

# FOR SALE



## WEST BELT CENTER

9404 W. SAM HOUSTON PKWY. S. HOUSTON, TX 77099

FOR INFORMATION:

JOHN NGUYEN

281-923-0099

[JOHN@JHUNTERPROPERTIES.COM](mailto:JOHN@JHUNTERPROPERTIES.COM)

# PROPERTY OVERVIEW

- West Belt Center is an irreplaceable asset located just off West Sam Houston Parkway South and Elmsworth Drive.
- Strong retail submarket between two Grocery Anchors and numerous national credit tenants including AT&T, Food Town, HEB, T-Mobile, Walmart, and more.
- Excellent ingress and egress to West Sam Houston Tollway, great visibility from Beltway 8, and close proximity to Southwest Freeway.
- Surrounded by dense residential, apartments, offices and schools.
- One of the most diverse areas in Houston; rich in cuisine and shopping with strong Asian, Latin, and African influences.
- The Property is within 30 minutes of The Galleria, Downtown Houston, Bush Intercontinental Airport (IAH), and Hobby International Airport (HOU) via Beltway 8 and Interstate 69.



## Shopping Center

Lot Size	2.31 Acres
Year Built	2006
Building Size	19,240 SF
Re-roof	2020
Renovated	2022
NOI	\$427,547.96
Cap Rate	6.25%
Price	\$6,840,767

