

PROPERTY AVAILABLE

# FORMER CVS PHARMACY

**2455 Eldridge Parkway**  
Houston, Texas

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2455 Eldridge Parkway, Houston, Texas

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### Property Features

- > 11,000 SF (140' x 80')
- > 1.93 acres
- > Potential for drive-thru
- > Can be divided for multiple tenants
- > 117 surface spaces available

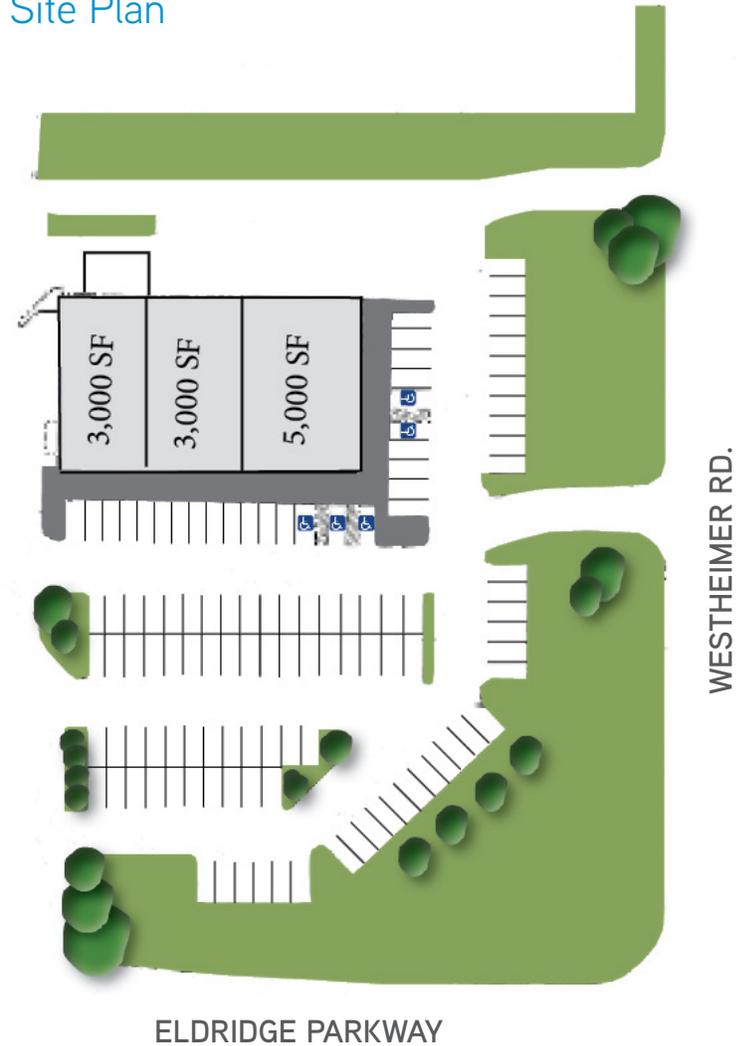
### Lease Rate / Sales Price

Upon Request

### Major Traffic Generators



### Site Plan



★ macy's  
**Sears**  
Dillard's  
REGAL  
ENTERTAINMENT  
GROUP

TRADE AREA AERIAL

WEST OAKS  
MALL

HWY 6

CVS  
pharmacy

GOODY'S

BEST  
BUY

BARNES & NOBLE  
BOOKSELLERS

ROSS  
DRESS FOR LESS

HobbyTown USA

Academy  
SPORTS + OUTDOORS

BED BATH &  
BEYOND

Goodwill

Walgreens  
Party City

Conn's

FLOOR  
DECOR  
TILE • WOOD • STONE

Durlington

POPEYE'S

99¢  
only

KOLACHE  
FACTORY

STARBUCKS

boost  
mobile

BIG  
DADDY  
BBQ

SHERWIN-WILLIAMS

MEGA KARAOKE  
DU CENTER

PALACE  
INN

Custom Lighting & Hardware  
The Better Deal

WESTHEIMER RD

TARGET

KAY  
JEWELERS

Pollo Tropical  
CHICKEN ON THE GRILL

TJ-maxx

Michaels  
Where Creativity Happens

at&t

MATTRESS ONE

GameStop

Vitamin  
Shoppe

VISHALA  
GROCERY

Monkey Joes

PETSMART

Office DEPOT

DOLLAR TREE

ELDRIDGE PKWY

CHASE

SITE

AllegianceBank  
TEXAS



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FLOBA  
HOME GOODS



**2455 Eldridge Parkway, Houston, Texas**

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**Demographics**

	1 Mile	3 Miles	5 Miles
<b>Population</b>	25,627	154,656	371,048
<b>Avg. HH Income</b>	\$83,032	\$87,770	\$83,470
<b>Business</b>	602	5,255	15,189
<b>Employees</b>	5,153	53,316	197,829

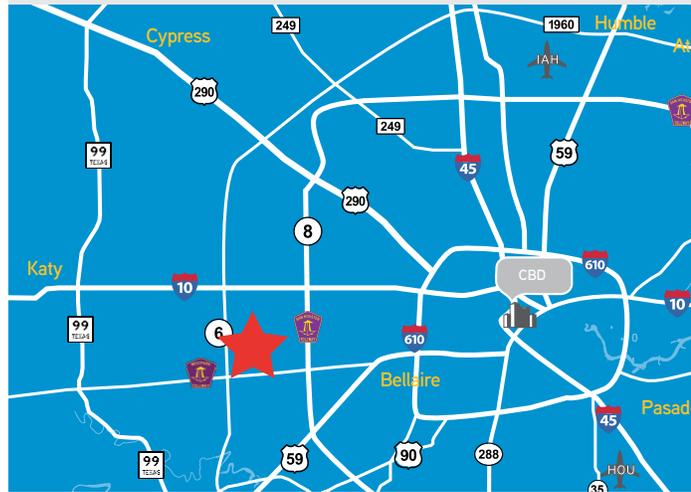
**Traffic Counts**

	VPD
Eldridge Pkwy north of Westheimer Rd.	<b>28,820</b>
Eldridge Pkwy south of Westheimer Rd.	<b>18,270</b>
Westheimer Rd. west of Eldridge Pwky	<b>47,000</b>
Westheimer Rd. east of Eldridge Pwky	<b>66,000</b>

**Contact Us**

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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.

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

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