

9240 N SAM HOUSTON PKWY E
HUMBLE, TX 77396



FOR LEASE

RETAIL/MEDICAL

McALPINE  INTERESTS

PROPERTY HIGHLIGHTS

Primary Use: Retail/Medical

Area of Town: Northeast - Lake Houston Area

Building Size: 32,680 SF

Available Space: 2,520 SF

-2nd Floor: 807 SF NRA

-2nd Floor: 1,713 SF NRA

Smallest Available: 807 SF

Lease Rate: \$18.00/SF/YR + NNN



FOR INFORMATION, CONTACT:

ADAM MCALPINE, CCIM

OFFICE: 281.973.4562

ADAM@MI-CRE.COM

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WWW.MCALPINEINTERESTS.COM

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PROPERTY DESCRIPTION:

- New medical/retail building completed Q4 2019
- 16,615 SF retail space located on the first floor; 16,065 SF office/medical space located on the second floor
- ~4.8/1,000 SF parking ratio

LOCATION DESCRIPTION:

- Conveniently located just off Beltway 8 at Bellows Falls
- Center borders Fall Creek, a master planned community by Johnson Development
- Easy access to Beltway 8, George Bush Intercontinental Airport, I-69/US 59, I-45, and FM 1960
- Retail and other commercial businesses are in the immediate area offering great restaurants and shopping
- Excellent income and population growth in surrounding neighborhoods
- 5 minutes from Golf Club of Houston, 20 minutes from Downtown Houston
- In close proximity to Generation Park, a 4,000 acre master planned enterprise park, which will be the largest new commercial development in Houston, including FMC Technologies' new 12,000 employee campus



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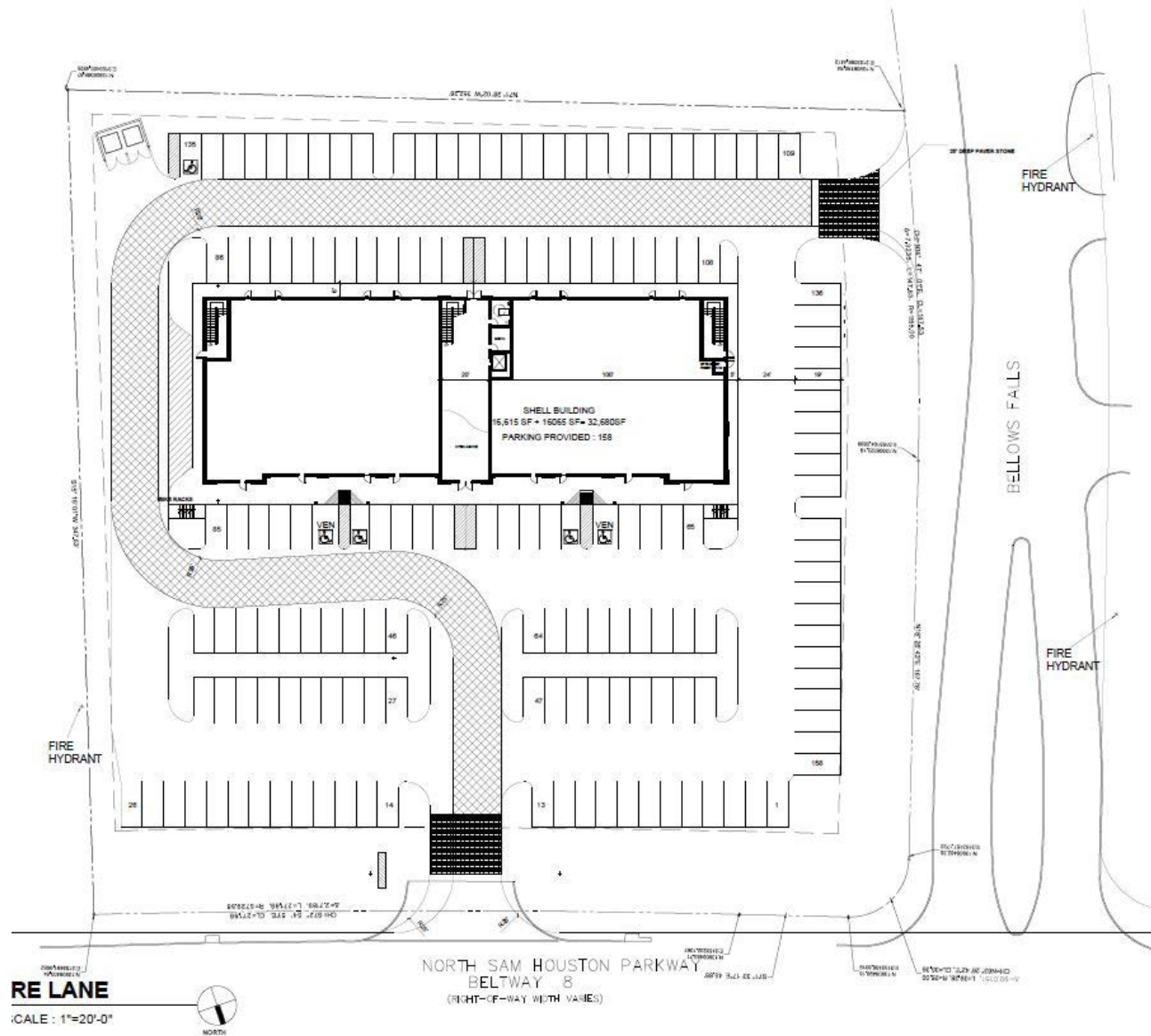
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SITE PLAN



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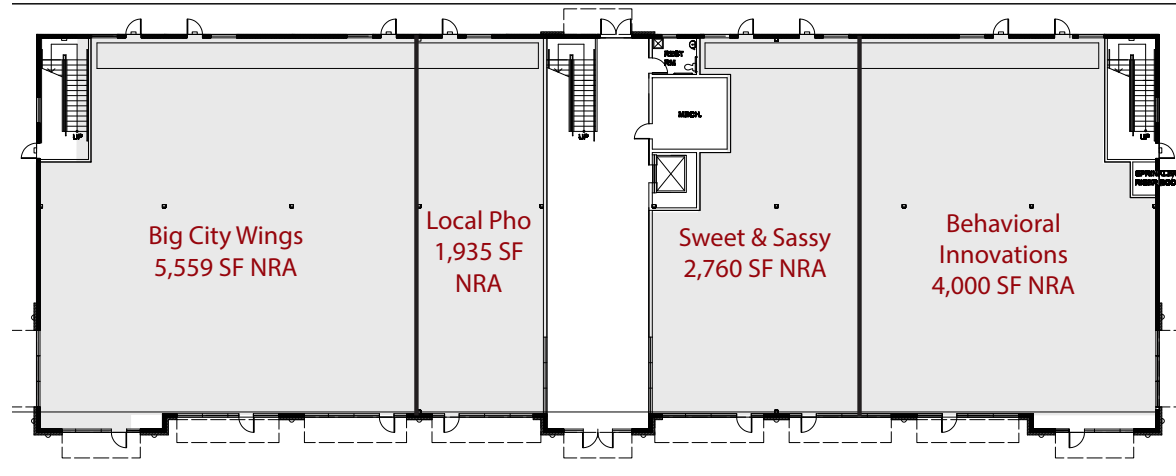
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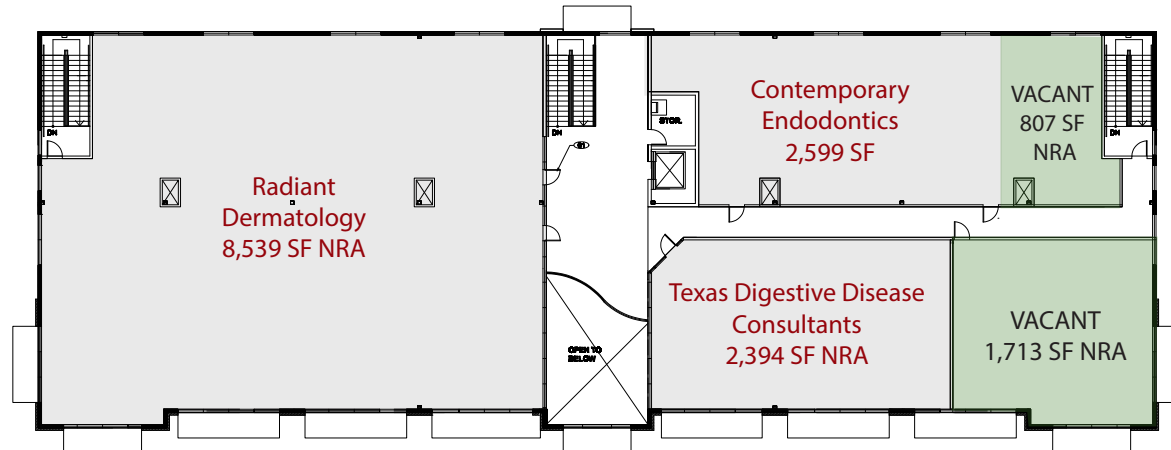
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TENANT MIX

1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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DEMOGRAPHICS

9240 N SAM HOUSTON PKWY E	O-1 MILE	%	O-3 MILES	%	O-5 MILES	%
POPULATION						
2023 Projection	17,759		58,530		148,731	
2018 Estimate	16,230		52,883		134,555	
2010 Census	11,451		41,009		108,216	
2000 Census	4,397		23,834		74,077	
Growth 2000- 2010	160%		72%		46%	
HOUSEHOLDS						
2023 Projection	6,015		17,606		45,487	
2018 Estimate	5,509		16,008		41,256	
2010 Census	3,931		12,430		33,405	
2000 Census	1,461		7,028		22,500	
Growth 2000 - 2010	169%		76.8%		48.4%	
2018 EST. POPULATION BY SINGLE CLASSIFICATION RACE						
White Alone	7,507	45%	23,292	43.3%	60,156	44.2%
Black or African American Alone	4,768	29.2%	16,962	31.7%	42,190	31.1%
American Indian and Alaska Native Alone	99	0.6%	377	0.7%	875	0.6%
Asian Alone	704	4.7%	1,682	3.5%	3,259	2.7%
Native Hawaiian and Other Pacific Islander Alone	45	0.3%	127	0.2%	320	0.2%
Some Other Race Alone	2,531	16.4%	8,712	17.1%	23,056	17.4%
Two or More Races	576	3.8%	1,731	3.5%	4,700	3.7%
Hispanic Origin (Any Race)	6,783	44.4%	22,972	45.8%	60,995	47%
INCOME						
2018 Est. Average Household Income	\$105,336		\$85,899		\$78,222	
2018 Est. Median Household Income	\$73,343		\$59,383		\$56,243	
2023 Projected Average Household Income	\$120,498		\$98,892		\$90,310	
2023 Projected Median Household Income	\$81,838		\$67,564		\$63,210	

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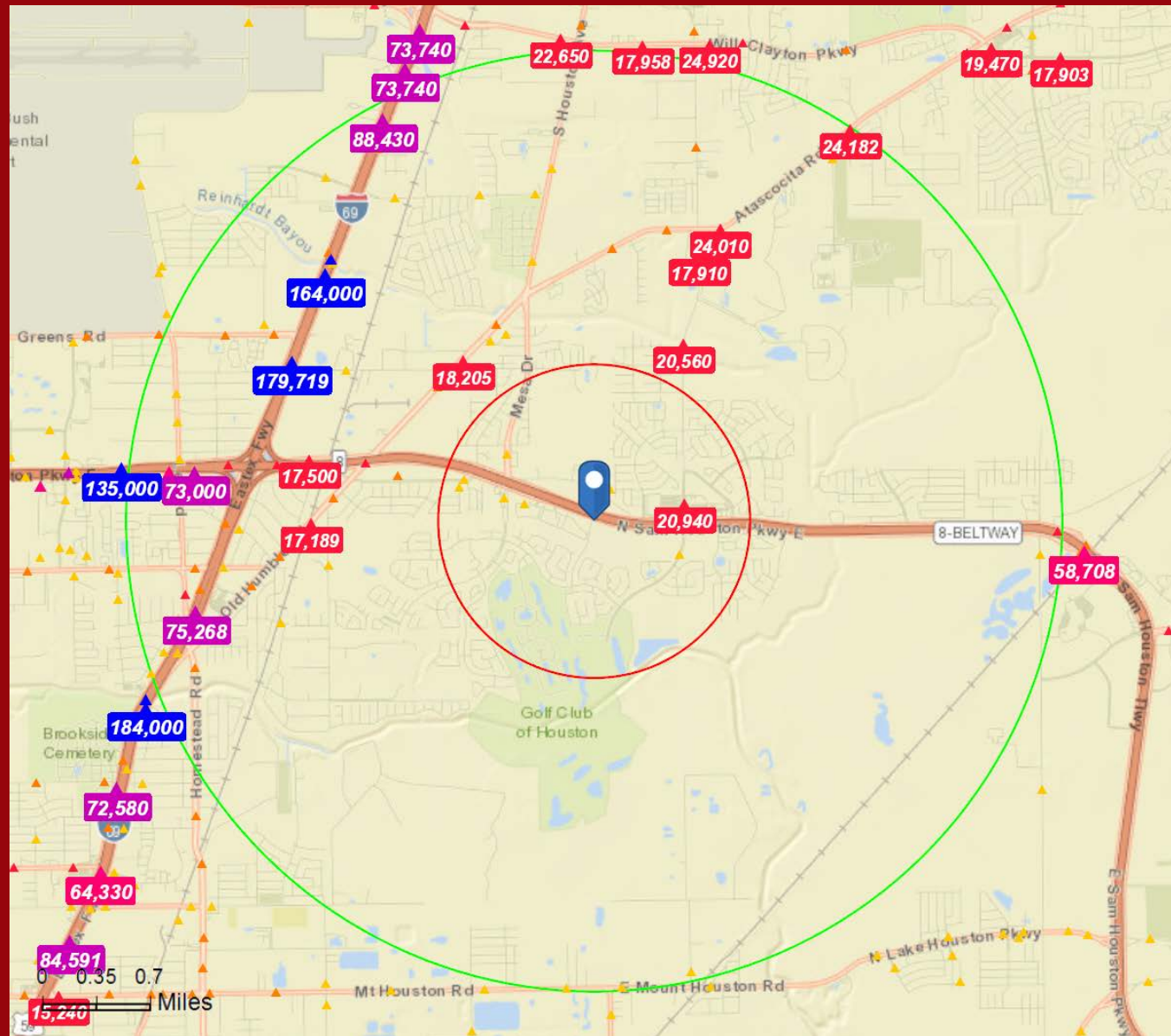
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TRAFFIC COUNTS



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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 & A BROKER SHOULD BE IN WRITING & 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.

<u>Dapar, Inc. dba McAlpine Interests</u>	<u>313655</u>	<u>adam@mi-cre.com</u>	<u>281 973 4562</u>
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Primary Assumed Business Name			
<u>Adam McAlpine</u>	<u>600646</u>	<u>adam@mi-cre.com</u>	<u>281 973 4562</u>
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Buyer/Tenant/Seller/Landlord Initials	<u></u>	Date <u></u>	IABS
1-0			

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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