

NORTHSHORE WEST

FOR SUBLEASE | FRONTING Uvalde Rd; 1204 Uvalde Rd. | HOUSTON, TX 77015

± 29,834 AVAILABLE

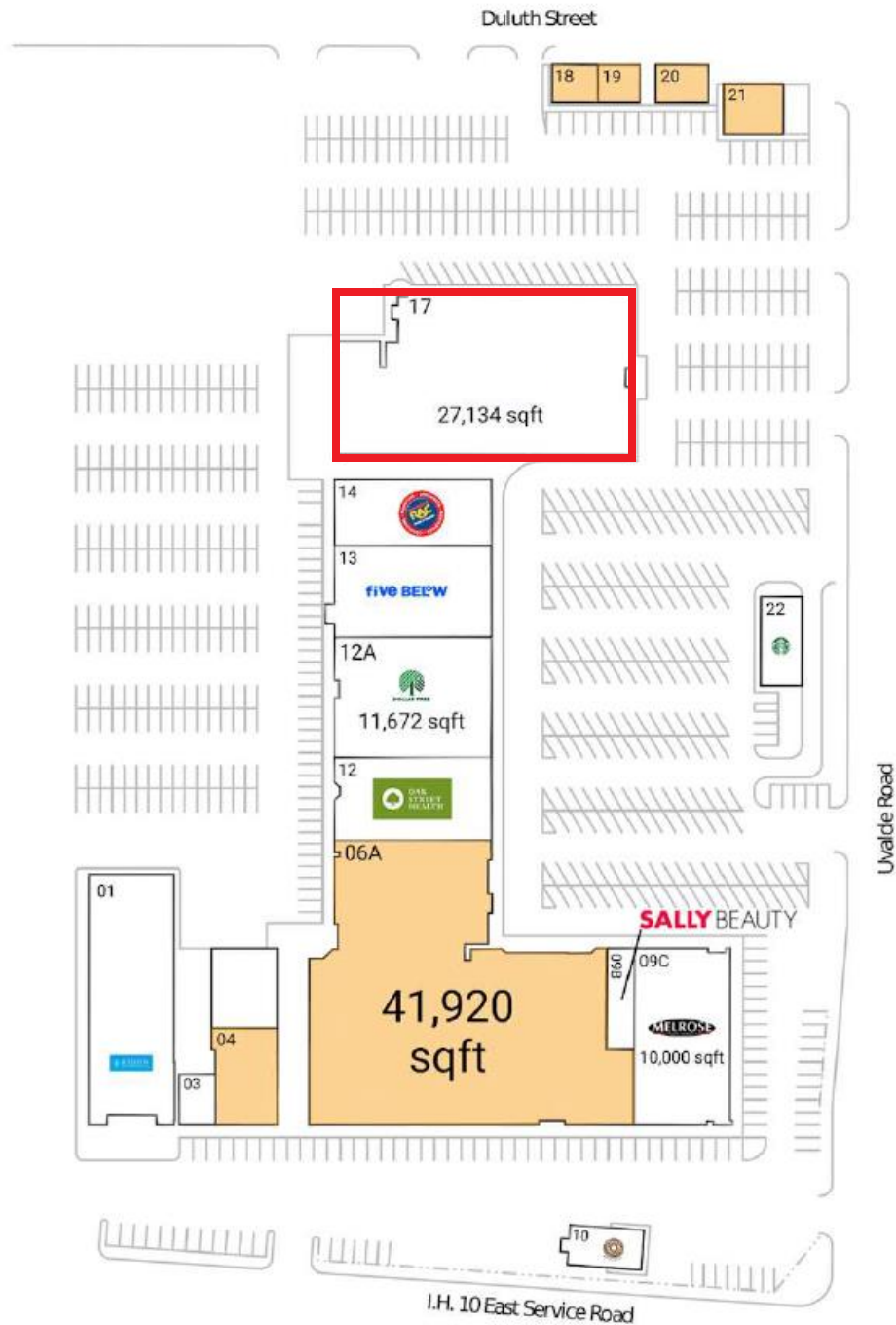


PROPERTY HIGHLIGHTS

- Ample parking: 731 parks available (5.12:1K)
- Market retailers: Home Depot, Sam's Club, Walmart, Academy, Planet Fitness, Ace Hardware etc.
- 57,346 homes within a 5-mile radius with 60k Median Household Income
- 185K people (75% Hispanic) within a 5-mile radius
- CPD: 70K per I-10 & 28K per Uvalde Rd
- Rent: Contact Broker
- NNN's: \$7.50psf/yr
- TI: to be discussed
- Please contact brokers for more information



