

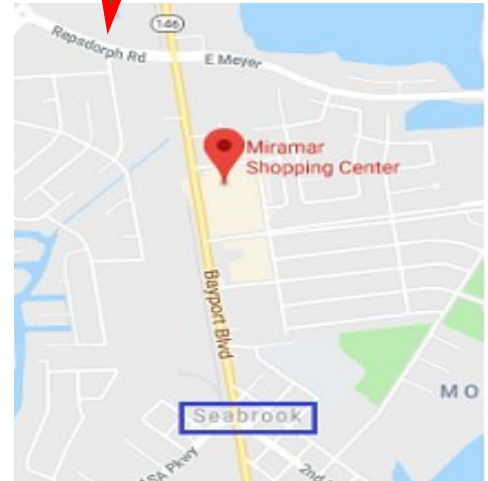
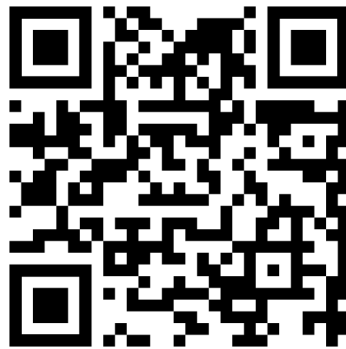
**LOCATION, LOCATION,
LOCATION!**

**100% Commission
Paid in 7 Days!**

MIRAMAR SHOPPING CENTER
2000-2100 Bayport Blvd
Seabrook, TX 77586

AVAILABLE SPACE

<u>SUITE</u>	<u>SIZE</u>	<u>RATE SF/YR/NNN</u>
40	2,400	\$16.00
100	8,460	\$12.00
170	1,208	\$16.00
190	9,000	\$12.00
200	7,000	\$12.00



AVAILABLE

40

100

170

190

200

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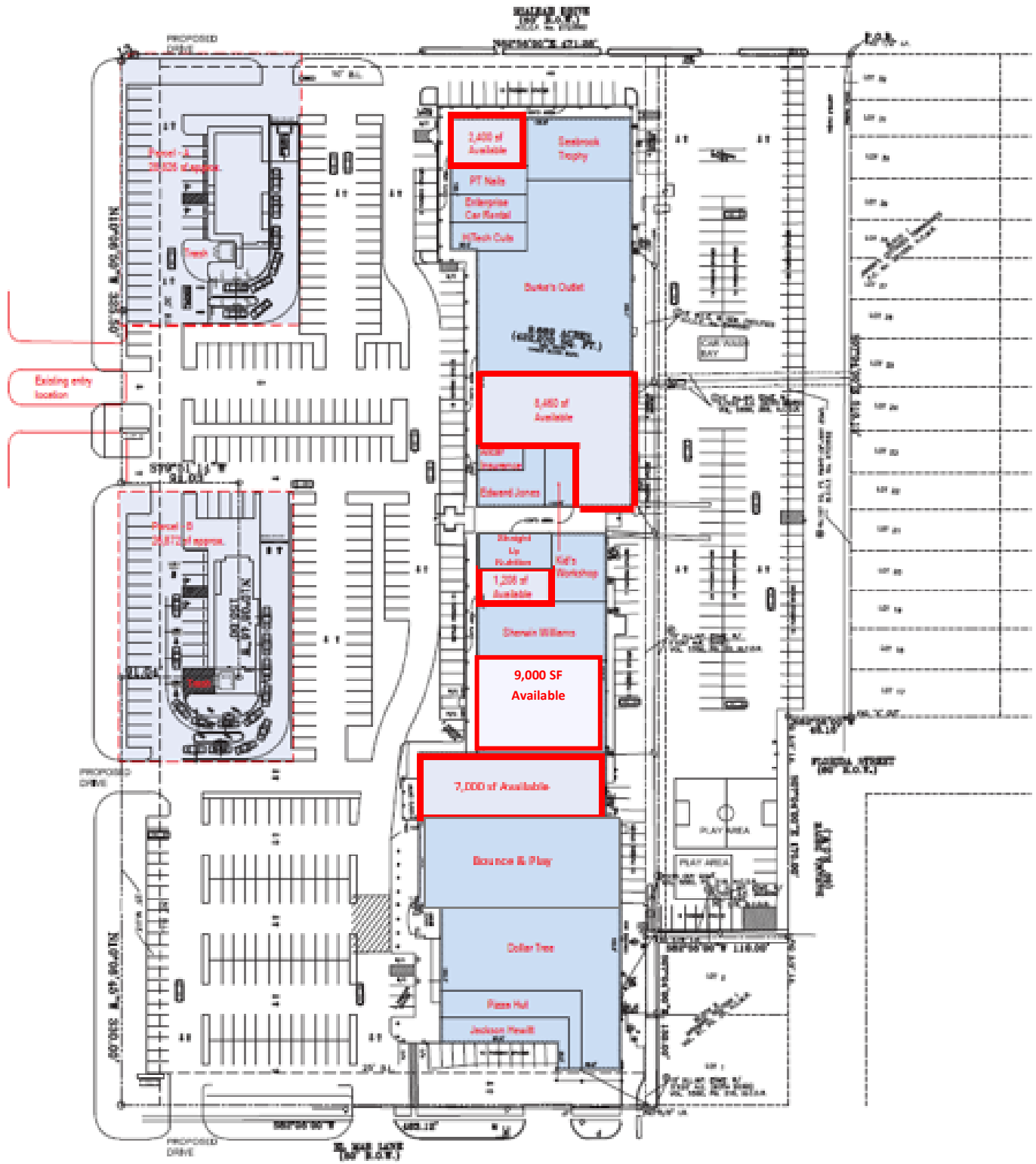
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MIRAMAR SHOPPING CENTER

