

FORMER CONN'S FOR LEASE
8201 S GESSNER RD, HOUSTON, TX 77036

SHOP ^{COS.}



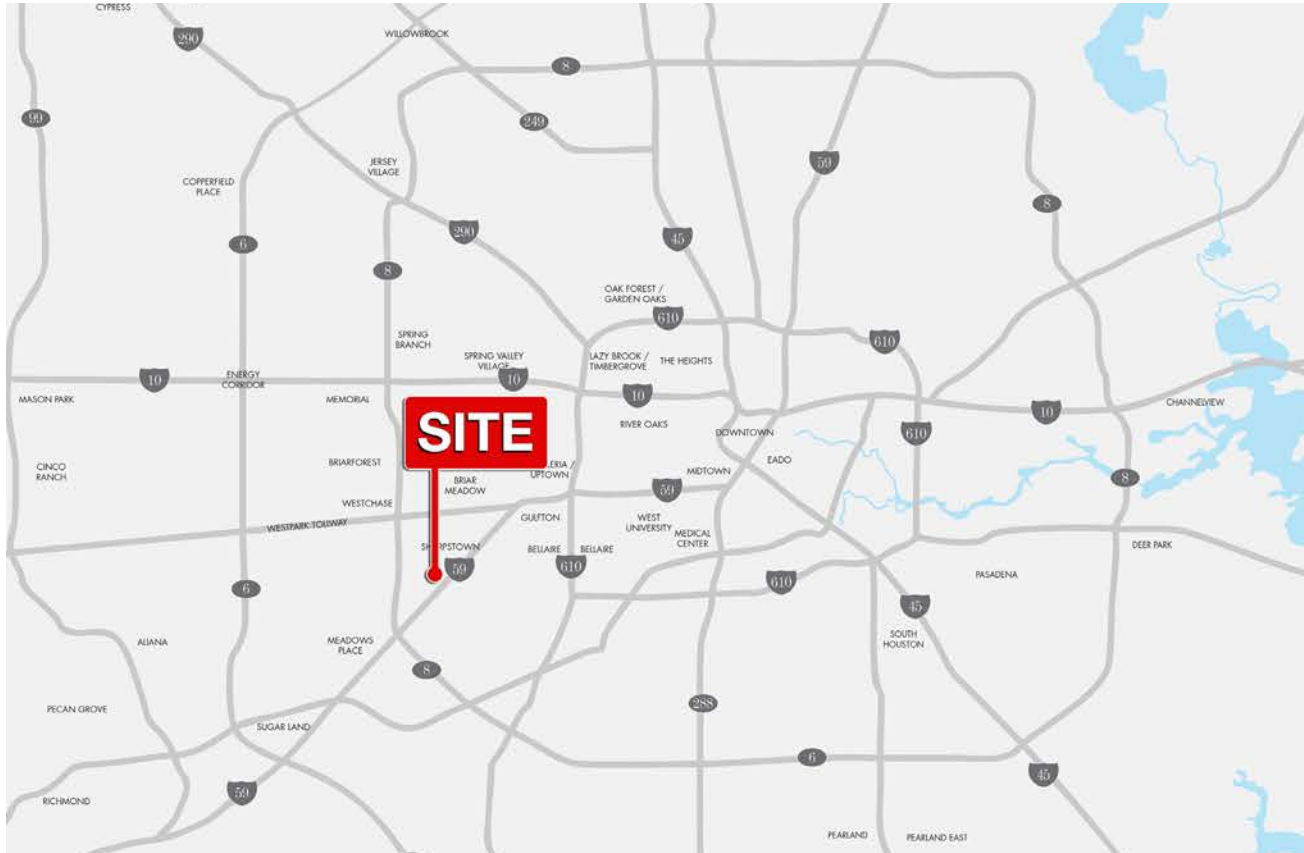
Matt Reed / MATT@SHOPCOMPANIES.COM / 713.574.8211

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

The former Conns at 8201 S Gessner is a 39,555 sf retail anchor space, strategically positioned at a major retail node of Southwest Houston - Southwest Freeway & South Gessner. This dominant retail intersection is located in an extremely dense part of Houston and includes many notable retail tenants such as Ross, Marshalls, Best Buy, Melrose, and Shoe Carnival. The site has strong regional draw, high traffic counts, significant retail demand, and very high residential density.