## Adjacent Land Available

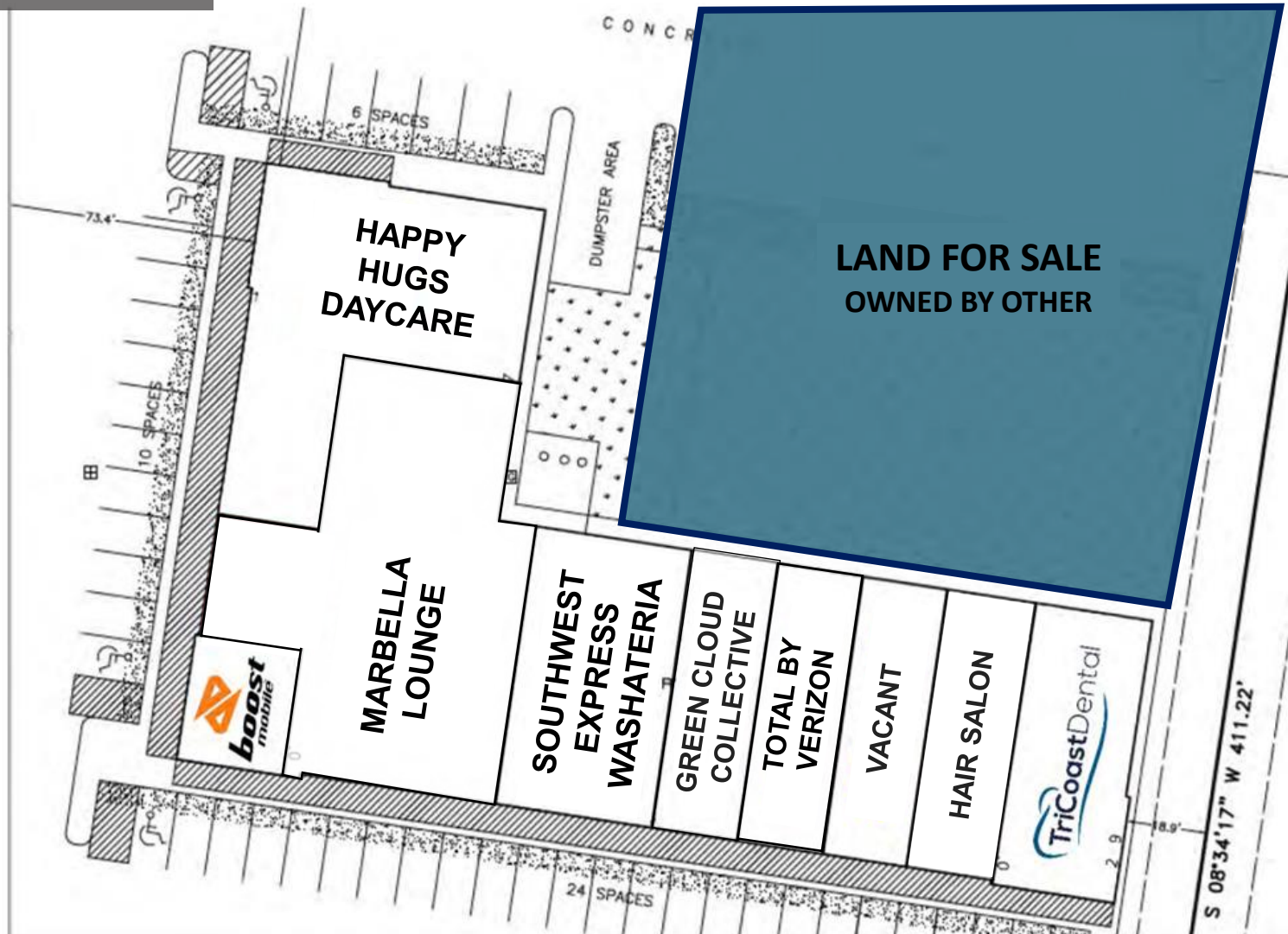
Lot Size	0.5259 Acres
Price	\$888,000

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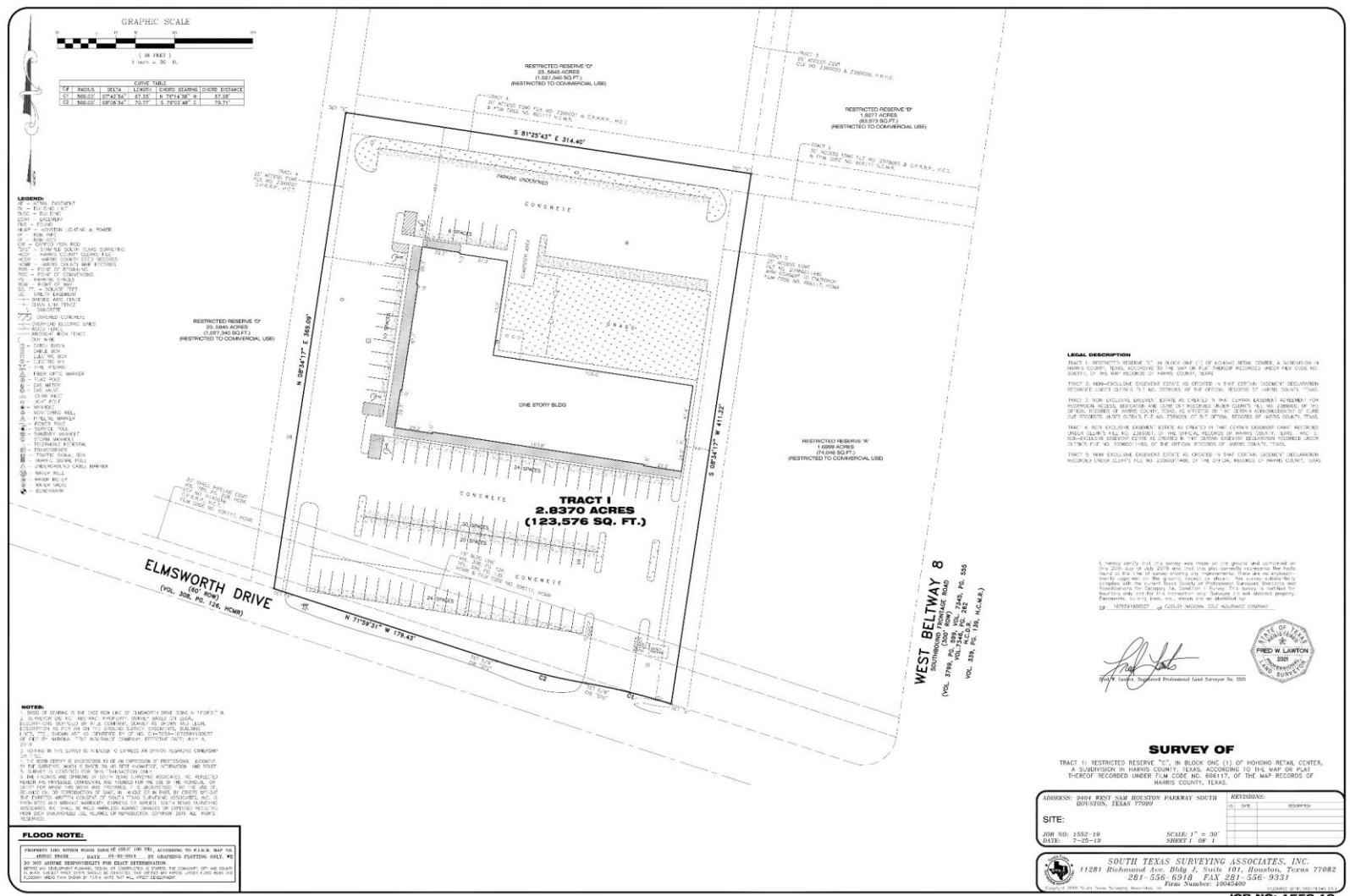


