

THE SHOPS AT MEMORIAL

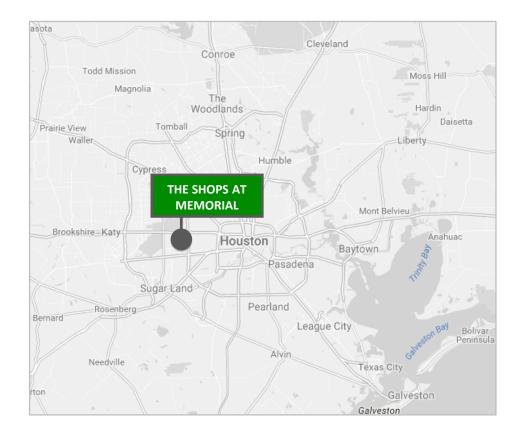
SWC OF MEMORIAL DR & KIRKWOOD RD 14001 – 14079 Memorial Dr, Houston, Harris County, TX 77079

FOR LEASE

STEVEN T. STONE | KM REALTY steven@kmrealty.net | 713.275.2601

SUMMARY









HIGHLIGHTS

- + Located within Close Proximity to I-10 and The Energy Corridor
- + Recent Road Improvements
- + Multiple Points of Ingress / Egress
- + At Signalized Intersection with High Traffic Counts
- + Excellent Demographics within Affluent Neighborhood
- + Quality Construction
- + High Growth Area
- + Limited Retail Opportunities

DESCRIPTION

Size: 36,714 SF Retail Center on 140,713 SF Land

Built: 1978: Renovated in 2008

Parking: 147 Spaces (4.07 Spaces per 1,000 SF)

