

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

SHOP^{CO.}



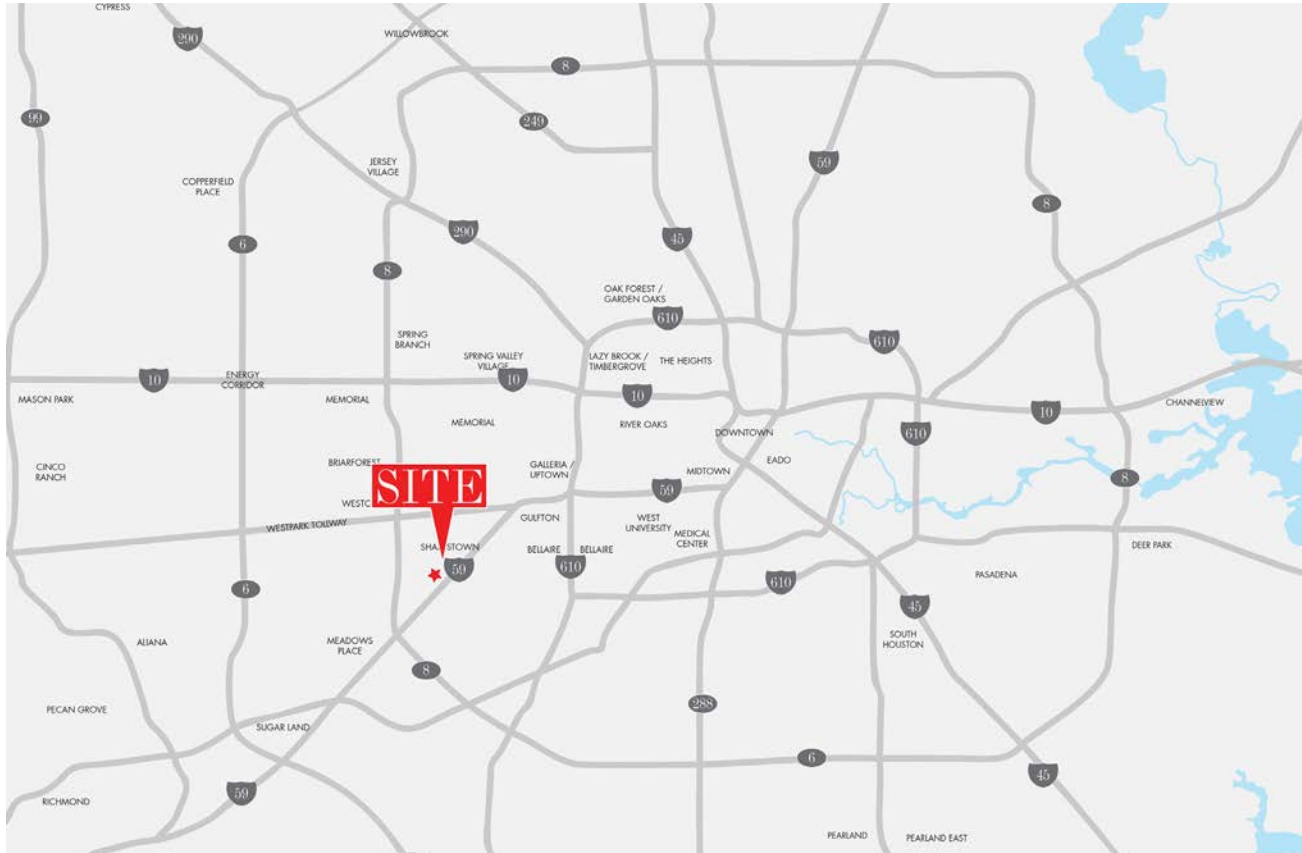
Matt Reed / **MATT@SHOPCOMPANIES.COM** / **713.574.8211**

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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: 28,094 VPD-'23
- o Southwest Fwy: 278,179 VPD-'23

AREA ATTRACTIONS

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	18,720	227,474	559,335
Avg. HH Income	\$79,633	\$64,332	\$84,405
Total Housing Units	6,505	84,796	218,372
Daytime Population	24,659	250,303	599,503
Medium Home Value	\$244,073	\$242,979	\$289,537