# SITE PLAN



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# SHOPPING CENTER SURVEY



GRAPHIC SCALE  
1 inch = 30 ft.

DATE	BY	REVISION
01/15/19	JLH	ISSUE FOR PERMITS
01/15/19	JLH	ISSUE FOR RECORD

- LEGEND:**
- 1. 1/4" = 1' SCALE
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  - 100. 1/4" = 1' SCALE

**LEGAL DESCRIPTION:**

TRACT 1, RESTRICTED RESERVE "C", IN BLOCK ONE (1) OF HOUSTON METAL CENTER, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED UNDER PLAT NO. 68617, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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**FRED W. LANTON**  
 2019  
 HARRIS COUNTY, TEXAS  
 SURVEYOR

**SURVEY OF**

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ADDRESS: 8041 WEST SAM HOUSTON PARKWAY SOUTH	HOUSTON, TEXAS 77069	REVISIONS:
SITE:		NO. DATE DESCRIPTION
JOB NO: 1552-19	SCALE: 1" = 30'	
DATE: 7-15-19	SHEET: 7 OF 7	

**SOUTH TEXAS SURVEYING ASSOCIATES, INC.**  
 11281 Richmond Ave., Bldg J, Suite 100, Houston, Texas 77082  
 281-556-6916, FAX 281-556-9331  
 Firm Number: 10045406

**JOB NO: 1552-19**

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# RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Tri Coast Dentist	Suite A	1,872 SF	05/01/2025	4/30/2030	\$38,930.16	9.73%	\$20.80
David's Barber Shop	Suite B	1,560 SF	07/01/2024	06/30/2029	\$31,200.00	8.11%	\$20.00
Master Lease	Suite C	1,300 SF			\$37,700.00	6.76%	\$29.00
Total by Verizon	Suite D	1,300 SF	8/1/2024	07/31/2029	\$36,400.00	6.76%	\$28.00
Green Cloud Collective	Suite E	1,268 SF	04/04/2024	3/31/2029	\$34,236.00	6.59%	\$27.00
Southwest Express Washateria	Suite F	2,860 SF	09/01/2015	03/31/2031	\$45,817.00	14.86%	\$15.95
Marbella Lounge	Suite G	3,900 SF	06/04/2024	5/31/2029	\$113,100.00	20.27%	\$29.00
Marbella Lounge	Suite J	896 SF	06/04/2024	5/31/2029	\$16,128.00	4.66%	\$18.00
Boost Mobile	Suite I	884 SF	02/01/2022	01/31/2027	\$23,134.80	4.59%	\$26.17
Happy Hugs Daycare	Suite K	3,400 SF	03/01/2024	02/28/2029	\$39,990.00	17.67%	\$11.76
Donation Box	Pad Site	0	03/01/2022	M-T-M	\$1,800.00	0	
Water Mill	Pad Site	0	10/22/2007	05/31/2028	\$9,312.00	0	
<b>Total/Averages</b>		<b>19,240 SF</b>			<b>\$427,547.96</b>		