Site Plan



MIRAMAR SHOPPING CENTER

2000-2100 State Highway 146 | Seabrook, TX 77586



Miramar Shopping Center

- The Great Escape
- burkes
- cricket
- FAMILY DOLLAR

Demographic Summary Report

Miramar Shopping Center

2000-2199 Bayport Blvd, Seabrook, TX 77586

Building Type: **General Retail**
 Secondary: -
 GLA: **88,191 SF**
 Year Built: **1963**

Total Available: **28,068 SF**
 % Leased: **68.17%**
 Rent/SF/Yr: **\$12.51**

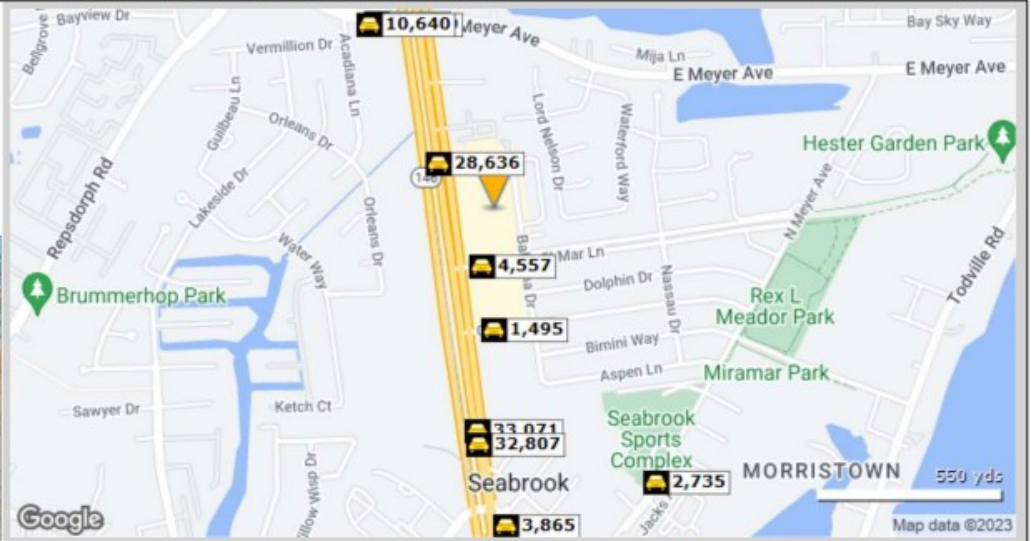


Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	10,032	35,991	94,904
2023 Estimate	9,931	35,348	91,549
2010 Census	8,568	30,874	72,638
Growth 2023 - 2028	1.02%	1.82%	3.66%
Growth 2010 - 2023	15.91%	14.49%	26.03%
2023 Population by Hispanic Origin	1,663	5,440	17,236
2023 Population	9,931	35,348	91,549
White	8,460 85.19%	30,808 87.16%	78,064 85.27%
Black	550 5.54%	1,647 4.66%	5,105 5.58%
Am. Indian & Alaskan	62 0.62%	196 0.55%	597 0.65%
Asian	580 5.84%	1,851 5.24%	5,505 6.01%
Hawaiian & Pacific Island	9 0.09%	36 0.10%	101 0.11%
Other	268 2.70%	810 2.29%	2,177 2.38%
U.S. Armed Forces	2	63	160
Households			
2028 Projection	4,026	14,936	38,692
2023 Estimate	3,998	14,619	37,294
2010 Census	3,504	12,551	29,395
Growth 2023 - 2028	0.70%	2.17%	3.75%
Growth 2010 - 2023	14.10%	16.48%	26.87%
Owner Occupied	2,554 63.88%	9,857 67.43%	25,093 67.28%
Renter Occupied	1,443 36.09%	4,762 32.57%	12,201 32.72%
2023 Households by HH Income	3,998	14,616	37,294
Income: <\$25,000	329 8.23%	1,287 8.81%	3,677 9.86%
Income: \$25,000 - \$50,000	978 24.46%	2,494 17.06%	5,708 15.31%
