

FOR LEASE - OFFICE | MEDICAL | RETAIL

SPRING SHADOWS PLAZA



2600 GESSNER ROAD
HOUSTON, TX 77080

PROPERTY HIGHLIGHTS:

- 1,475 SF - 2,600 SF spaces available for Office, Medical, and Retail use
- Signage Available
- Ample surface parking; easily accessible - signalized intersection
- ±1.37 miles to Beltway 8; ±2.3 miles to I-10 (Memorial City); ±3.25 miles to Highway 290
- 1 block south of Kempwood (HEB, LA Fitness, Walgreens)
- 2 blocks north of Hammerly (Kroger, Bank of America, Circle K)
- Localized Neighborhood Plaza with proximity to daily needs retailers and restaurants
- Located near both Memorial Hermann Memorial City Healthcare Campus and Spring Branch Medical Center

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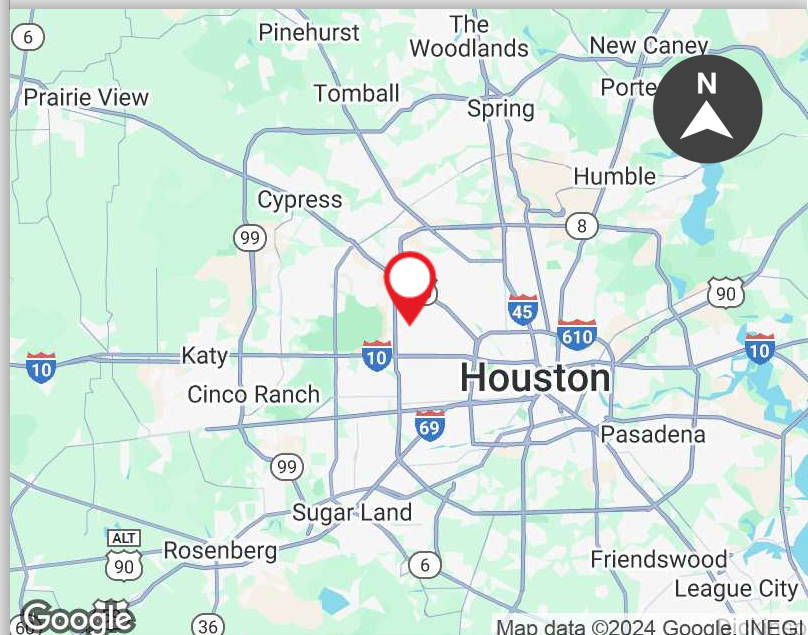
FOR MORE INFORMATION PLEASE CONTACT:



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eCODE 151



SPRING SHADOWS PLAZA - OFFICE | MEDICAL | RETAIL PROPERTY **AVAILABILITY**



AVAILABLE SUITES | PAD SITES ALSO AVAILABLE | CONTACT BROKER

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)
130	Office Medical Retail	\$16.00 - 22.00 SF/yr	Gross	2,599 SF
259	Office Medical Retail	\$16.00 - 22.00 SF/yr	Gross	1,778 SF
264	Office Medical Retail	\$16.00 - 22.00 SF/yr	Gross	1,475 SF
259	Office Medical Retail	\$16.00 - 22.00 SF/yr	Gross	1,579 SF

