

# NORTHWEST MARKETPLACE

NEQ NORTHWEST FRWY & GUHN RD  
13830 NORTHWEST FREEWAY HOUSTON TX 77040



**FOR  
LEASE**

**AVAILABLE SPACE**

3,151 SF  
2,160 SF - 2nd Gen Restaurant (Occupied but Available)  
2,800 SF - 2nd Gen Dental Office

**RATE**

Call for Pricing

**Jim Thompson**

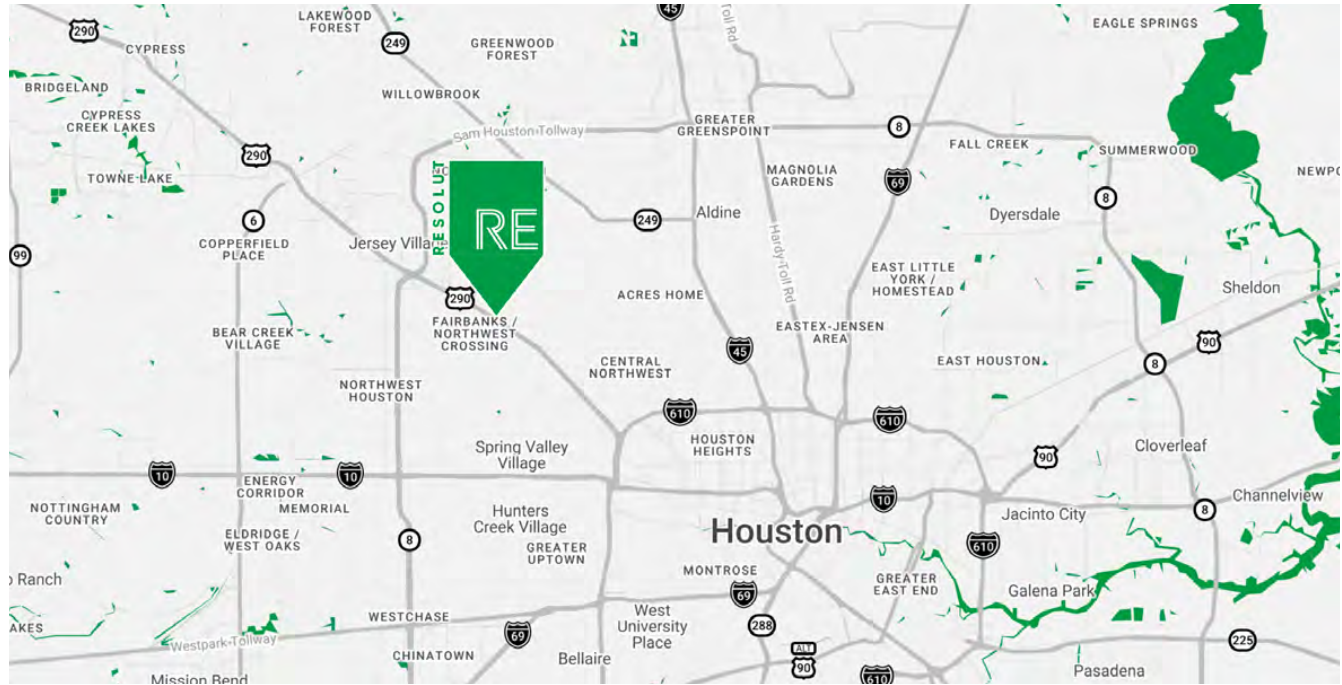
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(281) 445-0033

**Geris McMurray**

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**PROPERTY HIGHLIGHTS**

- Heavy Traffic and Good Visibility
- Co-tenants include Northern Tool, Boot Barn, PetSmart, 5 Below, Ross, DD's Discount, Shoe Carnival, La Michoacana, Chipotle Mexican Grill, Panera Bread and more
- High daytime population
- Well located between Beltway 8 and Loop 610



**AREA TRAFFIC GENERATORS**



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**DEMOGRAPHIC SNAPSHOT 2025**



