

LONG POINT SHOPPING CENTER RETAIL FOR LEASE

7800-7844 LONG POINT RD, HOUSTON, TX 77055

SHOP ^{COS.}



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PROJECT SCOPE

Long Point Shopping Center is a recently renovated neighborhood center conveniently located at the NEC of Long Point Road & Wirt Road. The site caters to the rapidly gentrifying Spring Branch trade area, boasts excellent visibility, and traffic at a signalized intersection with easy access to I-10, Highway 290 and Loop 610. Ample signage opportunities are available on Long Point Road with numerous national co-tenants within the project including ACE, Wells Fargo and Suvida Healthcare.

DETAILS

- ± 4,311 SF Suite 1802-B-C
- ± 845 SF Suite 1836-B
- ± 3,125 SF Suite 7840-A
- ± 6,122 SF Suite 7840-C

TRAFFIC COUNTS

- o Long Point Rd: 14,375 VPD '25
- o Wirt Rd: 21,053 VPD '25

AREA RETAILERS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	19,045	136,330	400,878
Avg. HH Income	\$109,349	\$125,114	\$138,566
Total Housing Units	7,263	53,522	172,328
Daytime Population	17,486	181,150	592,004
Medium Home Value	\$453,991	\$458,026	\$456,364

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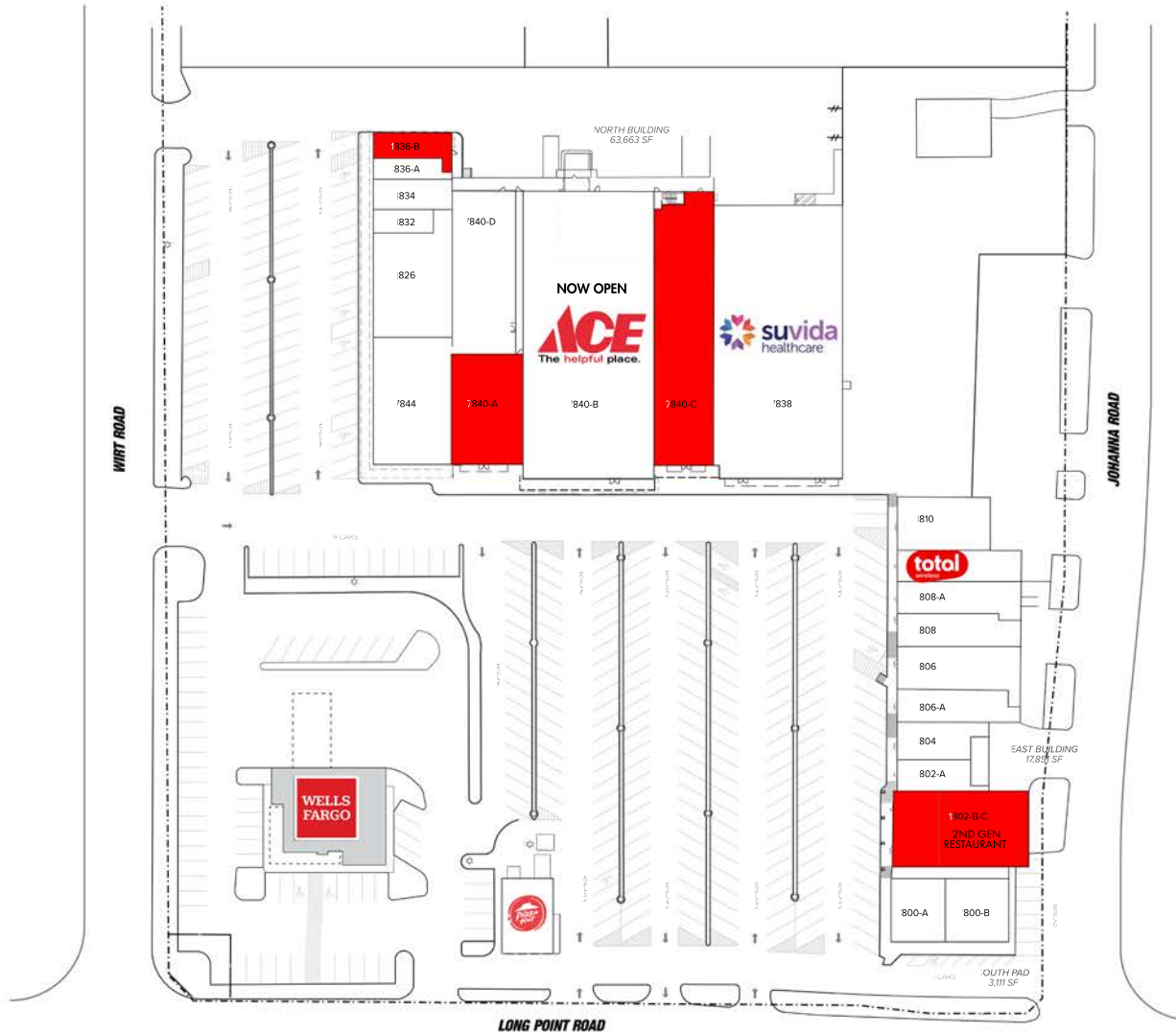
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NORTH BUILDING

