

CORUM PLAZA

NEC OF I-45 AND MONROE BOULEVARD | HOUSTON, TEXAS

FREESTANDING BUILDING ON I-45 AVAILABLE FOR LEASE



11,118 SF AVAILABLE



PROJECT HIGHLIGHTS

Corum Plaza

NEC OF I-45 AND MONROE BOULEVARD
HOUSTON, TEXAS

Corum Plaza is a 73,000 SF shopping center located on the NEC of I-45 and Monroe Blvd. in Southeast Houston. The center has excellent frontage on I-45 and is highly visible from both north bound and south bound lanes of the interstate. A large monument sign services the center which is also visible from the freeway. Anchored by La Michoacána Meat Market, a regional Hispanic grocer, the shopping center boasts a healthy mix of service, medical and retail tenants that serve the surrounding working-class demographics.

- Close proximity to Loop 610 and **one mile from Hobby Airport.**
- **Multiple points of ingress/egress** from Monroe Blvd., Winkler Dr., Garland Dr., and I-45 Frontage Rd.
- Tenants in the immediate area including **Pappas BBQ, Skecher's, Northern Tool, Starbucks, Auto Zone, etc.**
- Blue collar daytime population due to the surrounding **industrial businesses and households.**

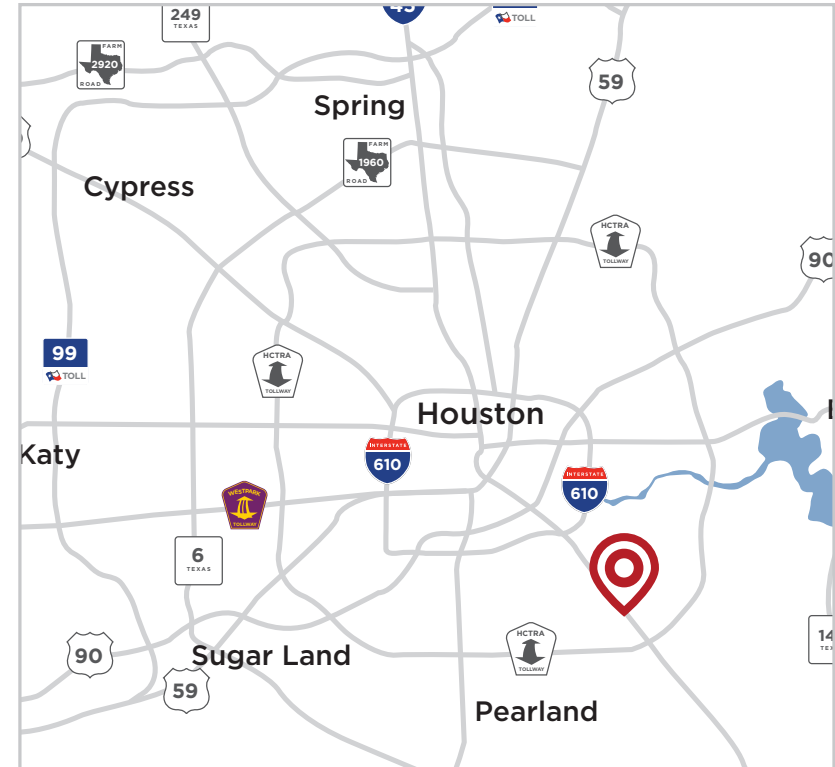
AVAILABLE

- 11,118 SF free-standing building
- Landlord would consider +/- 1 acre pad for ground lease
- Small shop space available