Income: \$50,000 - \$75,000	883 22.09%	2,655 18.17%	6,052 16.23%
Income: \$75,000 - \$100,000	416 10.41%	1,404 9.61%	3,604 9.66%
Income: \$100,000 - \$125,000	351 8.78%	1,833 12.54%	5,105 13.69%
Income: \$125,000 - \$150,000	180 4.50%	1,187 8.12%	3,706 9.94%
Income: \$150,000 - \$200,000	397 9.93%	1,587 10.86%	3,958 10.61%
Income: \$200,000+	464 11.61%	2,169 14.84%	5,484 14.70%
2023 Avg Household Income	\$102,713	\$117,665	\$118,823
2023 Med Household Income	\$69,713	\$90,526	\$97,266

Traffic Count Report

Miramar Shopping Center
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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 el Mar Ln	Bayport Blvd	0.05 W	2022	4,557	MPSI	.09
2 Bayport Blvd	Hialeah Dr	0.02 S	2018	28,636	MPSI	.12
3 Capri Ln	Bayport Blvd	0.05 W	2022	1,495	MPSI	.20
4 Bayport Blvd	Delabrook	0.04 N	2022	33,071	MPSI	.37
5 Repsdorph Rd	Acadiana Ln	0.06 W	2022	10,990	MPSI	.38
6 Repsdorph Rd	Acadiana Ln	0.06 W	2018	7,611	MPSI	.38
7 Repsdorph Drive	Acadiana Ln	0.06 W	2022	10,640	MPSI	.38
8 Bayport Boulevard	Delabrook	0.04 N	2020	32,807	AADT	.40
9 2nd St	Anders Ave	0.01 NW	2022	3,865	MPSI	.54
10 Meyer Ave	Brookwood Ct	0.06 NE	2022	2,735	MPSI	.54





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.

11-2-2015



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:
 - 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.

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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James W. Sinclair, Jr	398231	jsinclair@cmirealestate.com	(713) 961-4666
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date