1836-B	AVAILABLE	845 SF
1836-A	DAISY'S MULTI SERVICE	654 SF
1834	GOLDEN 1 THAI MASSAC	1,005 SF
1832	MIRACLE BEAUTY	570 SF
1826	SALAZI CLINIC	3,682 SF
7844	EDC DENTAL	6,110 SF
7840-I	AVAILABLE	3,170 SF
7840-E	ACE HARDWARE	16,000 SF
7840-C	AVAILABLE	6,122 SF
7840-D	USB STORAGE	2,266 SF
7838	SUVIDA HEALTHCARE	14,454 SF

EAST BUILDING

1810	SPRING BRANCH EYE CARE	2,048 SF
1808-B	TOTAL WIRELESS	1,667 SF
1808-A	TAYLOR NAIL BAR	1,722 SF
1808	MI TIERRA CENTRO AMER.	1,598 SF
1806	MI BELLA REST.	2,362 SF
1806-A	CRICKET WIRELESS	1,583 SF
1804	REGIONAL FINANCE	1,634 SF
1802-A	PHONE REPAIR	1,017 SF
1802-B-C	AVAILABLE	4,311 SF
7800-A	SUBWAY	1,406 SF
7800-B	AMAX AUTO INSURANCE	1,650 SF

OUT PARCEL

7849	WELLS FARGO	1,096 SF
7820-I	PIZZA HUT	1,447 SF



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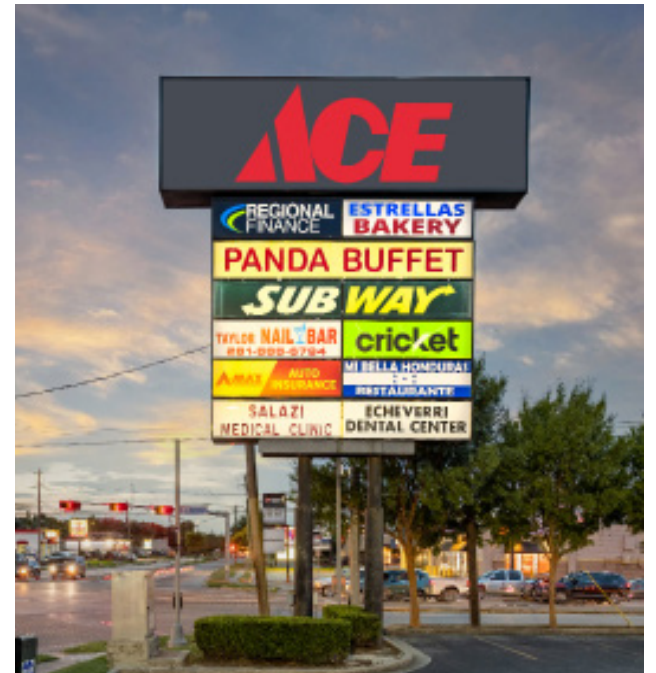
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INFORMATION ABOUT BROKERAGE SERVICES



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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