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# PHOTOS



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# AERIAL



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# DEMOGRAPHICS



## POPULATION

1 Mile	3 Miles	5 Miles
39.7K	209K	546K



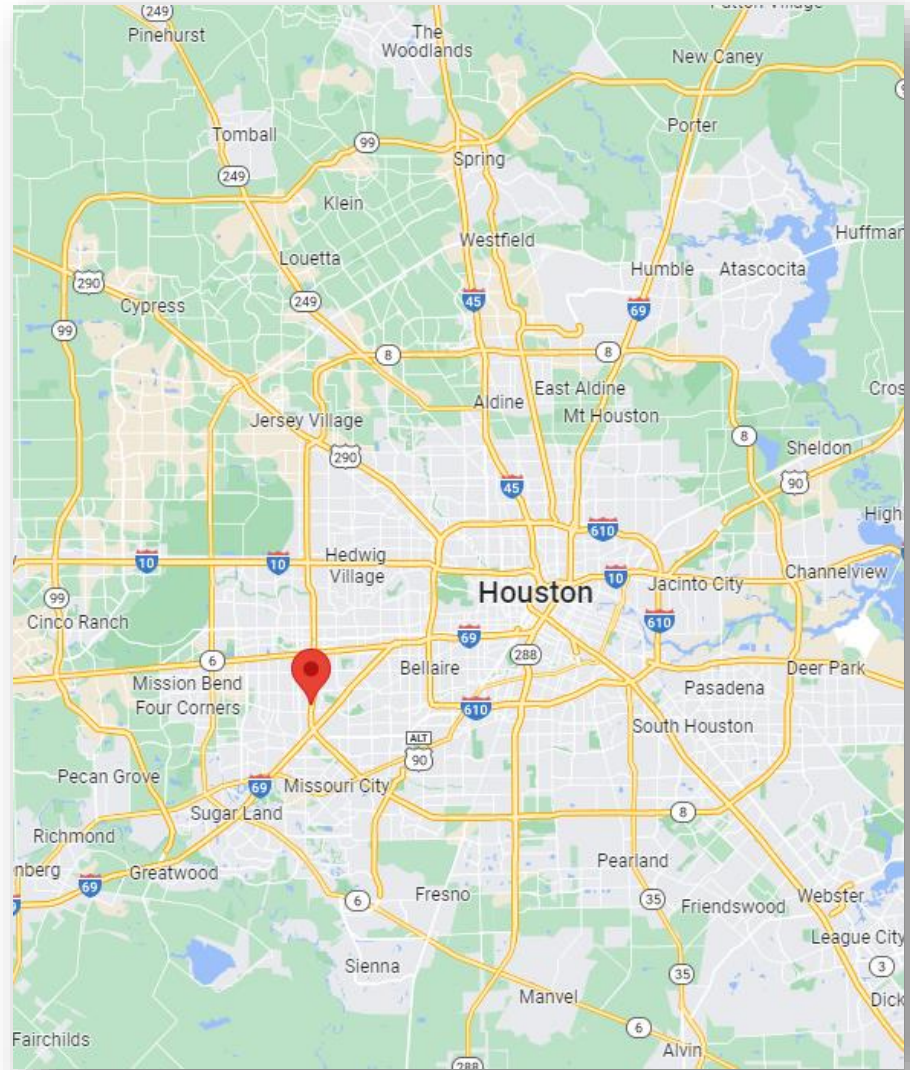
## HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$34.5K	\$42.3K	\$48.6K



## MEDIAN AGE

1 Mile	3 Miles	5 Miles
29	32	33



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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.

## 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.

<b>J. Hunter Properties</b>	<b>0511634</b>	<b>john@jhunterproperties.com</b>	<b>281-923-0099</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>John B. Nguyen</b>	<b>0511634</b>	<b>john@jhunterproperties.com</b>	<b>281-923-0099</b>
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)