SITE PLAN

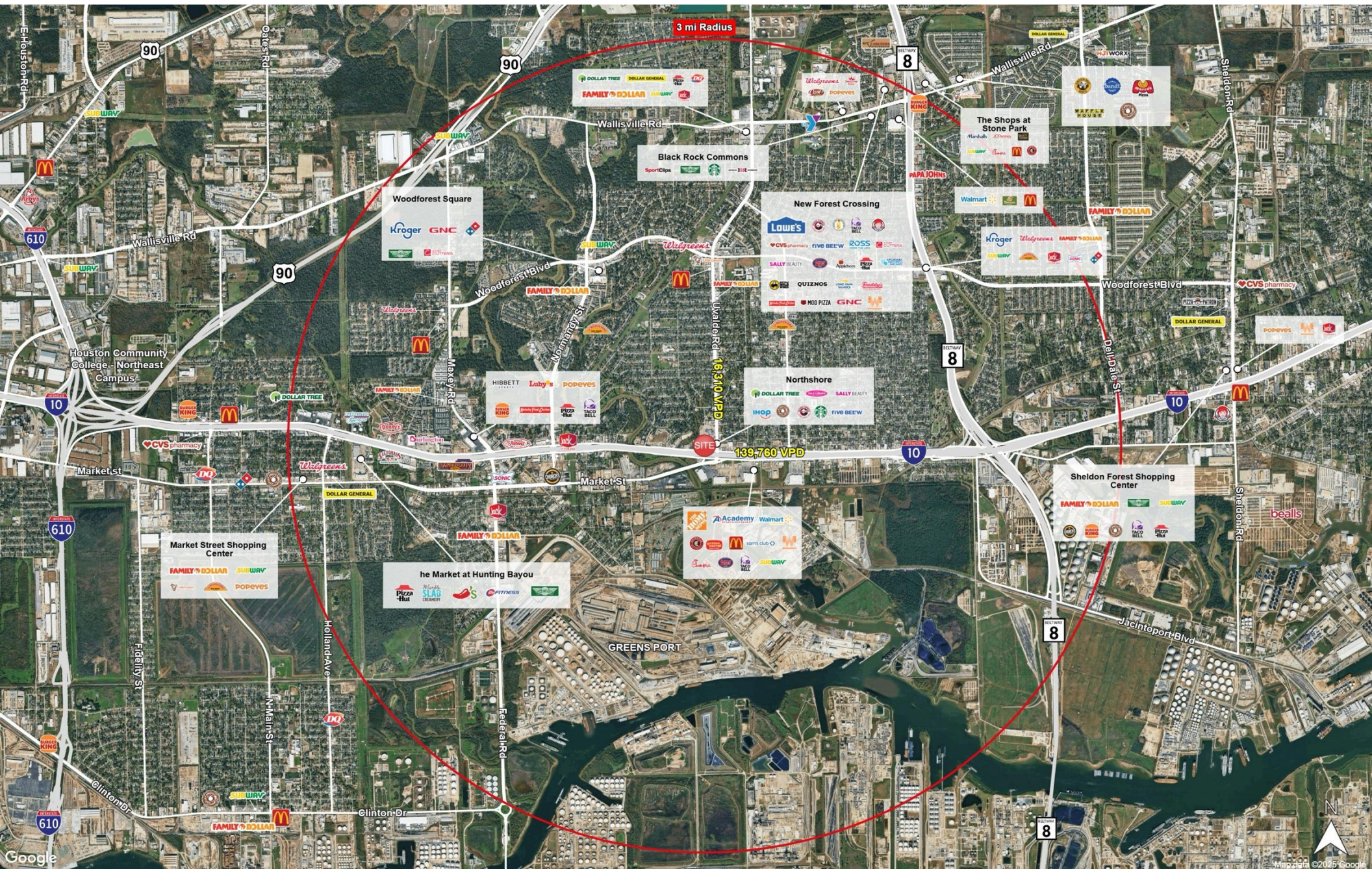


Current Retailers

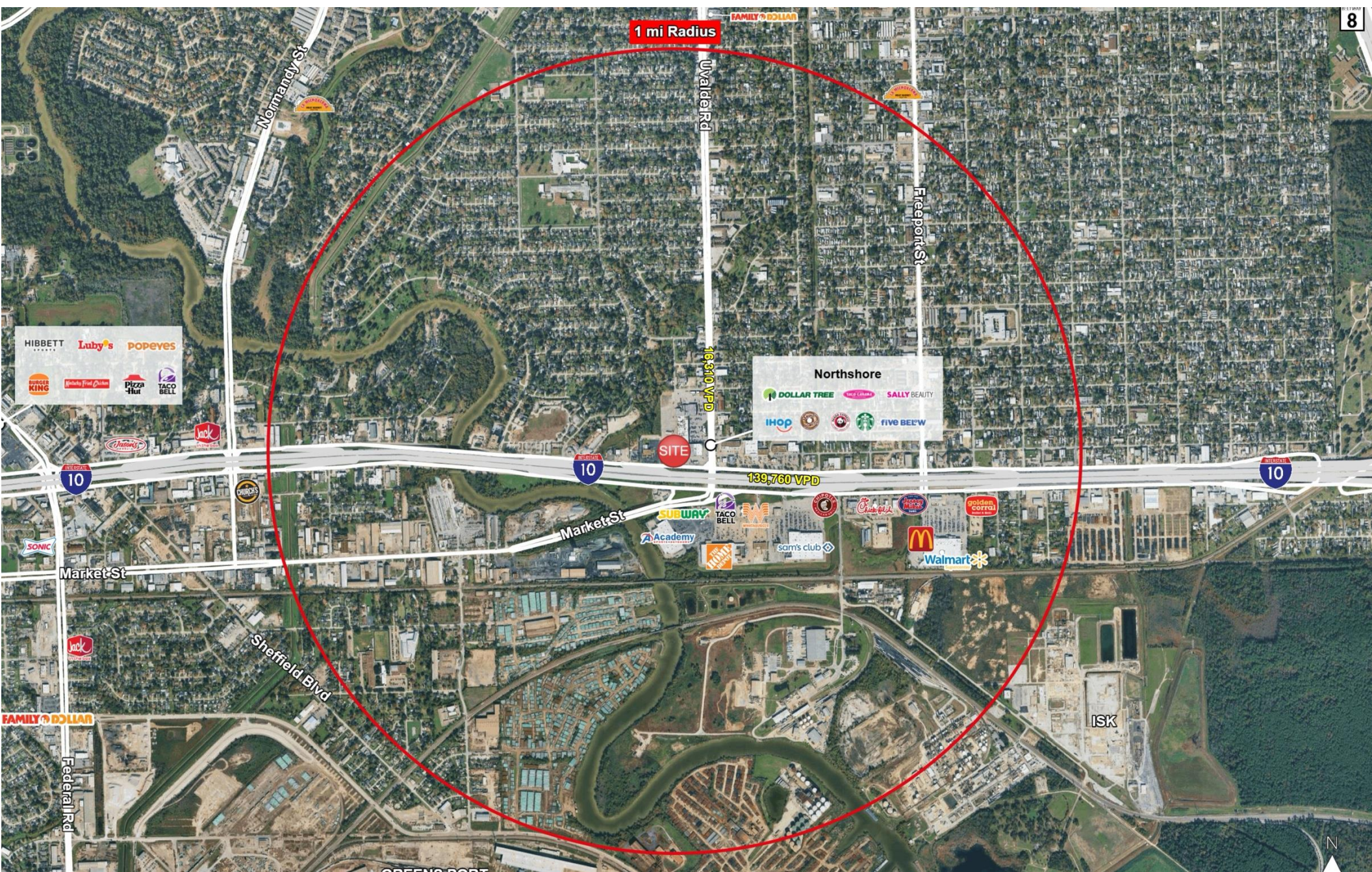
01	Kamada Plasma	12,000 SF
03	Ace Cash Express	1,200 SF
09B	Sally Beauty Supply	1,600 SF
09C	Melrose	10,000 SF
10	Shipley's Donuts	2,000 SF
12	Oak Street Health	7,180 SF
12A	Dollar Tree	11,672 SF
13	Five Below	9,360 SF
14	Rent-A-Center	4,239 SF
17	El Rancho	27,134 SF
22	Starbucks	2,356 SF