DETAILS

- ±39,555 SF Available
- Loading Dock and Secure Loading Area
- Parking Ratio 4:1

TRAFFIC COUNTS

- o S Gessner Rd: 30,238 VPD-'23
- o Southwest Fwy: 271,494 VPD-'23

AREA ATTRACTIONS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	18,439	223,682	552,231
Avg. HH Income	\$82,717	\$66,426	\$88,995
Total Housing Units	6,538	85,283	220,339
Daytime Population	26,334	252,092	600,070
Median Home Value	\$262,904	\$262,533	\$306,006

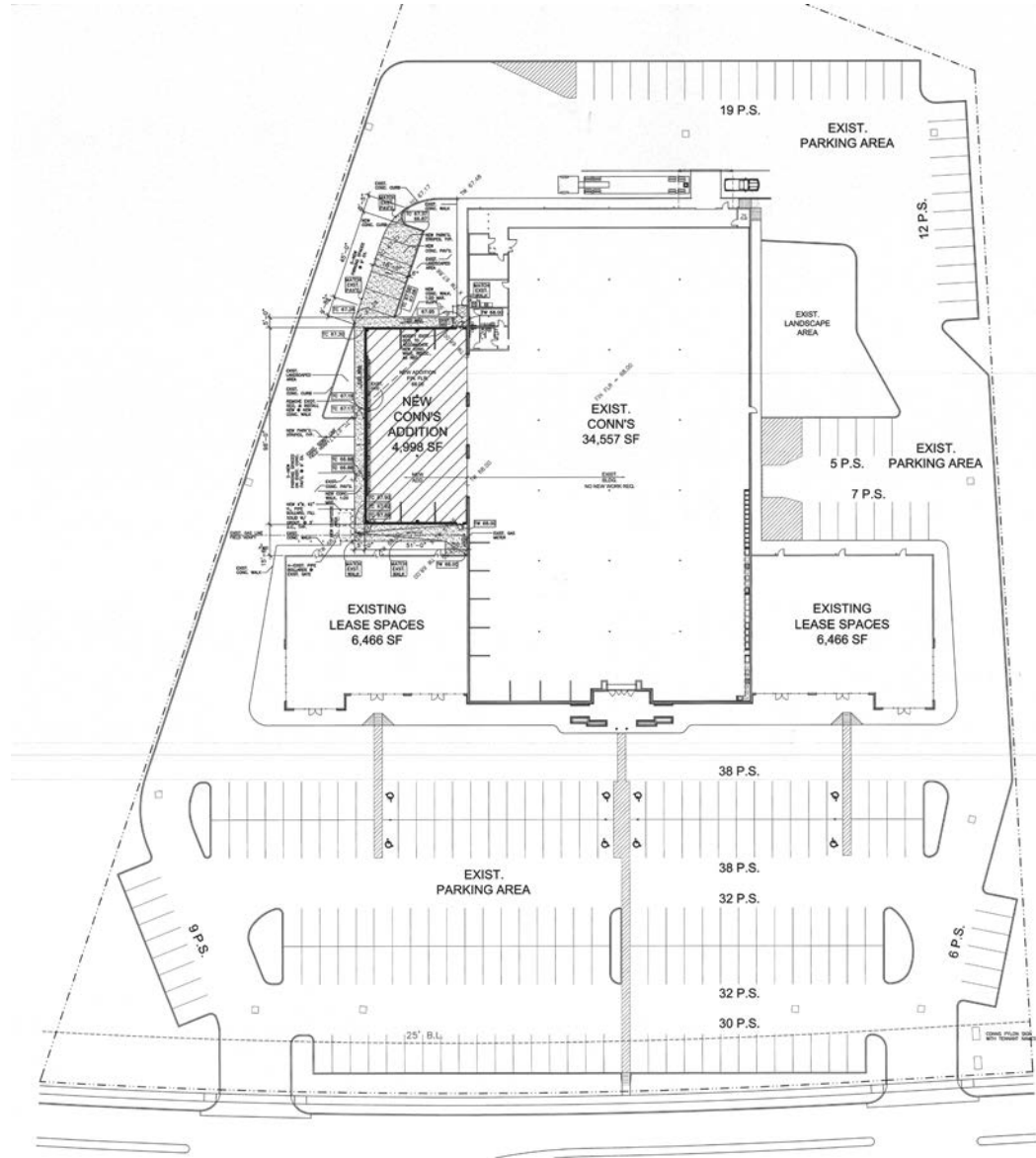
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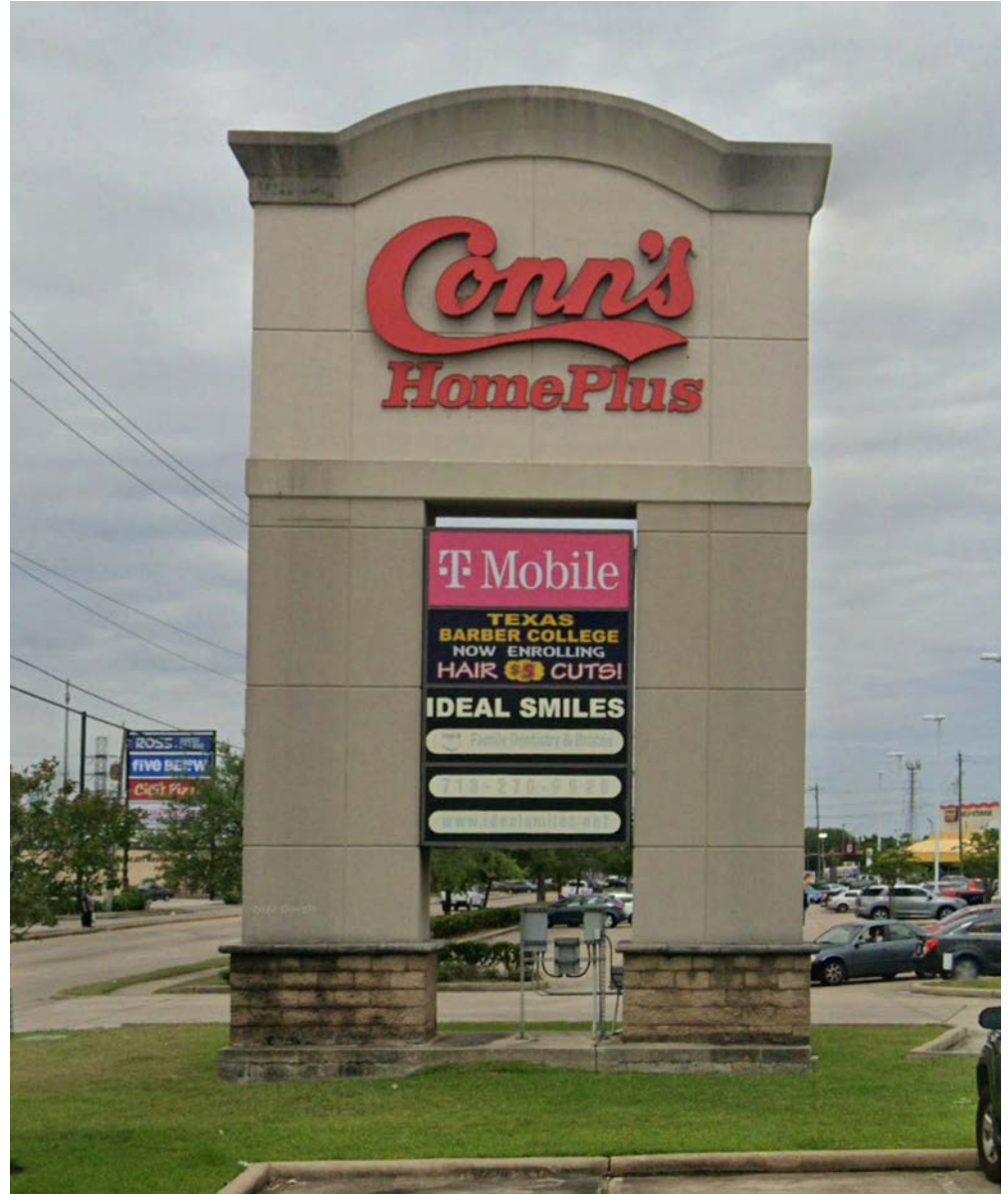
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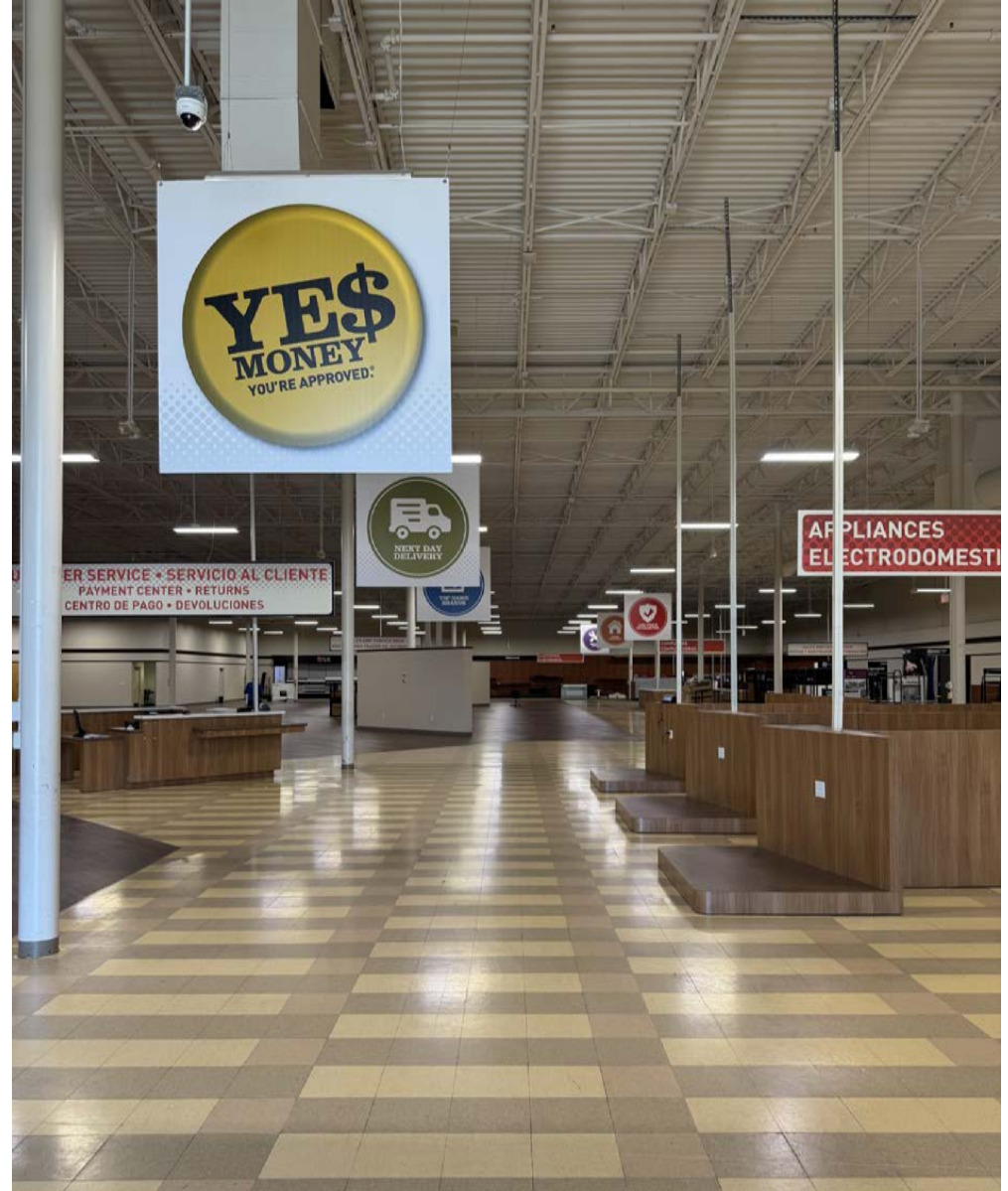
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1 Mile 3 Miles 5 Miles

