



NewQuest  
PROPERTIES

# THE SHOPS @ 10TH & HEIGHTS

*2,500 SF Inline Space Available For Lease*

940-948 Heights Boulevard | Houston, Texas



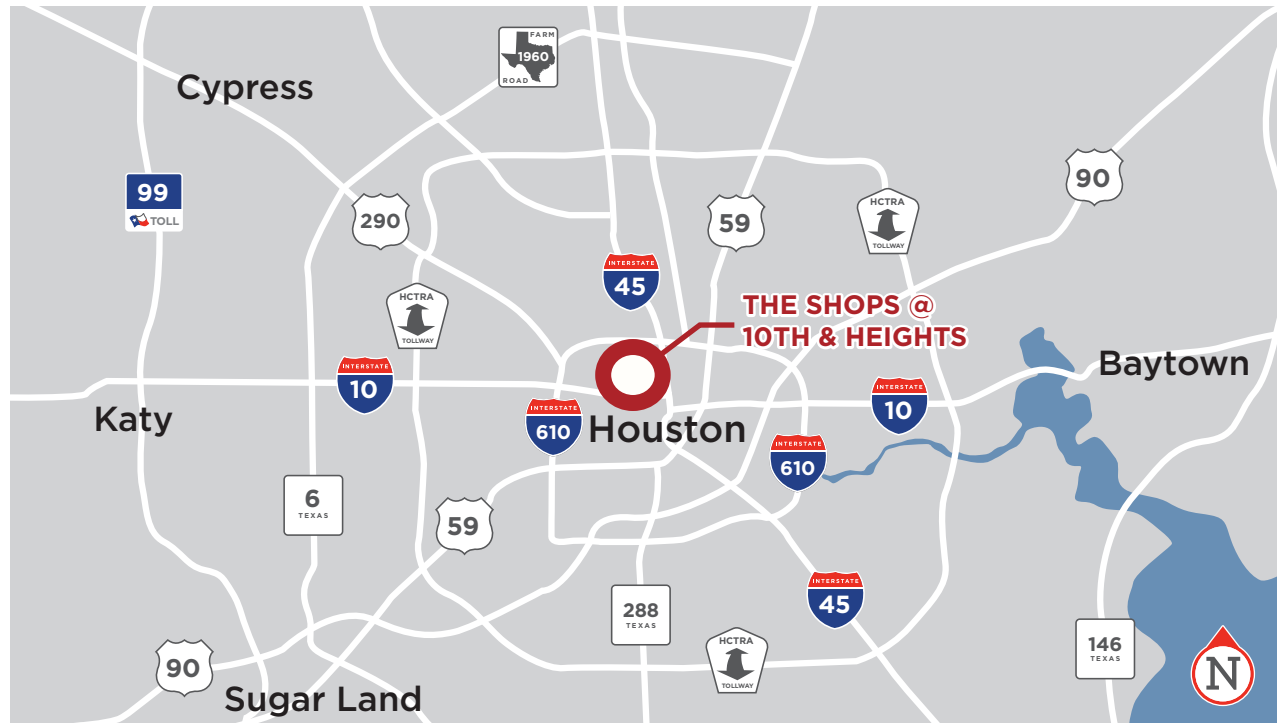
Rachael Keener | Austin Alvis | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

The Shops @ 10th & Heights is an intimate 6,000 SF retail center at the epicenter of the Heights retail renaissance. Walking distance to Heights Mercantile and Heights Central Station, it is ideally situated between two nodes of new high end retail activity.

The Shops is located on Heights Blvd., also the main jogging path along the heart of the Heights, just a block south of the main East/West corridor, 11th Street. The Shops is the perfect location for businesses wishing to capitalize on prime accessibility to the high quality residential community in the Heights.

Currently undergoing renovations, The Shops will be reborn with white washed brick finishes, updated storefronts, newly improved street signage, and added parking.



Location

**940-948 HEIGHTS BOULEVARD  
HOUSTON, TEXAS**

Space Available

**2,500 SF INLINE SPACE**

Condition

**SHELL**

Pricing

**CONTACT BROKERS**

**DEMOGRAPHICS**

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Current Population	21,955	181,901	464,932
Current Households	11,077	85,030	207,025
2017 Estimated Average Household Income	\$154,012	\$133,429	\$120,007
Population Growth 2010 to 2018	24.71%	33.03%	30.30%

*Source: USPS Postal Count, 09/18*



**TRAFFIC COUNT**

**13,515 VPD ON HEIGHTS BOULEVARD**

For more information:

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19TH STREET

E. 20TH STREET

Heights Waterworks  
 hopdoddy BUDGE BAR  
 啤 JINYA JAPAN BAR  
 COMMON BOND CAFE & BAKERY

BOOMTOWN COFFEE  
 TORCHES TACOS  
 DOWNHOUSE

CVS pharmacy

Heights High School

BIRDS BARBERSHOP  
 STEELCITYPOPS

REGIONS

Lola Neighborhood Diner

MedSpring urgent care

E. 11TH STREET

CRIME UNITE

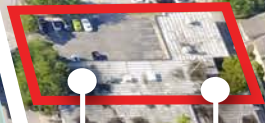
EIGHT ROW FLINT

YALE STREET

Heights Central Station  
 DISH SOCIETY  
 Tiff's Treats  
 CLEAN JUICE  
 TIPS

HEIGHTS JOGGING TRAIL

E. 10TH STREET



CITIZEN PILATES

**SITE**



**Kroger**  
**CINEMARK**  
The Best Seat in Town  
**Total Wine & MORE**

**SPROUTS**  
**Starfish**  
**LAIFITNESS.**  
**STARBUCKS**

INTERSTATE 10

Alexan Yale Apartments

Yale at 6th Apartments

**Heights Mercantile**  
**lululemon**  
**CLOUD** **Aesop**  
**Melange Creperie**  
**WARBY PARKER**

**Heights Mercantile**  
**POSTINO** **FORTH+MAD**  
 the impeccable pig  
**DEFINE** **LOCAL**

Harvard Elementary School

Tierra Texan Apartments

E. 7TH STREET

E. 8TH STREET

E. 9TH STREET

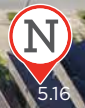
**SITE**

**CITIZEN PILATES**

HEIGHTS BLVD.  
HEIGHTS JOGGING TRAIL

YALE STREET

E. 10TH STREET





ADDITIONAL SPACES TO BE ADDED

AVAILABLE SHELL CONDITION (can be divided)

30'

CITIZEN PILATES

WEST STUDIOS

30 PARKING SPACES (includes parallel)

PYLON SIGN

HEIGHTS BLVD.

E. 10TH STREET



5.16



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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 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:
  - 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 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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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