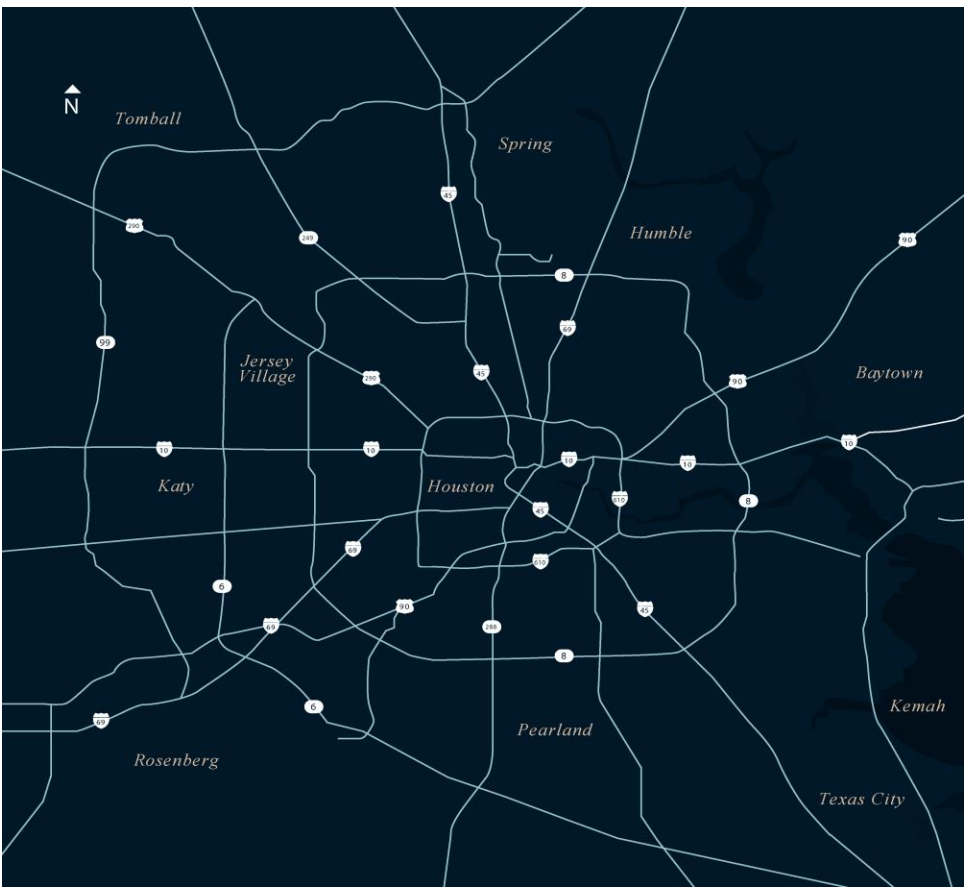
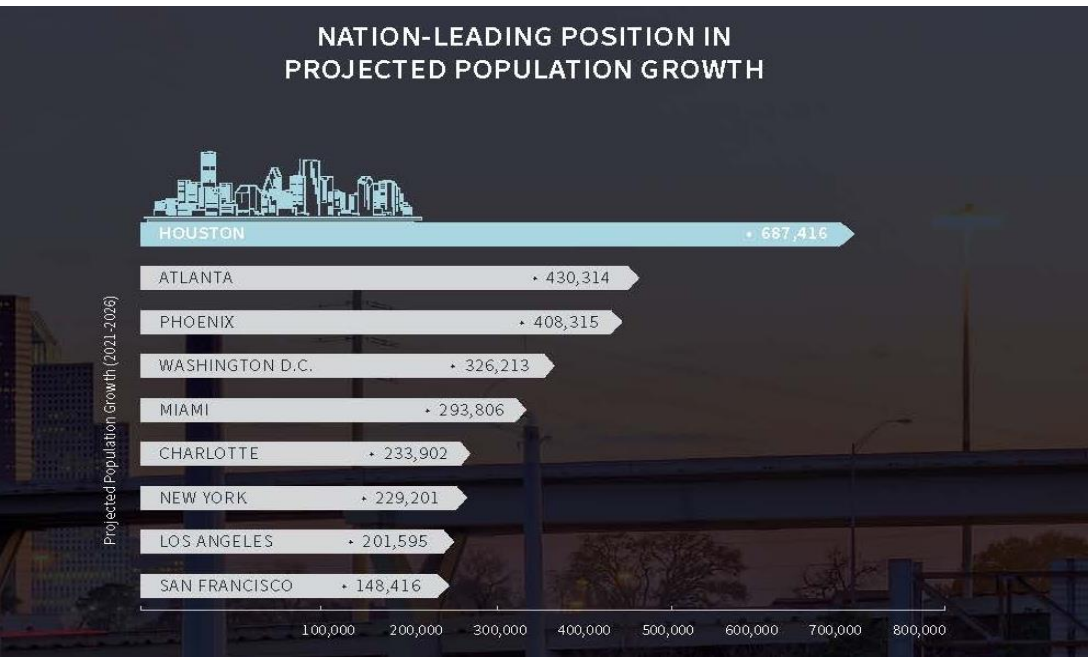
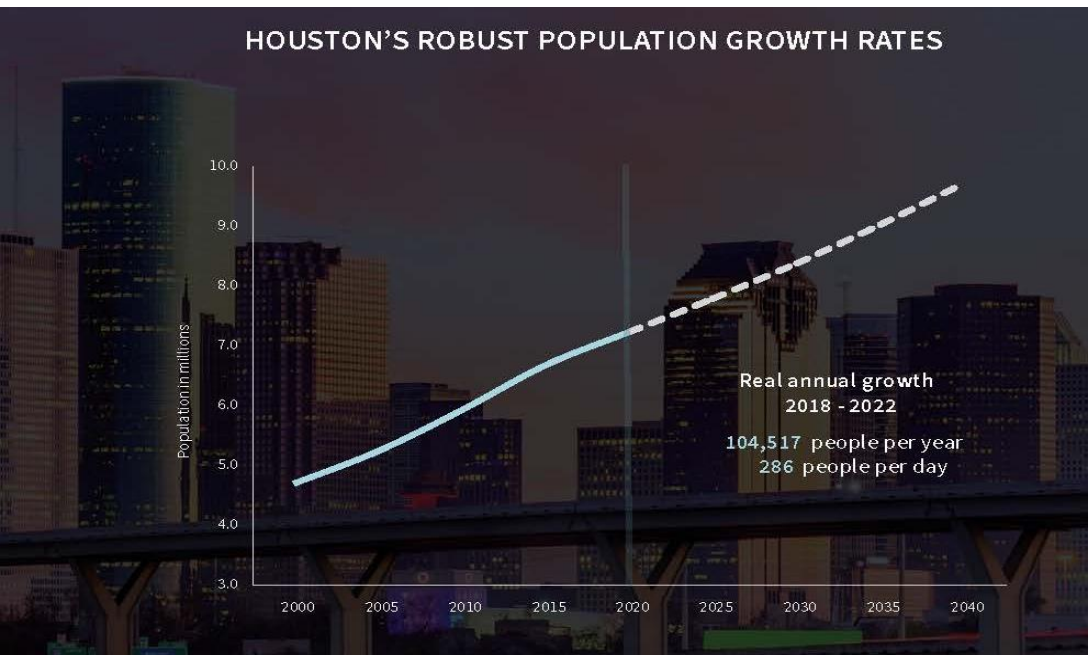
MARKET AERIAL



CLOSE UP AERIAL



DEMOGRAPHICS



Demographics	1 mile	3 miles	5 miles
2025 Population	12,490	90,640	181,347
2025 Median Age	30.7	32.6	32.5
2025 Average Household Income	\$67,896	\$77,833	\$79,265
2025 Average Home Value	\$176,213	\$262,532	\$262,532

CONTACT FOR MORE INFORMATION:

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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.

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:
 - 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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4000
Designated Broker of Firm	License No.	Email	Phone
Mark Raines	581332	mark.raines@jll.com	713-888-4037
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Rachael Keener	614668	rachael.keener@jll.com	713-888-4074
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

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