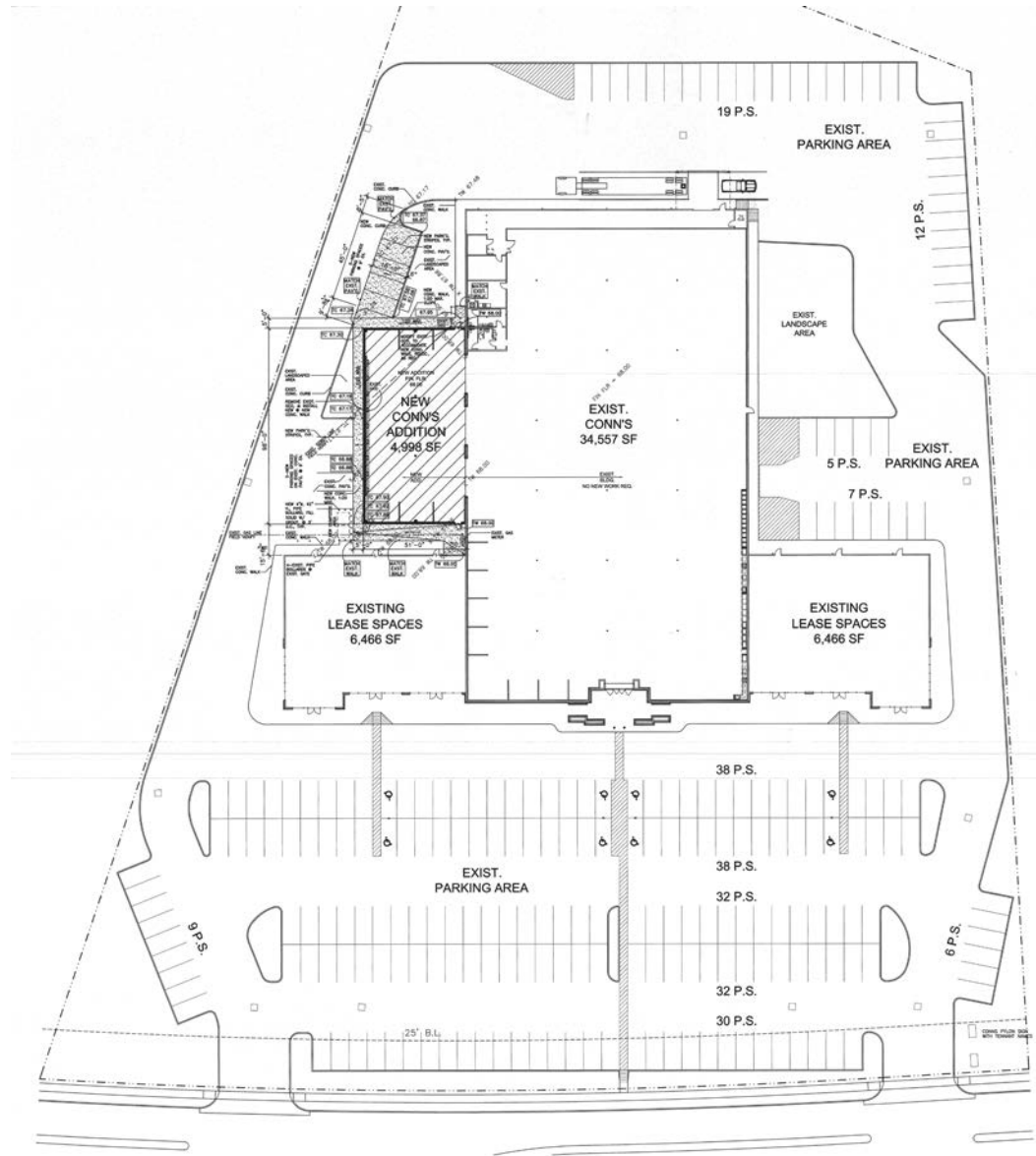
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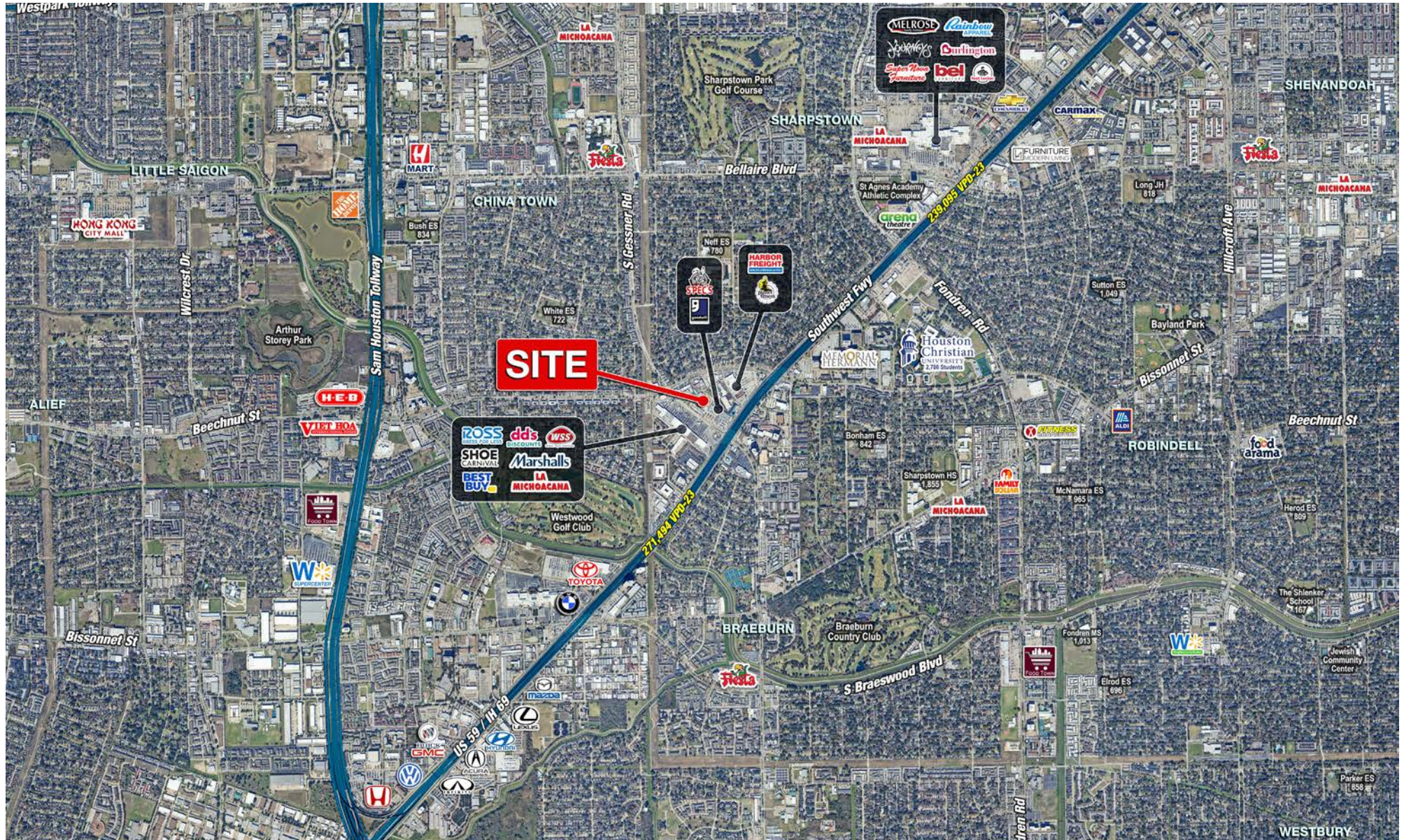
