

COUGAR DEN FOR LEASE

4701 MARTIN LUTHER KING BLVD, HOUSTON, TX 77004

SHOP COS.



Renee Kaiser / **RENEE@SHOPCOMPANIES.COM** / **281-845-3112**

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The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

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PROJECT SCOPE

Located across from the 984 bed University Lofts dormitory and New Law School on the University of Houston Campus, the Cougar Den serves a diverse community of students, faculty, and staff, totaling over 40,000 individuals. Additionally, it caters to alumni and visitors attending various campus events. The University is committed to growth, investing \$233 million to enhance all areas, including doubling dormitory capacity to accommodate 11,000 people in the next 5 years, with enrollment increasing from 36,000 to 45,000 over the next decade.

DETAILS

- ±3,507 SF 2nd Gen Bar/Restaurant with ±3,665 SF Patio Available
- ±2,343 SF 2nd Gen Restaurant Available
- Call Broker for Pricing

TRAFFIC COUNTS

- o Martin Luther King Blvd: 6,291 VPD '25
- o Wheeler St: 10,619 VPD '25
- o I-45: 193,775 VPD '25

AREA RETAILERS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	16,346	156,569	419,997
Avg. HH Income	\$84,935	\$95,505	\$107,239
Total Housing Units	4,546	63,556	175,357
Daytime Population	35,316	232,683	760,334
Medium Home Value	\$337,073	\$313,653	\$306,148

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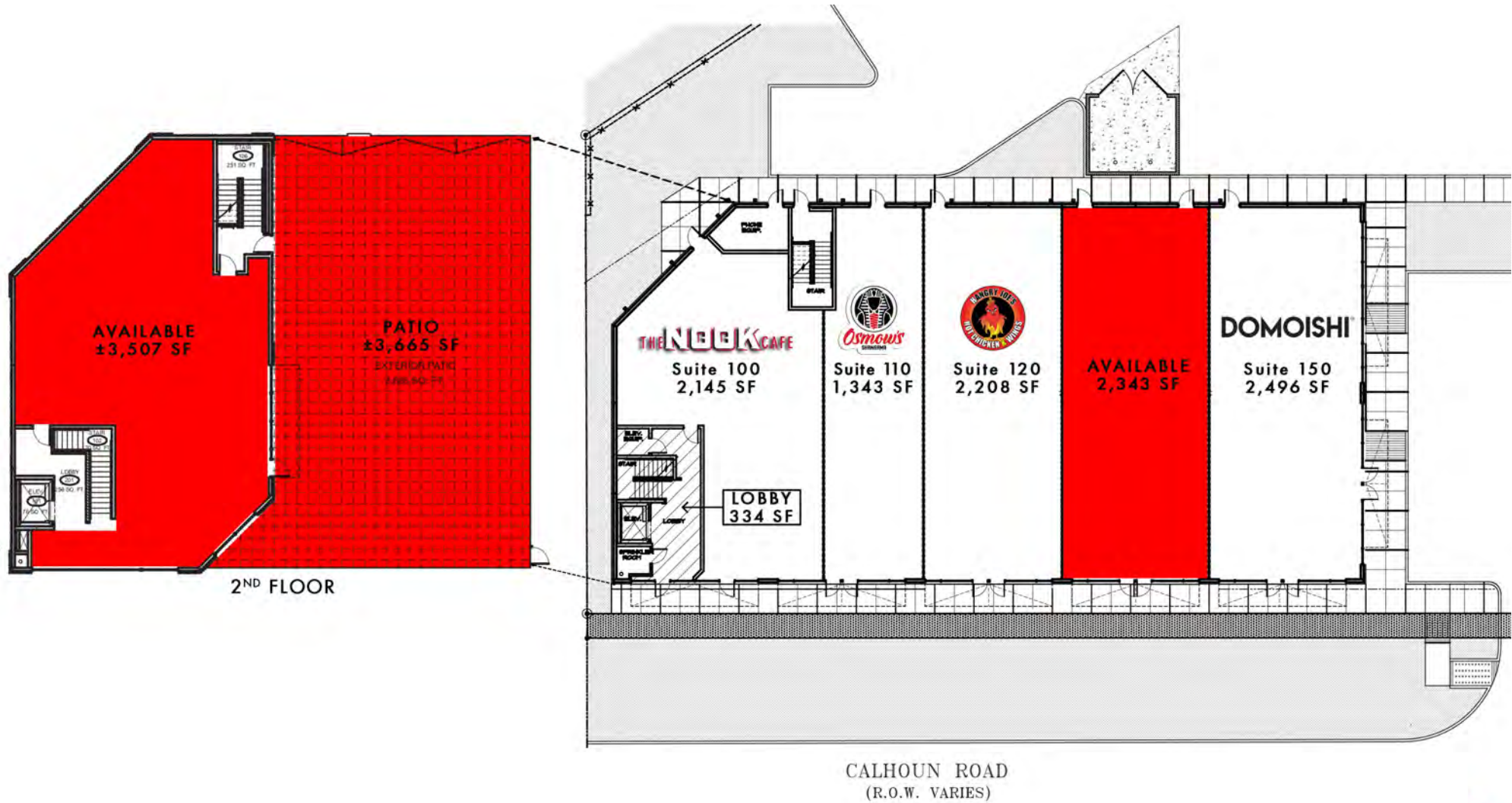
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Floor plans are for conceptual purposes only; they are not to scale and may not reflect existing conditions. As-builts must be verified. Not for regulatory approval, permitting, or construction.



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This aerial map of Houston, Texas, provides a detailed view of the city's infrastructure and landmarks. Major highways such as Interstate 45, Interstate 67, and the Gulf Freeway are clearly visible. The map also shows numerous streets, including Westheimer Rd, Main St, and Wheeler Ave. Key landmarks and locations are labeled, including the University of Houston, Texas Southern University, and various parks and commercial centers. A red box labeled 'SITE' is positioned in the southeast, near the intersection of Interstate 45 and the Houston Ship Channel, indicating the location of the proposed development.

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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. **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:
 - 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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

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RAND HOROWITZ

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