

FOR LEASE | RETAIL CENTER

SOUTH WAYSIDE VILLAGE

**5819-5823 Gulf Freeway
Houston, Texas 77023**

L. ACE SHLAMEUS

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eyecare**
Su Clinica y Optica Latina

**edib
arrangem**



OPEN

TEXAS
KZN-8412



SOUTH WAYSIDE
VILLAGE

MATTRESS
FIRM

Other Retail

Walmart

INTERSTATE
45

90

24,559 CPD

231,000 CPD

I-45 Frontage Road

WAYSIDE DRIVE

I-45 Frontage Road

GULF FREEWAY

WOODFOREST
NATIONAL PARK

Jack
in the box

EXXON

MURPHY
USA

WAYSIDE CAR WASH

Chevron

BURGER
KING

TACO CABANA

Chick-fil-e

at&t

EL BOLILLO BAKERY

Miranda's
Tire Shop

Bank of America



AREA DEMOGRAPHICS

5 mi radii



**Population
(2018)**
384,995



**Projected Population
(2023)**
406,462



**Average Household
Income
(2018)**
\$62,999



**Projected Average
Household Income
(2023)**
\$73,509



**Unemployment Rate
(2018)**
7.4%



**Households
(2018)**
132,599



Education Attainment
High school Graduate : 25%
Some College : 22%
Bachelor's / Grad / Professional
Degree : 23%

PROPERTY HIGHLIGHTS

- > 29,364 SF retail center
- > Available space: 1,600 SF
- > Located at the northwest corner of the Gulf Fwy and Wayside Dr in southeast Houston
- > Excellent visibility along the Gulf Freeway
- > Easy access to I-45, 610 Loop and Hwy 288
- > Good mix of local and national retailers

LEASE RATE:

\$28.00 - \$30.00

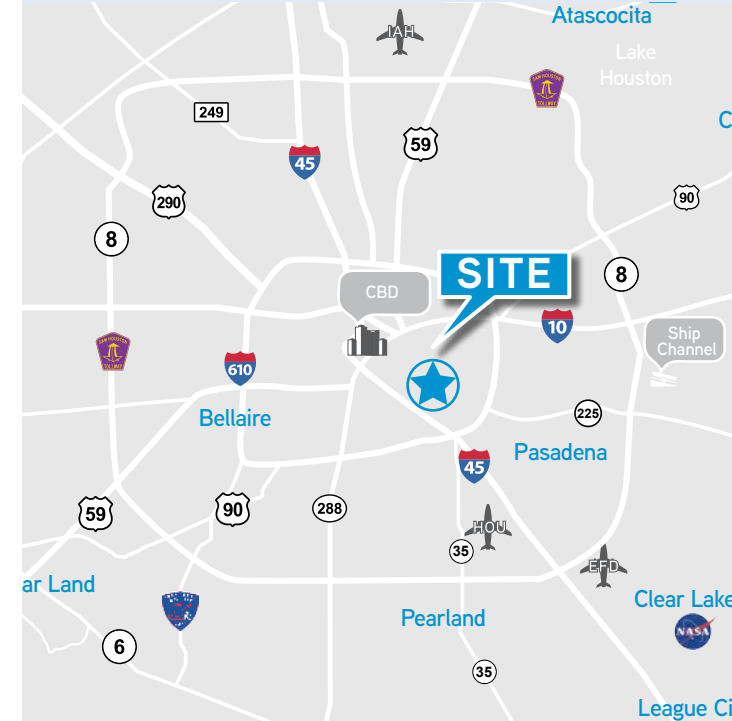
PSF + NNN

OPERATING EXPENSES

\$11.00 PSF 2018 (estimate)

DEMOGRAPHICS

	1 MI	3 MI	5 MI
Total Population	14,214	151,500	384,995
Per Capita Income	\$16,418	\$15,970	\$24,113
Avg. Household Income	\$55,550	\$48,839	\$62,999
Total Households	4,115	46,461	132,599



Contact us:

