

for lease

Market Square at Eldridge
13331 Westheimer Road | Houston, TX 77077

Former Sam's Club Box Next to Target-Anchored Power Center in Energy Corridor



available: up to 91,341 SF

JASON GAINES

jason@sturbridgecre.com
281.819.8643



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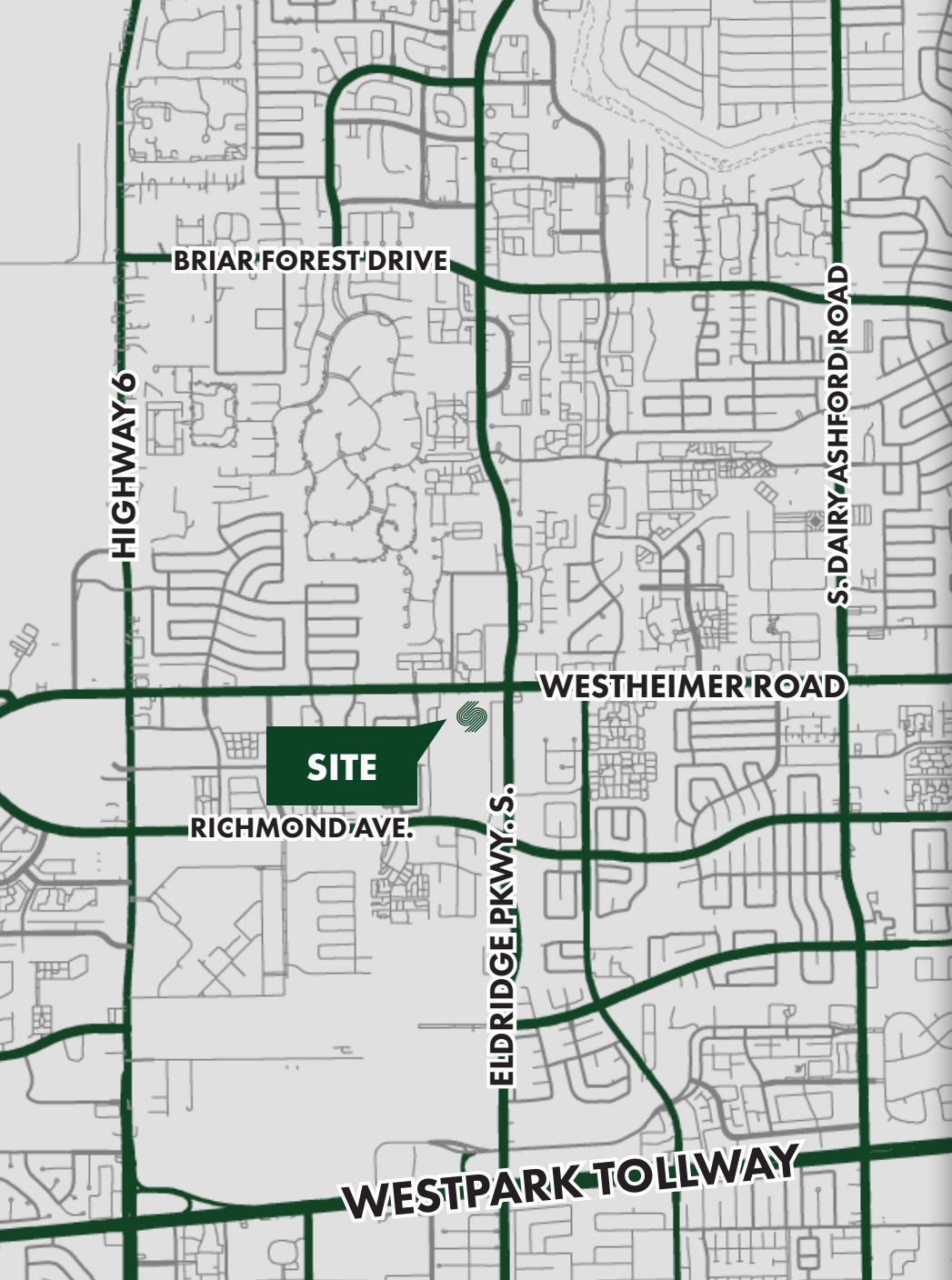
- Former Sam's Club box to be divided to suit
- Bay depths ranging from 150' to 325'
- Perfect for junior and senior-sized retail or entertainment uses
- Located at the highest traffic intersection of the Energy Corridor with 19 mil SF of office space, including Fortune 100 companies such as Shell, BP, ConocoPhillips, Sysco, McDermott, Worley & CITGO
- 94,000 employees work in the Energy Corridor

