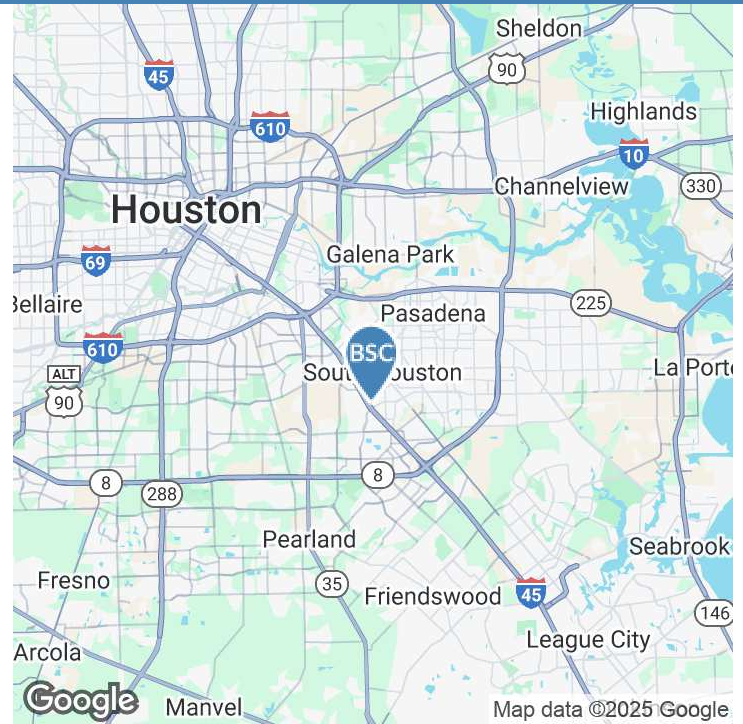


# Executive Summary



## OFFERING SUMMARY

Lease Rate:	Negotiable (NNN)
Building Size:	75,244 SF
Available SF:	1,867 - 8,559 SF
Lot Size:	5.86 Acres
Zoning:	Commercial

## PROPERTY OVERVIEW

Discover a prime retail space for lease at 10737 Gulf Freeway in Houston, TX. This is a great opportunity to join a thriving shopping center with plenty of foot traffic. Conveniently located on a major highway, the property offers easy access from all directions and high visibility with great signage opportunities. With ample parking for customers and employees, the space also provides flexible lease options to accommodate all types of businesses. This retail space presents an ideal canvas for businesses to establish a compelling presence and engage with a diverse customer base in the bustling Houston market.

## PROPERTY HIGHLIGHTS

- Prime retail space for lease at 10737 Gulf Freeway in Houston, TX
- Great opportunity to join a thriving shopping center with plenty of foot traffic
- Conveniently located on a major highway with easy access from all directions
- High visibility with great signage opportunities
- Ample parking for customers and employees
- Flexible lease options to accommodate all types of businesses

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# Lease Spaces



## LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,867 - 8,559 SF

Lease Term:	Negotiable
Lease Rate:	\$0.08 - \$25.71 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
10737 Gulf Fwy, Houston, TX 77034	-	2,070 SF	NNN	\$11.50 SF/yr	Landlord will subdivide if needed. Shell space allows the tenant to finishing out the space to their liking.
10737 Gulf Fwy, Houston, TX 77034	-	2,571 SF	NNN	\$8.00 SF/yr	-
10737 Gulf Fwy, Houston, TX 77034	Available	8,559 SF	NNN	\$4.00 SF/yr	-
10737 Gulf Fwy, Houston, TX 77034	Available	1,867 SF	NNN	\$4,000 per month	-
10737 Gulf Fwy, Houston, TX 77034	Available	2,050 SF	NNN	\$14 per month	Former Smoke Shop
10737 Gulf Fwy, Houston, TX 77034	Available	2,400 SF	NNN	\$12.00 SF/yr	-

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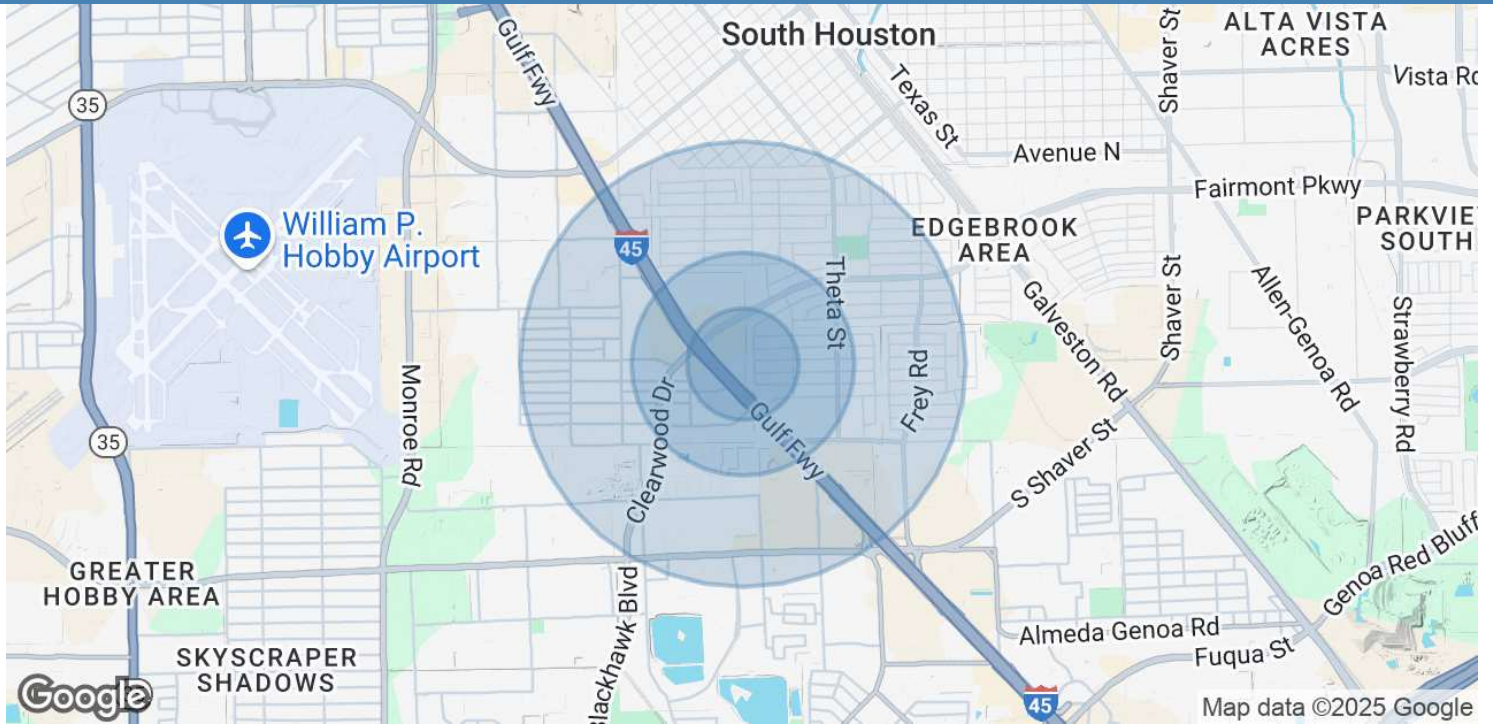
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# Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,280	8,101	20,314
Average Age	26.9	27.1	32.1
Average Age (Male)	24.0	26.2	31.1
Average Age (Female)	27.6	27.7	32.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	831	3,229	7,100
# of Persons per HH	2.7	2.5	2.9
Average HH Income	\$46,247	\$41,815	\$54,097
Average House Value	\$45,184	\$42,292	\$75,503

2020 American Community Survey (ACS)

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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.

Commercial Regional Properties of Texas LLC - Regional Properties Texas	9001528		713-228-1913
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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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