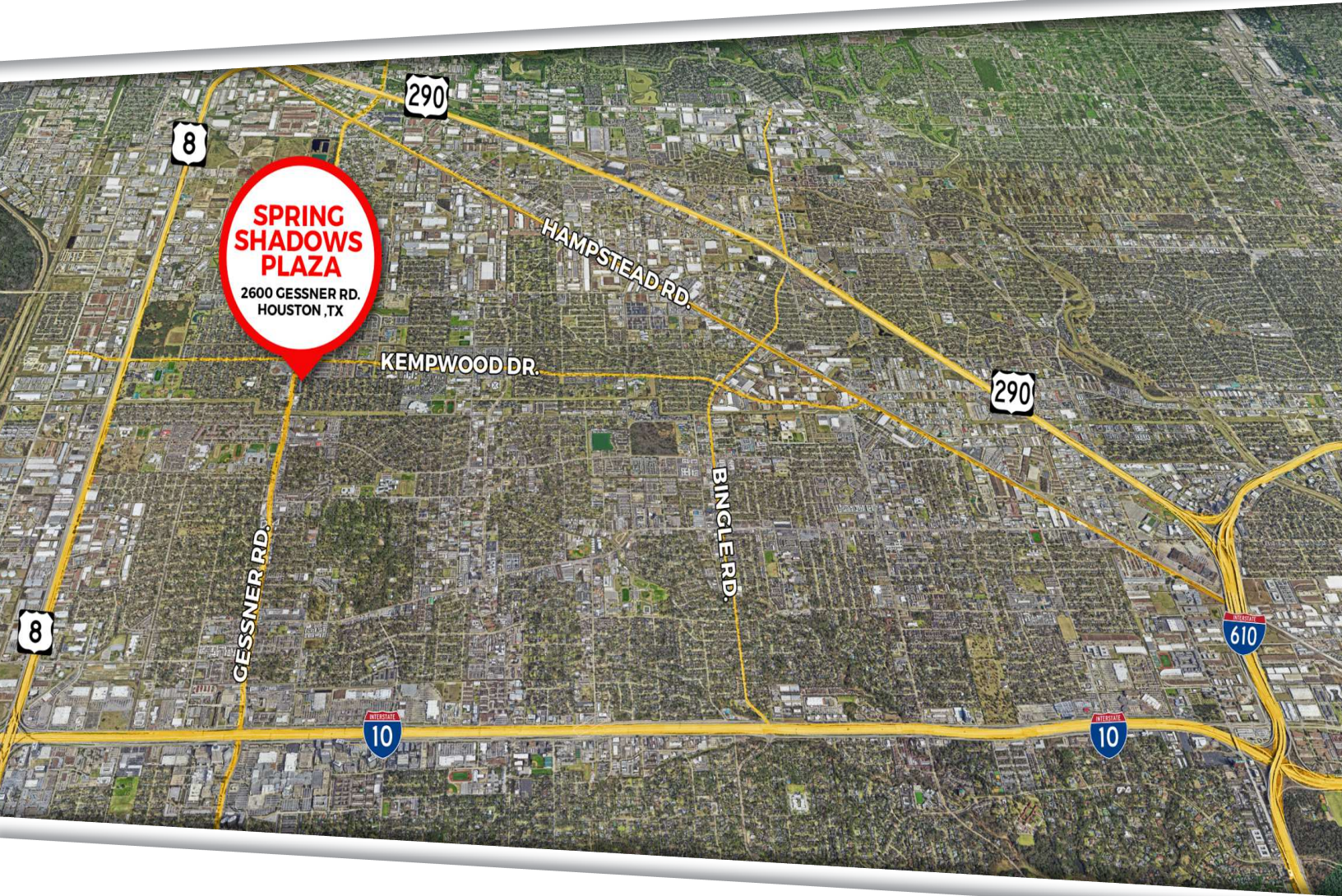
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PROPERTY PHOTOS



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LOCATION OVERVIEW



TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
Gessner Rd & Kempwood Dr	29,649
Gessner Rd & Emnora Ln	34,034
Gessner Rd & Kemp Forest Dr.	27,524
Gessner Rd & Hammerly Blvd.	37,563

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	19,684	109,820	273,953
Total Households	7,572	42,733	108,964
Average HH Income	\$77,448	\$80,686	\$107,388

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DEMOGRAPHICS

Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups
 Lat/Lon: 29.8196/-95.5446

2600 Gessner Rd Houston, TX 77080		1 mi radius	3 mi radius	5 mi radius
POPULATION	2023 Estimated Population	20,433	114,737	279,233
	2028 Projected Population	21,100	120,878	294,838
	2020 Census Population	20,600	113,900	276,699
	2010 Census Population	19,667	102,693	256,222
	Projected Annual Growth 2023 to 2028	0.7%	1.1%	1.1%
	Historical Annual Growth 2010 to 2023	0.3%	0.9%	0.7%
	2023 Median Age	37.0	34.1	36.1
HOUSEHOLDS	2023 Estimated Households	7,865	40,782	103,412
	2028 Projected Households	8,137	42,967	109,158
	2020 Census Households	7,823	40,050	101,281
	2010 Census Households	7,257	34,579	91,349
	Projected Annual Growth 2023 to 2028	0.7%	1.1%	1.1%
Historical Annual Growth 2010 to 2023	0.6%	1.4%	1.0%	
RACE & ETHNICITY	2023 Estimated White	42.9%	37.5%	43.0%
	2023 Estimated Black or African American	9.5%	9.3%	10.8%
	2023 Estimated Asian or Pacific Islander	7.4%	7.6%	8.5%
	2023 Estimated American Indian or Native Alaskan	1.6%	2.0%	1.4%
	2023 Estimated Other Races	38.6%	43.7%	36.3%
	2023 Estimated Hispanic	51.3%	55.9%	45.7%
INCOME	2023 Estimated Average Household Income	\$105,567	\$106,005	\$148,456
	2023 Estimated Median Household Income	\$77,846	\$73,084	\$98,462
	2023 Estimated Per Capita Income	\$40,685	\$37,713	\$55,007
EDUCATION (AGE 25+)	2023 Estimated Elementary (Grade Level 0 to 8)	11.6%	17.9%	13.1%
	2023 Estimated Some High School (Grade Level 9 to 11)	8.3%	8.3%	6.1%
	2023 Estimated High School Graduate	20.6%	21.0%	18.4%
	2023 Estimated Some College	15.9%	13.8%	14.9%
	2023 Estimated Associates Degree Only	5.9%	5.3%	5.4%
	2023 Estimated Bachelors Degree Only	26.1%	21.9%	26.0%
	2023 Estimated Graduate Degree	11.5%	11.8%	16.0%
BUSINESS	2023 Estimated Total Businesses	717	9,651	22,678
	2023 Estimated Total Employees	5,818	120,624	259,147
	2023 Estimated Employee Population per Business	8.1	12.5	11.4
	2023 Estimated Residential Population per Business	28.5	11.9	12.3

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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:
 - 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.

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Buyer / Tenant Initials

Seller / Landlord Initials

Date