**121,004**  
**POPULATION**  
3-MILE RADIUS



**\$90,137.00**  
**AVG HH INCOME**  
3-MILE RADIUS



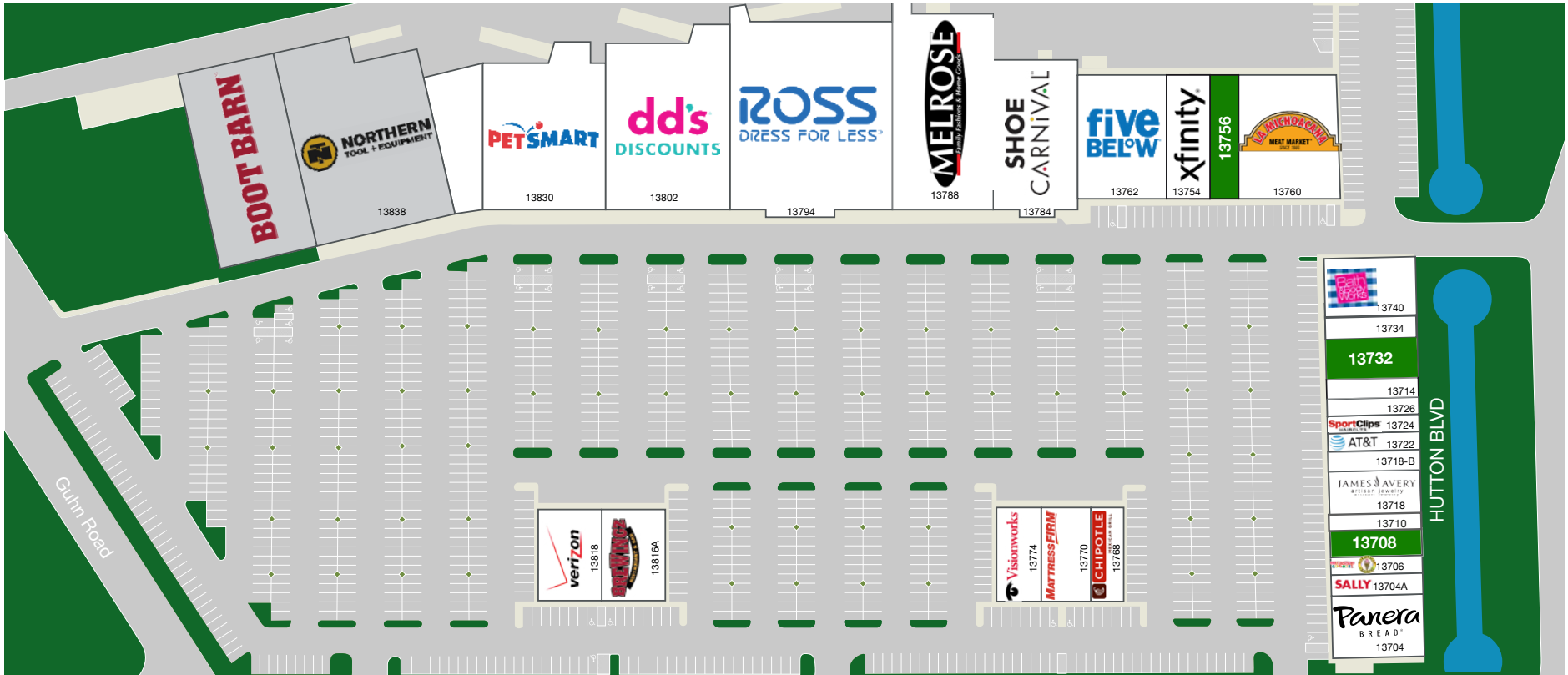
**112,995**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
Northwest Freeway: 150,138 VPD  
Guhn Road: 5,468 VPD  
(Placer AI 2024)