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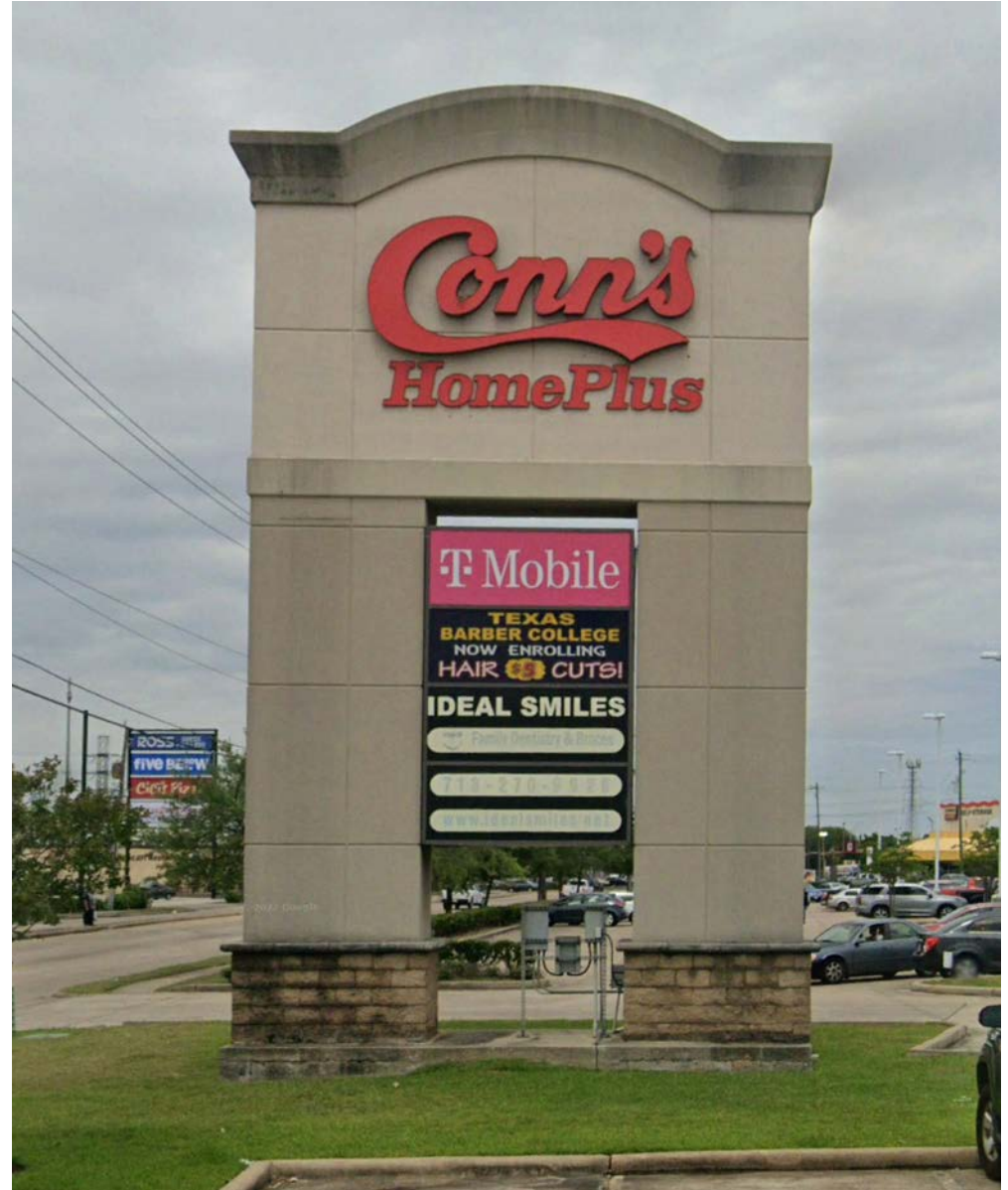
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