Addtl: Monument Sign; Canopy Walkway Along Storefronts

Mgmt: KM Realty

NOTABLE CO-TENANTS

Edward Jones







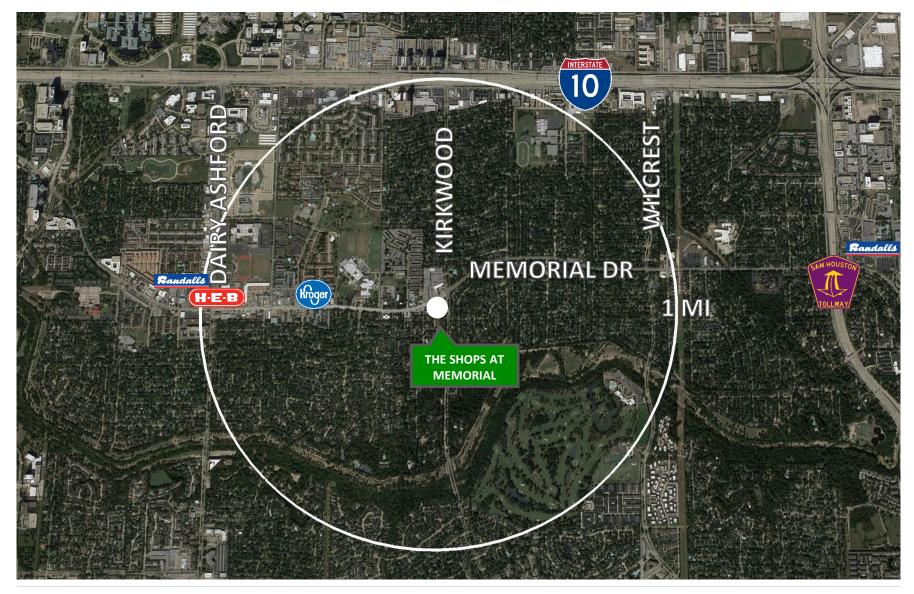




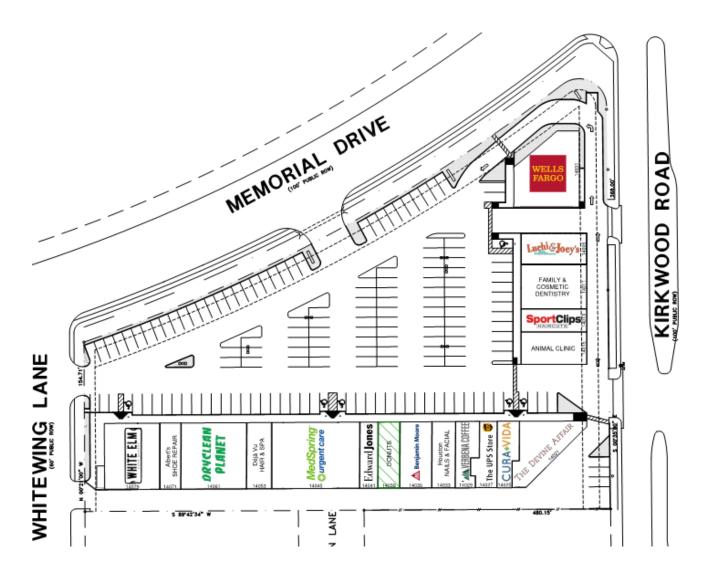


SATELLITE IMAGERY









TENANT KEY

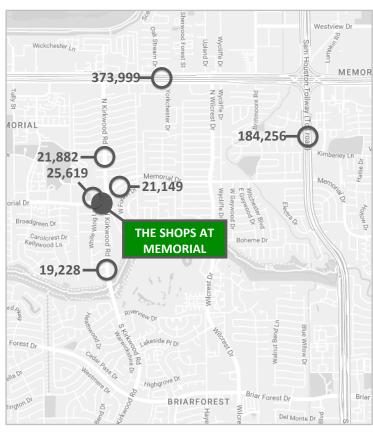
# Tenant		Tenant	SF	
	14001	Wells Fargo	4,715	
	14005	Luchi & Joey's	1,640	
	14011	Dentist	2,500	
	14013	Sports Clips	1,260	
	14015	Animal Clinic	1,800	
	14021	Devine Affair	2,304	
	14025	Sacred Leaf	895	
	14027	The UPS Store	1,325	
	14029	Verbena Coffee	1,075	
	14033	Nail Salon	1,200	
	14035	Paint	1,750	
	14039	AVAILABLE	1,200	
	14041	Edward Jones	1,090	
	14045	MedSpring	4,900	
	14053	Hair Salon	1,200	
	14057	Dryclean Planet	3,600	
	14071	Shoe Repair	815	
	14079	White Elm Cafe	3,445	

DEMOGRAPHICS & TRAFFIC



Population	1 MI	3 MI	5 MI
2019 Population	16,951	142,288	332,205
2024 Population	18,193	153,479	357,401
Est. 5-yr Growth	7.33%	7.87%	7.58%
Average Age	37.90	37.40	36.50
2019 Population by Race			
White	12,890	95,875	216,641
Black	1,818	24,429	59,064
Am. Indian & Alaskan	95	983	3,498
Asian	1,707	17,433	45,047
Hawaiian & Pacific Island	6	114	419
Other	435	3,454	7,535
Households			
2019 Total Households	6,072	60,822	134,837
HH Growth 2019 – 2024	7.05%	7.51%	7.38%
Median Household Inc	\$103,759	\$72,728	\$57,974
Avg Household Inc	\$135,727	\$107,906	\$90,186
Avg Household Size	2.80	2.30	2.40
2019 Avg HH Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$434,493	\$342,889	\$274,967
Median Year Built	1970	1981	1980
Employment			
Daytime Employment	9,445	100,077	216,958

TRAFFIC COUNTS



Sources: 2016 Houston Urban Traffic Map

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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.

KM Realty Management LLC	530124	randy@kmrealty.net	713.690.1093
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Steven T. Stone	618279	steven@kmrealty.net	713.275.2601
Designated Broker's Name	License No.	Email	Phone
	<u> </u>		
Agent's Supervisor's Name	License No.	Email	Phone
	<u> </u>		
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



EXCLUSIVE LEASING BROKER

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INFORMATION PRESENTED

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