

FOR LEASE | RETAIL CENTER  
10777 North Freeway | Houston | TX | 77037



# WEST ROAD COLLECTION



## Contact Us:

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INTERSTATE  
45

281,887 CPD  
NORTH FREEWAY

WEST ROAD  
COLLECTION

LAQUERIA'S  
ARANDAS  
Sabroso...sabrosito  
AVIS  
SALLY  
BEAUTY  
WING STOP

BEST BUY  
DISCOUNT  
TIRE  
Starbucks  
verizon

pepper's  
TALISCO'S  
MEXICAN GRILL

MAC HAIK DODGE,  
CHRYSLER, JEEP

CYCLE GEAR  
T-Mobile

dd's  
DISCOUNTS

MELROSE  
Early Fashion

FAMILY DOLLAR

HARBOR FREIGHT TOOLS  
Quality Tools at Remarkably Low Prices

WAMBO

I-45 Frontage Road

Other  
Retail

ALDINE NINTH GRADE  
SCHOOL





## AREA DEMOGRAPHICS

5 mi radii



**Population**  
(2018)  
305,023



**Projected Population**  
(2023)  
323,773



**Average Household Income**  
(2018)  
\$52,131



**Projected Average Household Income**  
(2023)  
\$59,092



**Unemployment Rate**  
(2018)  
7.4%



**Households**  
(2018)  
87,891



**Education Attainment**  
High school Graduate : 31%  
Some College : 23%  
Bachelor's / Grad / Professional Degree : 9%

## PROPERTY HIGHLIGHTS

- › Best Buy anchored retail center on I-45 near West Road
- › Located at the northwest corner of I-45 and West Rd. in the heart of the North Houston District
- › Excellent visibility along I-45
- › Easy access to I-45, Beltway 8, Hardy Toll Road
- › Strong tenant mix of both local and national tenants
- › Up to 15,000 SF proposed expansion space available

## LEASE RATE:

**\$28.00**

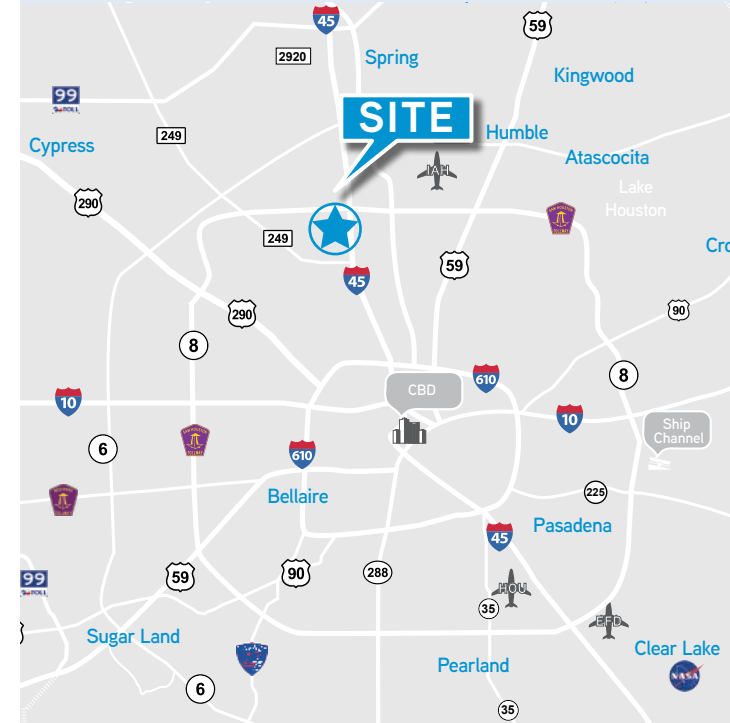
PSF + NNN

## OPERATING EXPENSES

\$11.00 PSF 2018 (estimate)

## DEMOGRAPHICS

	1 MI	3 MI	5 MI
Total Population	15,617	115,897	305,023
Per Capita Income	\$11,872	\$13,651	\$15,077
Avg. Household Income	\$42,519	\$46,619	\$52,131
Total Households	4,419	33,933	87,891



## Contact us:

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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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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/Seller/Landlord Initials

\_\_\_\_\_  
Date