Premises

- **Overall Total SF:** 683,000
- **SF Available:** 91,341
- **Will subdivide**

Anchor Rent: \$12 - \$20 PSF

NNN Rent: \$7.40 PSF



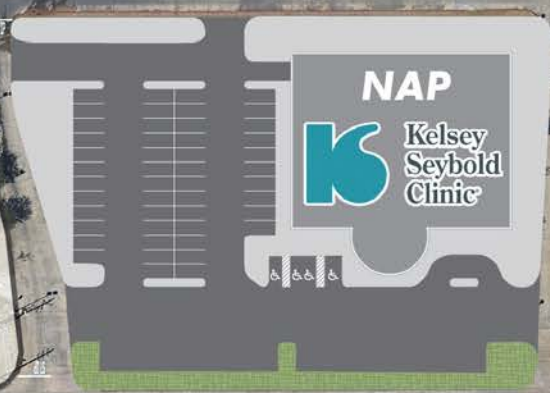
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 **sturbridge**
COMMERCIAL REAL ESTATE

big box demising options

Key	Tenant	SF
A	AVAILABLE	up to 91,341
F	Launch Trampoline Park	47,659
G	AVAILABLE pad site	37,500



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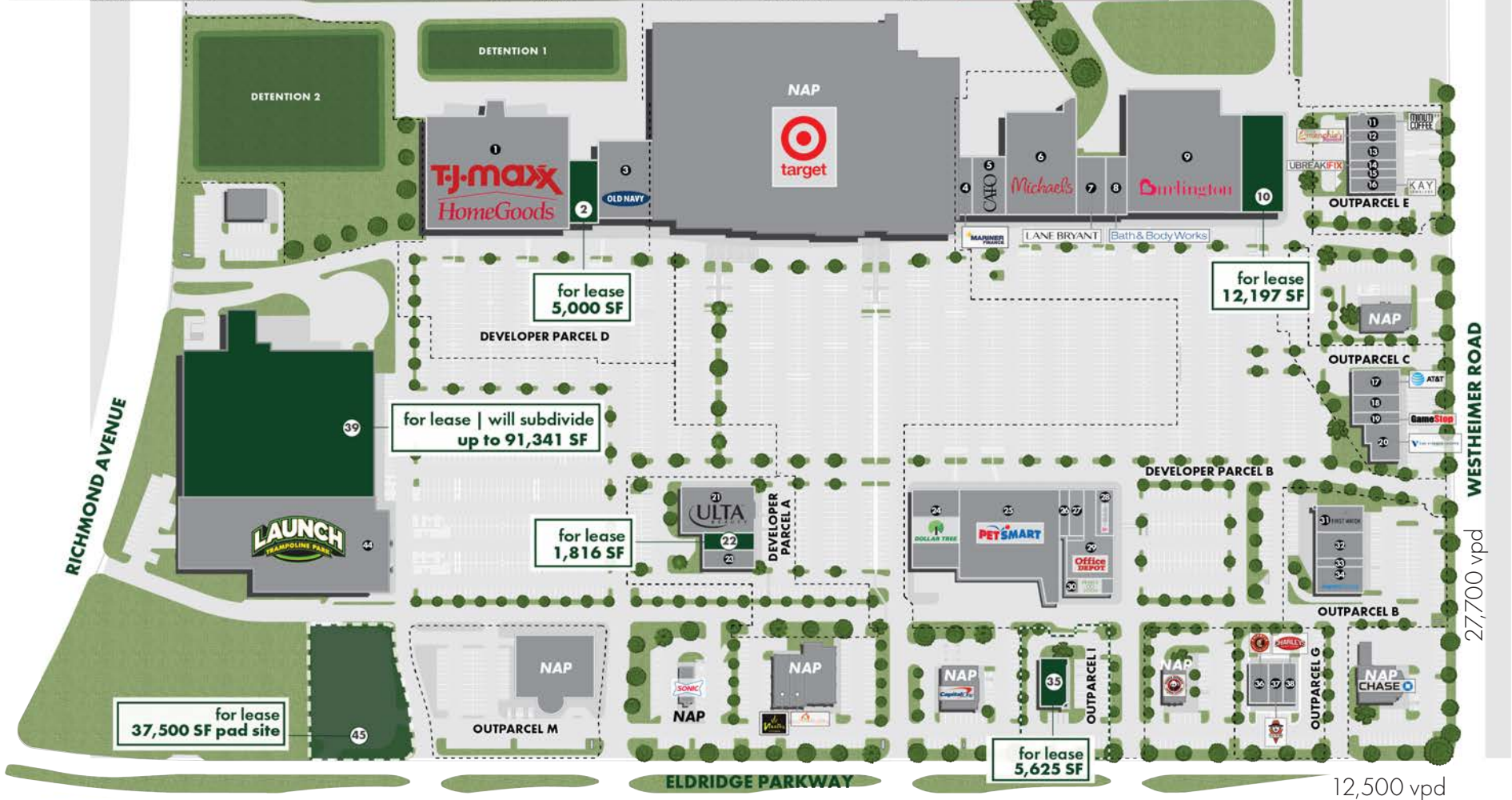
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site plan

Key	Tenant	SF	9	Burlington	39,776	17	AT&T	3,500	25	PetSmart	27,133	33	Med Spa	1,163
1	TJ Maxx/HomeGoods	48,000	10	AVAILABLE	12,197	18	Wayback Burgers	2,400	26	Westside Hair Braiding	1,304	34	Aspen Dental	3,600
2	AVAILABLE	5,000	11	Minuti Coffee	2,215	19	GameStop	1,600	27	Dentist	2,000	35	AVAILABLE	5,625
3	Old Navy	12,500	12	Menchie's Frozen Yogurt	1,600	20	Vitamin Shoppe	3,500	28	T-Mobile	2,400	36	Chipotle	2,450
4	Mariner Finance	2,300	13	Insight Urgent Care	2,563	21	ULTA Beauty	10,000	29	Office Depot	7,362	37	Pizza Patrón	1,441
5	CATO	5,700	14	UBREAKIFIX	1,215	22	AVAILABLE	1,816	30	Pearle Vision	2,000	38	Charley's Cheesesteaks	1,750
6	Michael's	21,256	15	Hair Salon & Barbershop	1,200	23	James Avery	2,974	31	First Watch	3,637	39	AVAILABLE	91,341
7	Lane Bryant	5,000	16	Kay Jewelers	2,000	24	Dollar Tree	10,800	32	Planet Nail Bar	3,600	44	Launch Trampoline Park	47,659
8	Bath & Body Works	3,600										45	AVAILABLE pad site	37,500

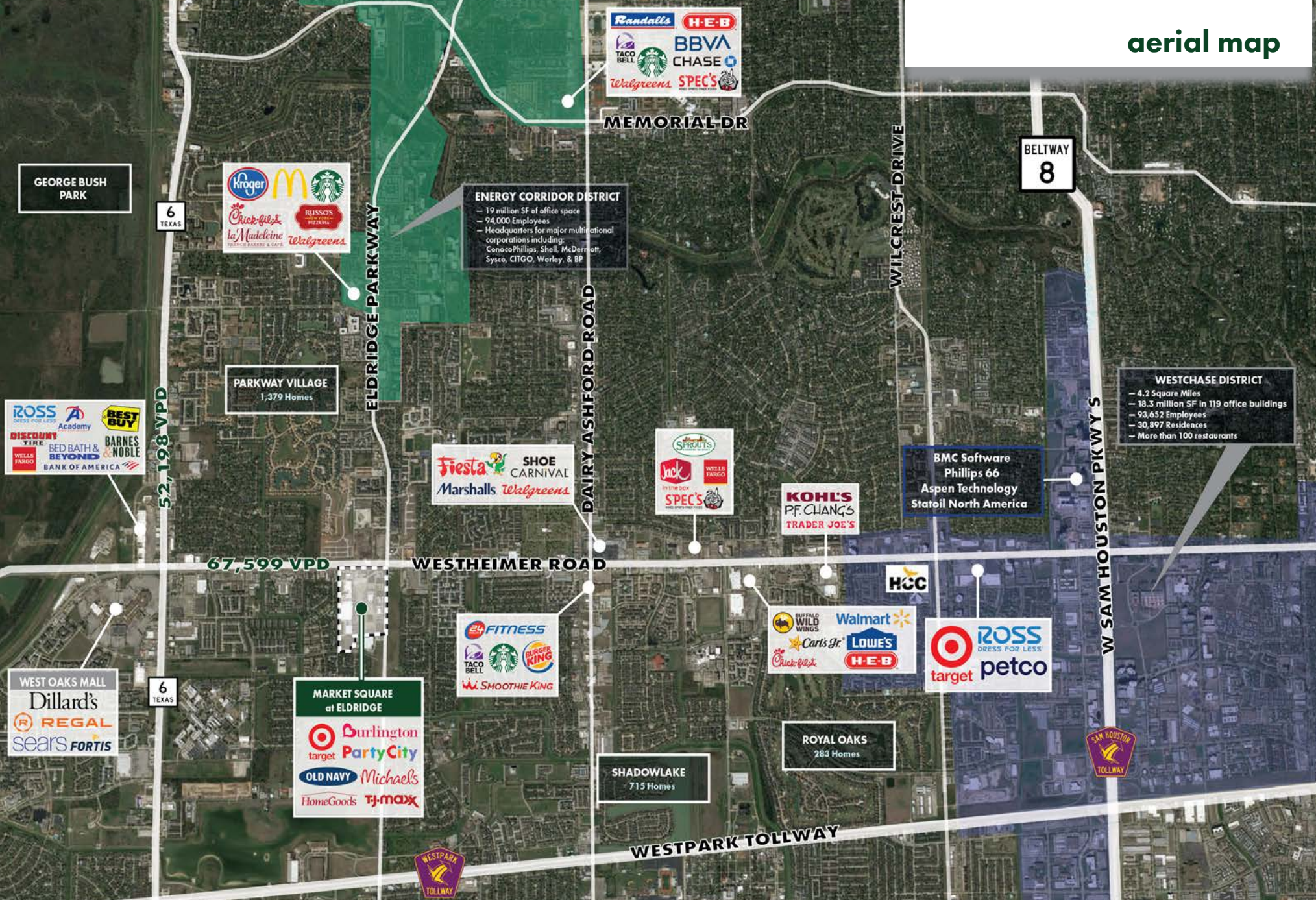


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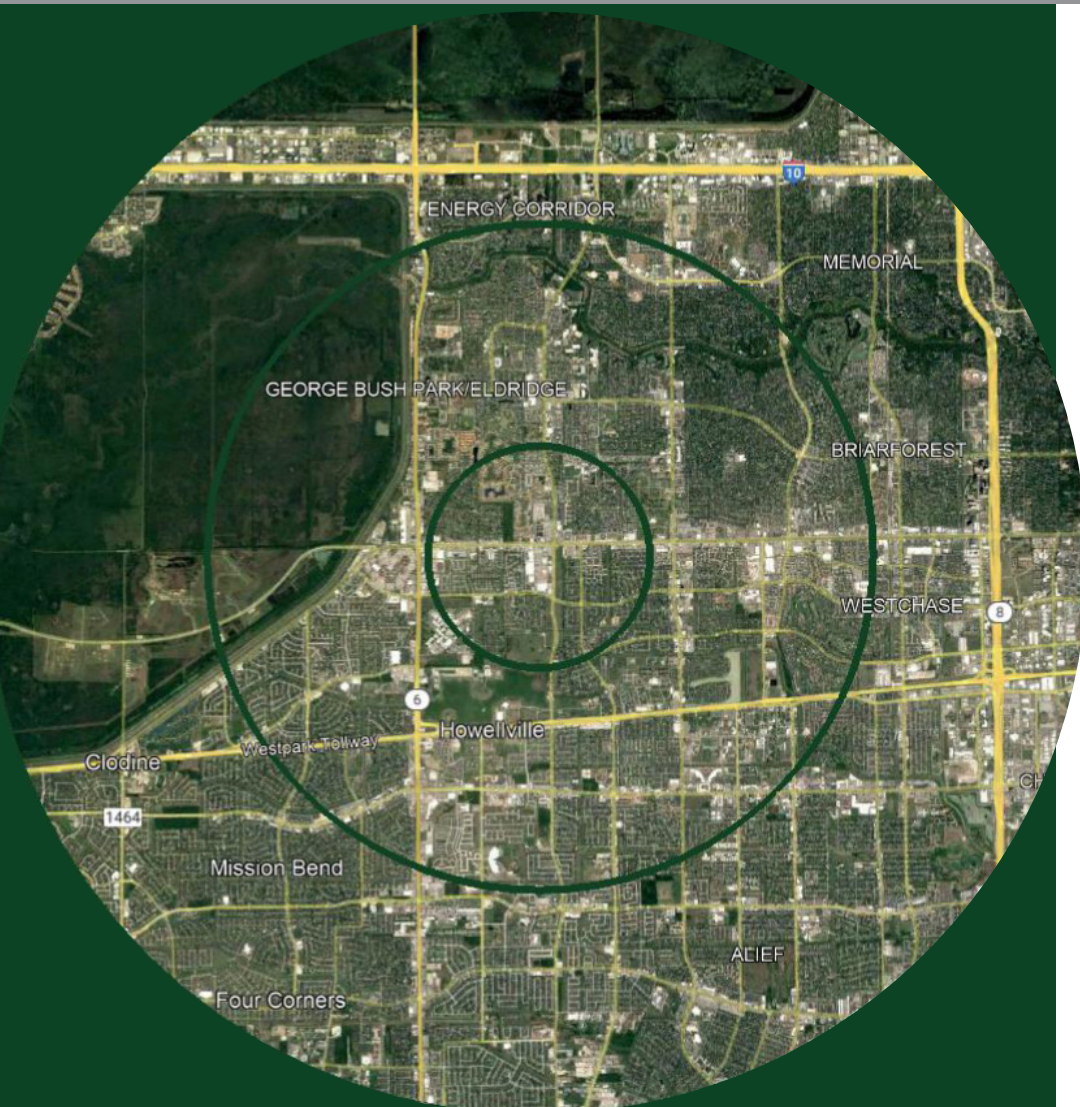
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population	1 mi	3 mi	5 mi
Total Population	20,634	163,436	384,548
Population Growth (2010 to 2020)	9.3%	5.9%	3.5%
Median Age	35.3	35.7	34.8

households	1 mi	3 mi	5 mi
Total Households	9,007	67,015	145,594
Average Household Income	\$87,661	\$89,157	\$87,778
Average Home Value	\$258,257	\$269,170	\$260,854

race	1 mi	3 mi	5 mi
White	29.9%	30.0%	27.9%
Black or African American	28.8%	27.2%	24.6%
American Indian or Alaska Native	0.8%	0.7%	0.9%
Asian	13.9%	16.7%	16.7%
Other	4.8%	5.7%	6.5%
Two or More Races	21.6%	19.7%	23.4%

ethnicity	1 mi	3 mi	5 mi
Hispanic	28.5%	28.5%	34.5%

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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.

11-2-2015



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 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.

Sturbridge Commercial Real Estate, LLC	9012606	leasing@sturbridgecre.com	713.543.0025
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William Martin Mirsky	336669	williammirsky@hotmail.com	713.780.2475
Designated Broker of Firm	License No.	Email	Phone
Jason Gaines	518855	jason@sturbridgecre.com	713.543.0025
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

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