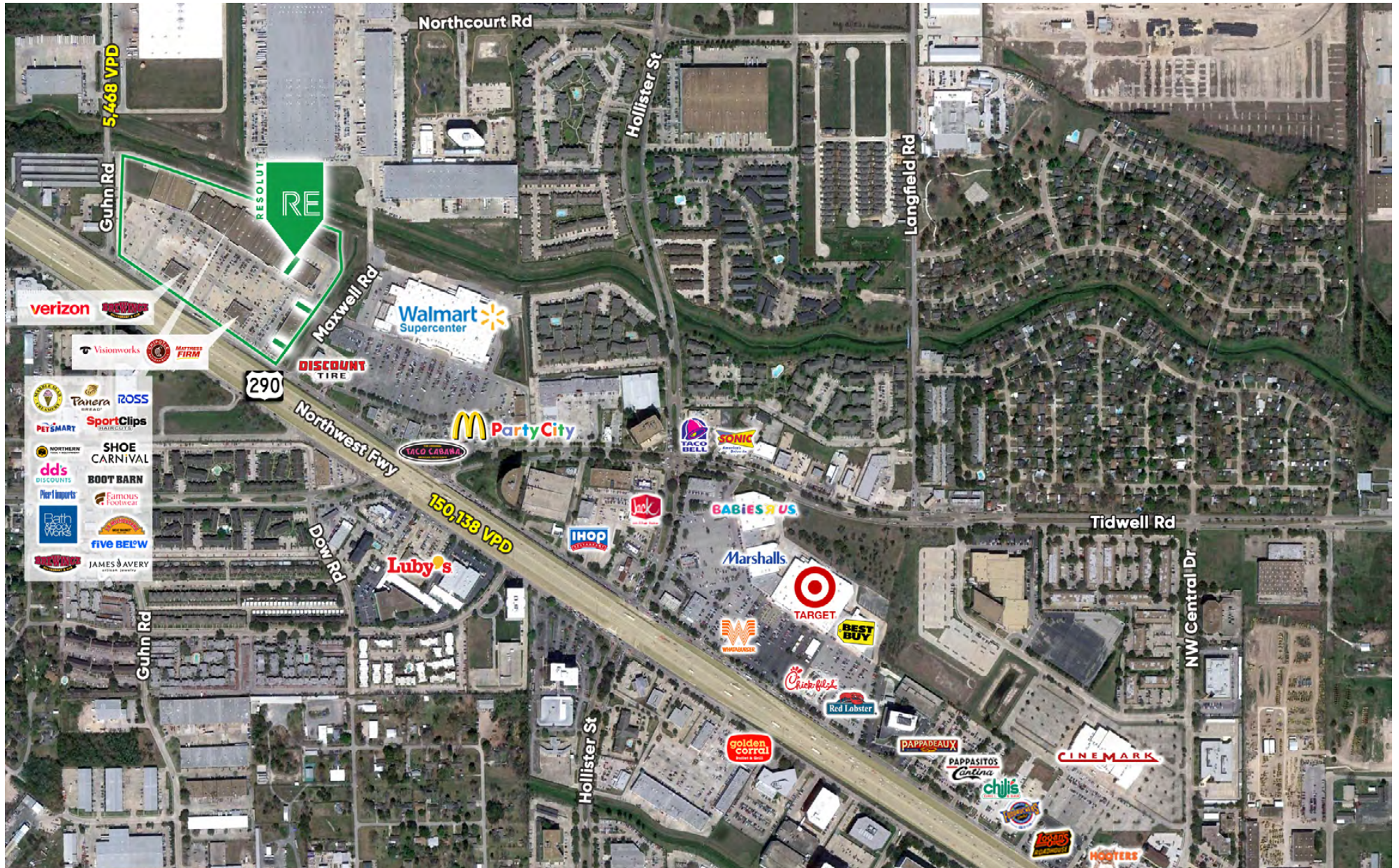
## NORTHWEST MARKETPLACE | 13830 NORTHWEST FREEWAY HOUSTON TX 77040



Suite	Tenant	SF
13838	Northern Tool + Equipment	
13830	Petsmart	18,838
13802	dd's Discounts	21,532
13794	Ross Dress for Less	30,187
13788	Melrose	20,012
13784	Shoe Carnival	11,995
13762	Five Below	9,438
13754	Comcast xfinity	5,442
13756	AVAILABLE	3,151
13760	Party City	11,862

13740	Bath & Body Works	4,160
13734	Sara Threading Salon	1,600
13732	2nd Gen Dental Office (AVAILABLE)	2,800
13714	TAZZI SUSHI	1,600
13726	Nails Club	1,200
13724	Sport Clips	1,440
13722	AT&T	1,440
13718-B	OneMain Financial	1,905
13718	James Avery Jewelers	3,055
13710	Quick Fixx Phone Repair	2,605

13708	2ND GEN RESTAURANT (OCCUPIED BUT AVAILABLE)	2,160
13706	Marble Slab Creamery	1,440
13704A	Sally Beauty Supply	1,600
13704	Panera Bread	4,800
13768	Chipotle Mexican Grill	2,500
13770	Mattress Firm	4,000
13774	Visionworks	3,500
13816A	BreWingZ Sports Bar & Grill	5,000
13818	Verizon Wireless	5,000





## 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 on 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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 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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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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<b>David J. Simmonds OR Gavin Fite</b>	<b>459263 OR 438039</b>	<b>leads@resolutre.com</b>	<b>512-474-5557</b>
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone