

THE CENTRE AT RIVER OAKS

SEC OF KIRBY AND WEST ALABAMA, HOUSTON, TX
±7,111 SF AVAILABLE



SHOP ^{COS.}

ABOUT



PROJECT SCOPE

Centre at River Oaks is in proximity to River Oaks, Montrose, West University and Southampton neighborhoods. Exceptional demographics with outstanding daytime population and high-density residential within walking distance.

DETAILS

- ±7,111 SF Available
- 2nd Generation Restaurant
- Estimated 2026 NNN's \$16.10 PSF
- Available May, 2026
- Call Broker for Pricing

TRAFFIC COUNTS

- W Alabama E of Kirby Dr 10,096 VPD '25
- Kirby Dr S of W Alabama 32,321 VPD '25
- W Alabama W of Kirby Dr 14,195 VPD '25
- Kirby Dr N of W Alabama 36,335 VPD '25

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	24,956	215,885	538,958
Avg. HH Income	\$203,160	\$186,811	\$161,043
Total Housing Units	14,300	117,298	263,546
Daytime Population	50,849	514,807	1,039,169
Medium Home Value	\$817,607	\$664,945	\$569,079

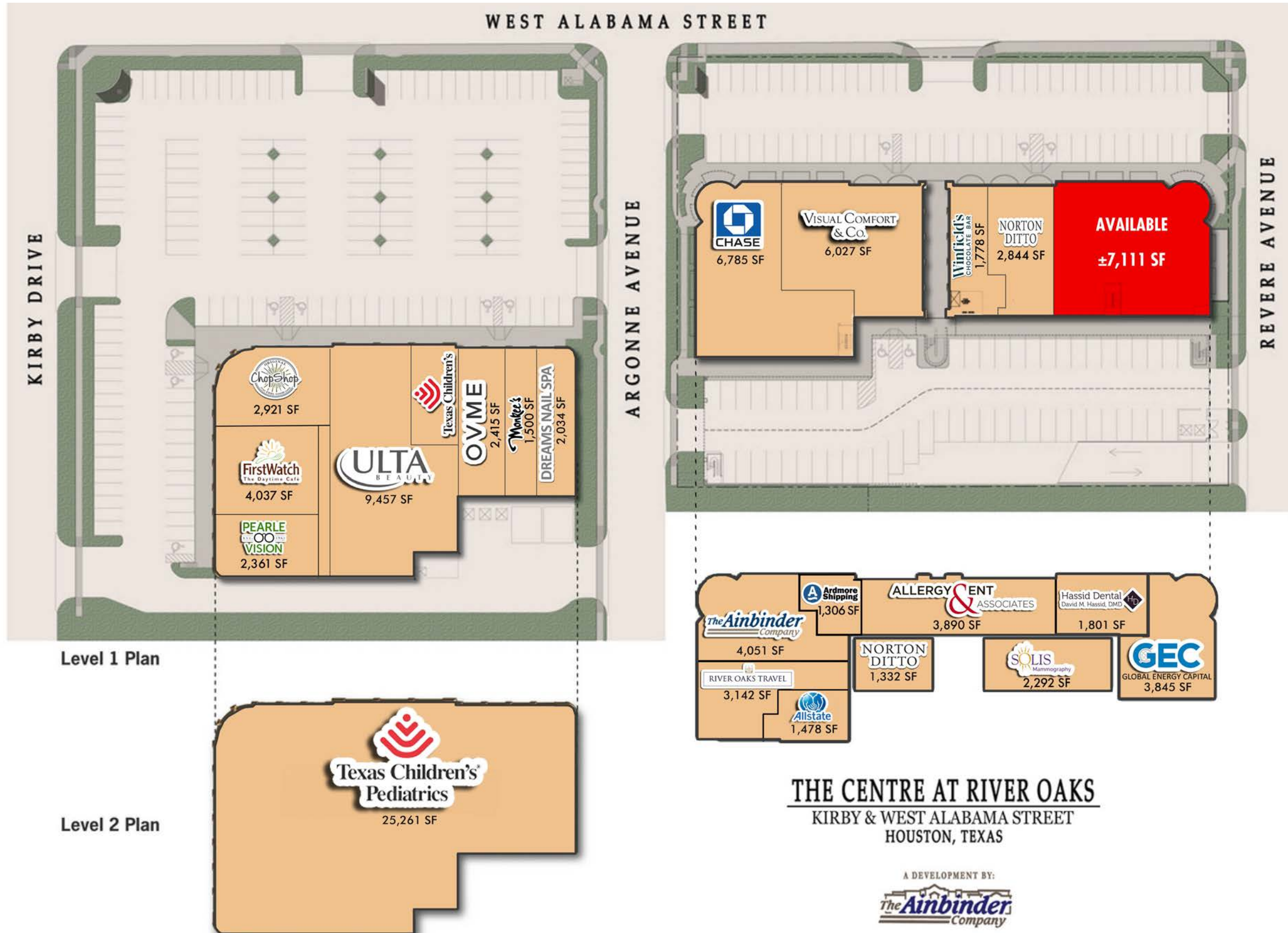
AREA RESTAURANTS



AREA ATTRACTIONS



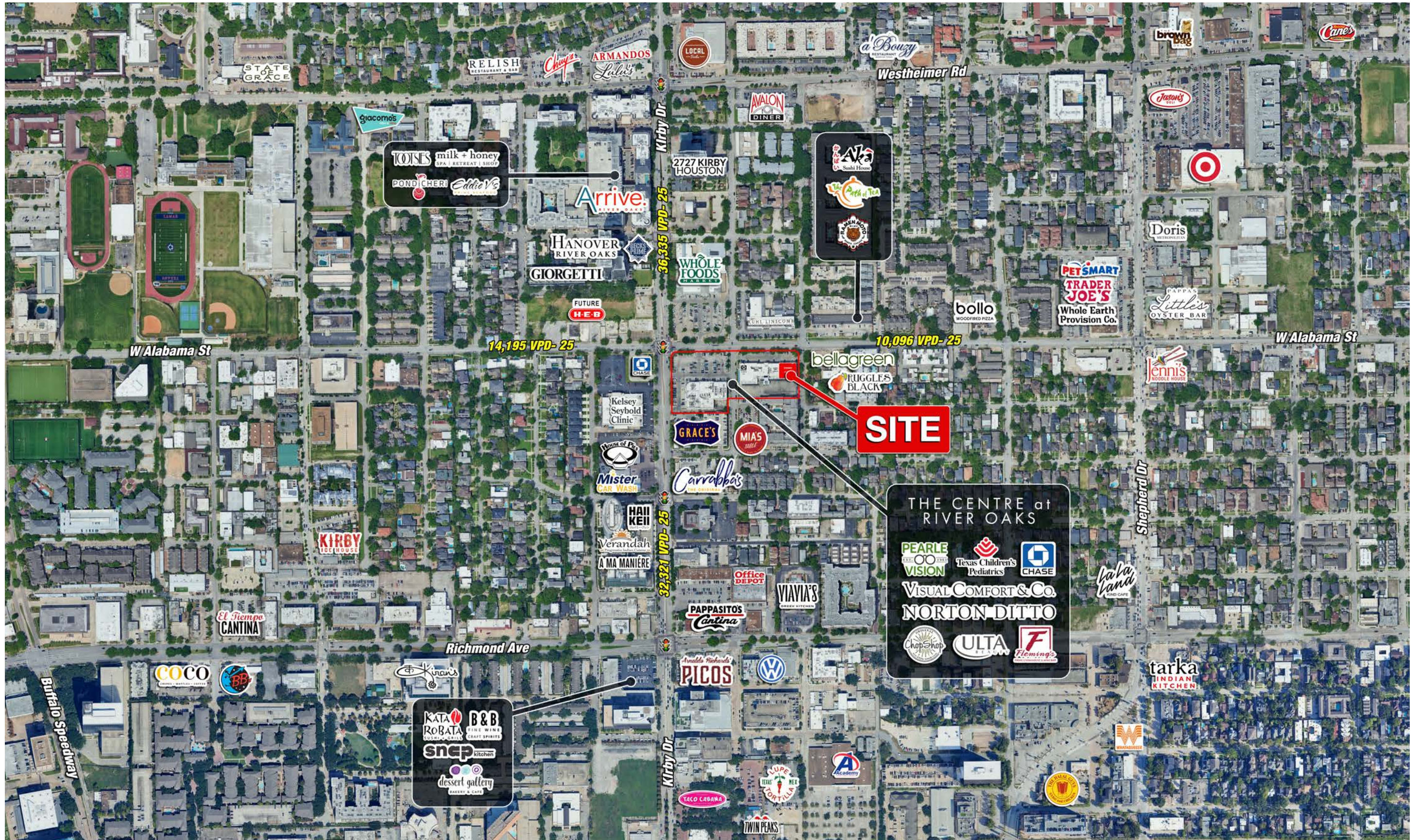
AVAILABLE SPACES



RETAIL CO-TENANTS



SITE





THE CENTRE AT
RIVER
OAKS

Winfield's

CHOCOLATE BAR

2415
WEST ALABAMA

circa LIGHTING

CHASE





ULTA
BEAUTY

Texas Children's
Pediatrics

Texas Children's
Pediatrics

ORIGINAL Chop Shop
BOWLS SALADS SANDWICHES BREAKFAST JUICE

ORIGINAL Chop Shop
BOWLS SALADS SANDWICHES BREAKFAST JUICE

FIRST WATCH

feel good food

3027

BREAKFAST BRUNCH

OVME

ULTA



Texas Children's
Pediatrics

ORIGINAL Chop Shop
BOWLS · SALADS · SANDWICHES · BREAKFAST · JUICE

FIRST WATCH

PEARLE VISION

BREAKFAST BRUNCH LUNCH

FASHION FORWARD

Join Our Team!
Now Hiring

CONSUMER PROFILE - ESRI

MEET THE METRO RENTERS...



ESRI's **Metro Renters (D4)** are the dominant tapestry segment for The Centre at River Oaks.

- 45.6% of households within 1 mile
- 51.0% of households within 3 miles
- 31.7% of households within 5 miles



KEY CHARACTERISTICS:



Residents are young, highly educated professionals in urban rentals. They work in professional or management positions with upper-tier incomes.



As shoppers they often shop at specialty grocery stores for natural, organic, and environmentally friendly products.



These residents tend to use the internet for banking, digital payments, social media, and reading digital newspapers.



They tend to go to movies, musicals, theater, bars, clubs, and museums.



They frequently travel both domestically and internationally.



THE CENTRE AT
RIVER
OAKS

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SHOP COS.



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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