TRAFFIC COUNTS



254,271 VPD on I-45/Gulf Freeway
21,933 VPD on Monroe Road



MAJOR AREA RETAILERS



NORTHERN
TOOL + EQUIPMENT



352,027 POPULATION
within 5 miles

BRETT STRAKE

281.477.4388

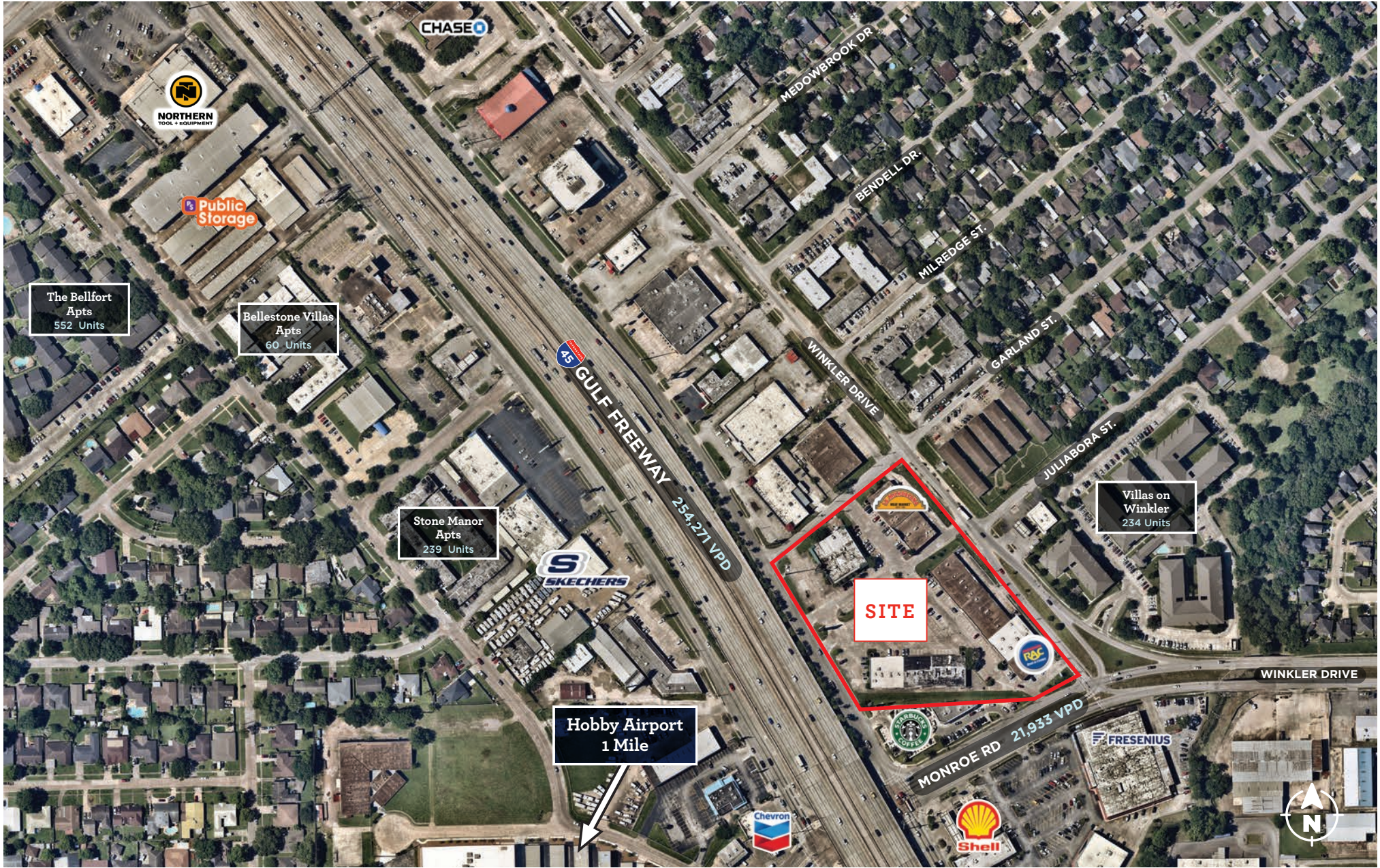
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DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 07/20



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	5,786	41,173	108,103
Current Population	17,829	135,915	352,027
2010 Census Population	19,858	133,537	330,405
Population Growth 2010 to 2020	-10.14%	2.14%	6.98%
2020 Median Age	31.6	31.5	31.8

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$59,418	\$56,685	\$58,991
Median Household Income	\$48,377	\$49,048	\$49,438
Per Capita Income	\$20,178	\$17,874	\$18,923

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	45.63%	55.85%	54.81%
Black or African American	14.84%	10.64%	14.81%
Asian or Pacific Islander	8.00%	3.53%	3.12%
Hispanic	71.78%	78.02%	72.52%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	23.72%	19.66%	20.16%
2 Person Households	23.03%	21.45%	22.15%
3+ Person Households	53.25%	58.89%	57.69%
Owner-Occupied Housing Units	38.62%	50.00%	51.93%
Renter-Occupied Housing Units	61.38%	50.00%	48.07%

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.

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H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
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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