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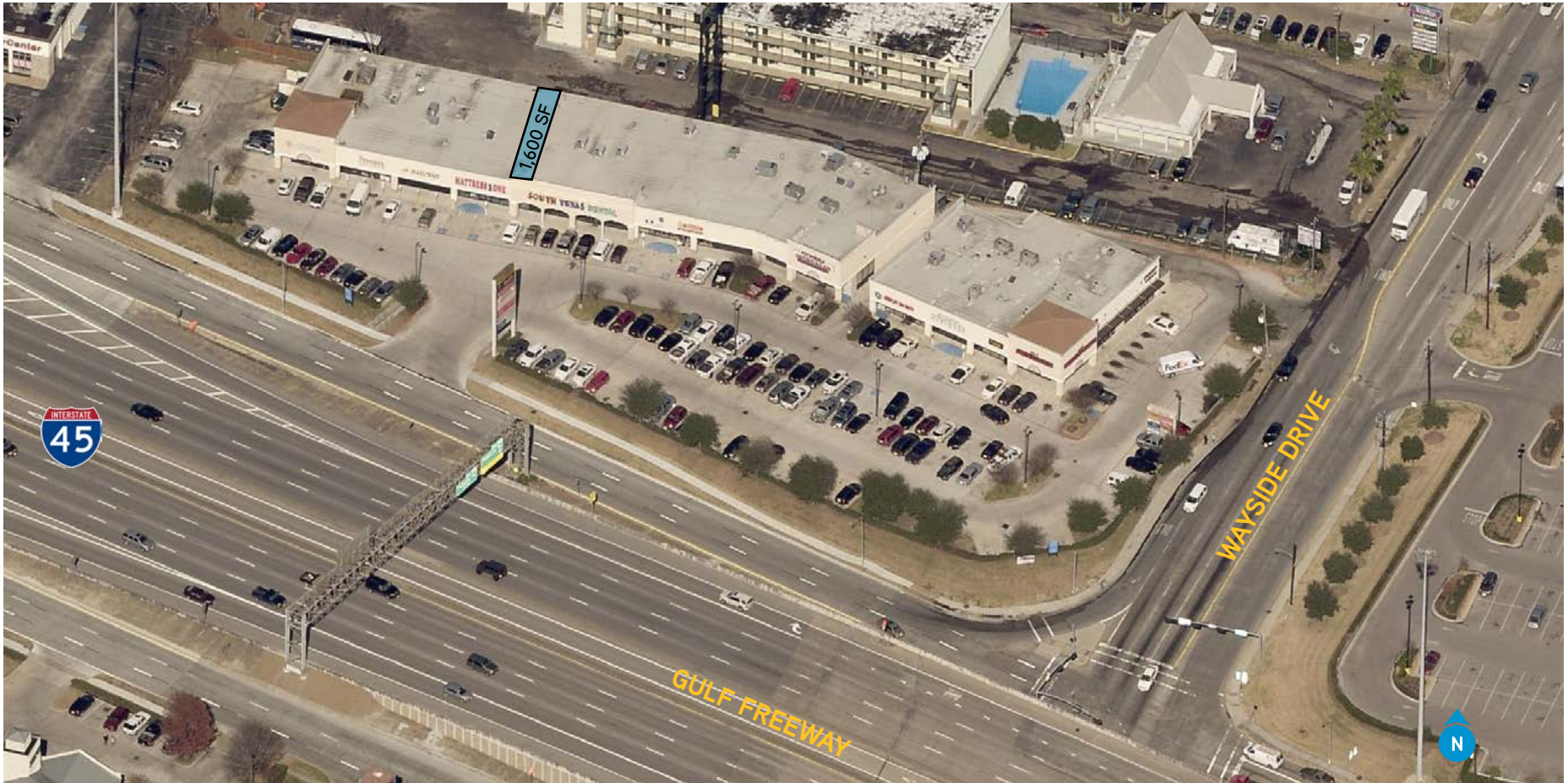
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AVAILABLE SPACE

SUITE	AREA
19-500	1,600 SF



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FOR LEASE

South Wayside Village

5819-5823 GULF FREEWAY, HOUSTON, TX 77023

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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 purposed. 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