2025 Population			
2025 Total Population	18,439	223,682	552,231
2010-2020 Population: Annual Growth Rate	-0.17%	0.46%	0.55%
2025 Daytime Population			
2025 Total Daytime Population	26,334	252,092	600,070
2025 Daytime Population: Workers	17,012	138,968	332,396
2025 Daytime Population: Residents	9,322	113,124	267,674
2030 Population Estimate			
2030 Total Population	18,057	222,018	552,705
2024-2029 Population: Annual Growth Rate	-0.42%	-0.15%	0.02%
2030 Household Population	17,671	220,437	549,732
2030 Family Population	14,363	171,898	425,336
2030 Population Density (Pop per Square Mile)	5,933.0	7,919.7	7,075.6
2025 HH Income			
2025 Median Household Income	\$56,727	\$47,121	\$55,829
2025 Average Household Income	\$82,717	\$66,426	\$88,995
2025 Per Capita Income	\$29,107	\$25,354	\$35,539
2025 Households			
2025 Total Units	6,538	85,283	220,339
2010 Owner-occupied Housing Units	3,114	23,890	72,723
2025 Median Home Value	\$262,904	\$262,533	\$306,006
2025 Average Home Value (Esri)	\$286,585	\$300,939	\$434,910
2025 Average Family Size (Esri)	3.48	3.34	3.27
2025 Age			
2025 Median Age	36.6	34.0	34.7