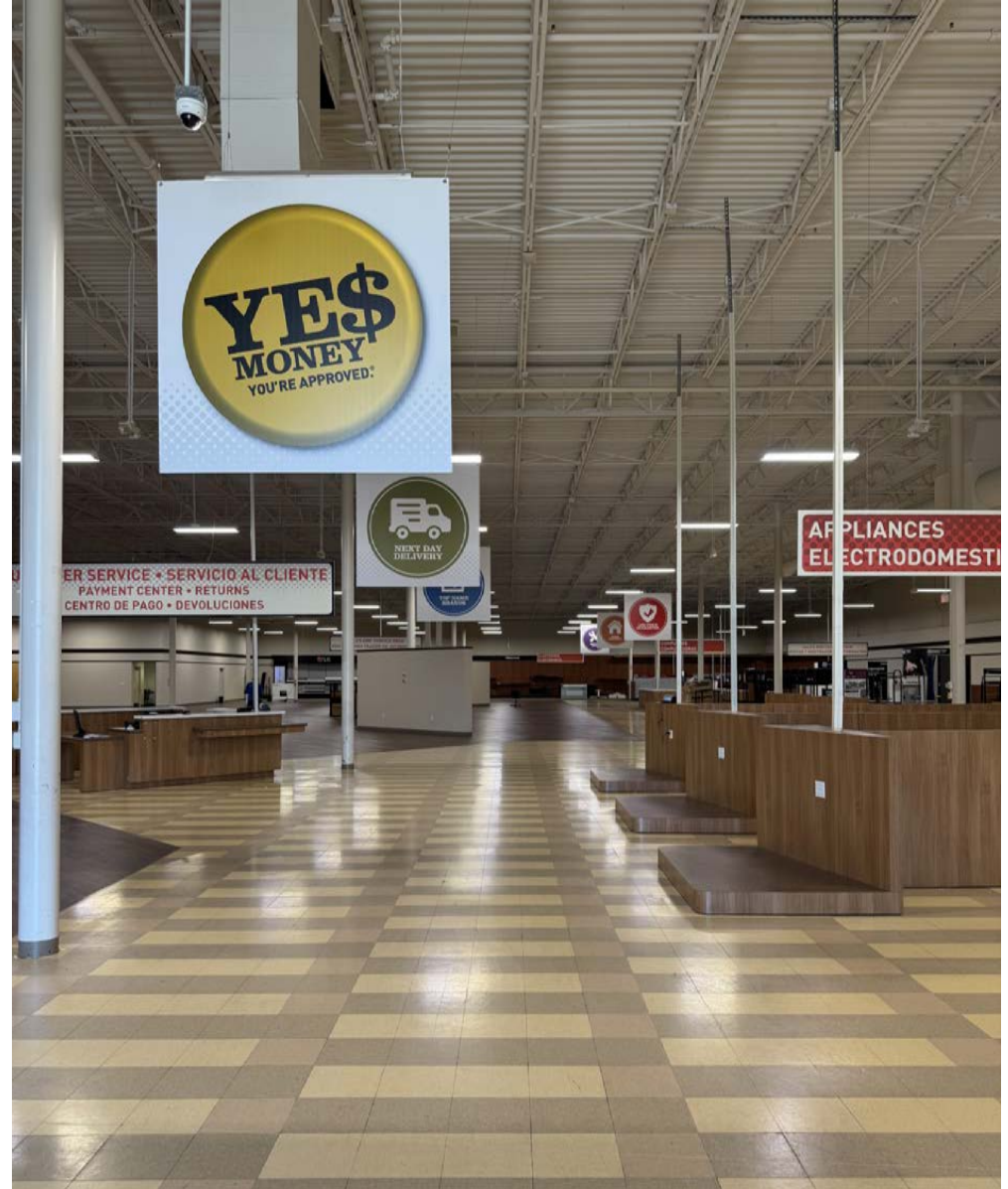
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1 Mile 3 Miles 5 Miles