1 Mile 3 Miles 5 Miles

2025 Educational Attainment			
Bachelor's Degree & Greater Total %	26%	25%	35%
Bachelor's Degree %	17.21%	16.51%	22.15%
Graduate & Professional Degree %	8.37%	8.34%	13.29%
2025 Educational Breakdown			
2025 Pop 25+ by Educ: <9th Grd	3,342.0	31,700.0	54,973.0
2025 Pop 25+ by Educ: Some HS	900.0	12,069.0	23,188.0
2025 Pop 25+ by Educ: HS Grad	2,629.0	31,302.0	68,639.0
2025 Pop 25+/Educ: GED	385.0	4,152.0	10,445.0
2025 Pop 25+ by Educ:Some College	1,166.0	17,654.0	49,881.0
2025 Pop 25+ by Educ:Assoc Deg	705.0	9,718.0	26,442.0
2025 Pop 25+ by Educ: Bach Degree	2,111.0	23,412.0	80,151.0
2025 Pop 25+ by Educ: Grad Degree	1,026.0	11,831.0	48,095.0



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

9002835

License No.

shop@shopcompanies.com

Email

214.960.4545

Phone

RAND HOROWITZ

Designated Broker of Firm

513705

License No.

rand@shopcompanies.com

Email

214.242.5444

Phone