2024 Population			
2024 Total Population	18,720	227,474	559,335
2010-2020 Population: Annual Growth Rate	-0.17%	0.46%	0.55%
2024 Daytime Population			
2024 Total Daytime Population	24,659	250,303	599,503
2024 Daytime Population: Workers	14,872	131,307	318,989
2024 Daytime Population: Residents	9,787	118,996	280,514
2029 Population Estimate			
2029 Total Population	18,430	226,895	561,426
2023-2028 Population: Annual Growth Rate	-0.31%	-0.05%	0.07%
2029 Household Population	18,046	225,330	558,481
2029 Family Population	14,683	175,870	432,335
2029 Population Density (Pop per Square Mile)	5,871.1	8,026.6	7,149.4
2024 HH Income			
2024 Median Household Income	\$55,603	\$44,470	\$53,258
2024 Average Household Income	\$79,633	\$64,332	\$84,405
2024 Per Capita Income	\$27,513	\$24,026	\$33,074
2024 Households			
2024 Total Units	6,505	84,796	218,372
2010 Owner-occupied Housing Units	3,114	23,890	72,723
2024 Median Home Value	\$244,073	\$242,979	\$289,537
2024 Average Home Value (Esri)	\$282,235	\$295,505	\$419,544
2024 Average Family Size (Esri)	3.55	3.41	3.34
2024 Age			
2024 Median Age	36.5	34.1	34.7

1 Mile 3 Miles 5 Miles

2024 Educational Attainment			
Bachelor's Degree & Greater Total %	29%	25%	36%
Bachelor's Degree %	20.65%	16.89%	22.50%
Graduate & Professional Degree %	8.36%	8.05%	13.36%
2024 Educational Breakdown			
2024 Pop 25+ by Educ: <9th Grd	3,129.0	32,449.0	55,194.0
2024 Pop 25+ by Educ: Some HS	852.0	11,591.0	21,993.0
2024 Pop 25+ by Educ: HS Grad	2,350.0	31,776.0	69,487.0
2024 Pop 25+/Educ: GED	380.0	4,242.0	11,066.0
2024 Pop 25+ by Educ:Some College	1,386.0	19,220.0	53,008.0
2024 Pop 25+ by Educ:Assoc Deg	727.0	9,492.0	25,593.0
2024 Pop 25+ by Educ: Bach Degree	2,566.0	24,477.0	82,887.0
2024 Pop 25+ by Educ: Grad Degree	1,039.0	11,658.0	49,229.0

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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 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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