

FOR LEASE ALAMO PLAZA



4740 DACOMA STREET HOUSTON, TX 77092

PROPERTY HIGHLIGHTS:

- Endcap Spaces Available - 2,000 SF
- Inline Spaces Available - 1,800 & 3,700 SF
- Building remodeled in 2019
- Immediate access to 290, 610, and I-10
- Adjacent to brand new power center
- 3-Mile daytime population over 125,000
- Shadow-Anchored by Karbach Brewery
- Great location in rapidly evolving area

The information provided herein along with any attachment(s) was obtained from sources believed to be reliable, however, Friedman Real Estate makes no guarantees, warranties, or representations as to the completeness or accuracy of such information and legal counsel is advised. All information provided is subject to verification and no liability for reliance on such information or errors or omissions is assumed. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2023 Friedman Real Estate. All rights reserved.

FOR MORE INFORMATION PLEASE CONTACT:



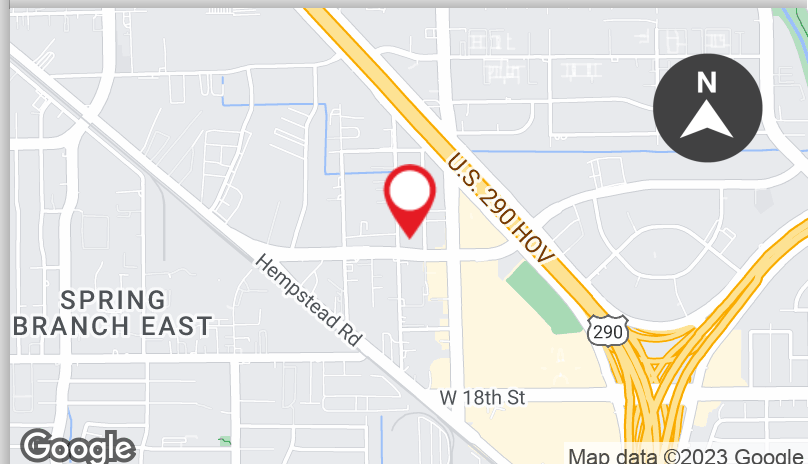
NICK JASIEN
nick.jasien@freg.com



JACOB GROSSMAN
jacob.grossman@freg.com

281.599.9000

eCODE 263



ALAMO PLAZA LOCATION OVERVIEW



TRAFFIC COUNTS

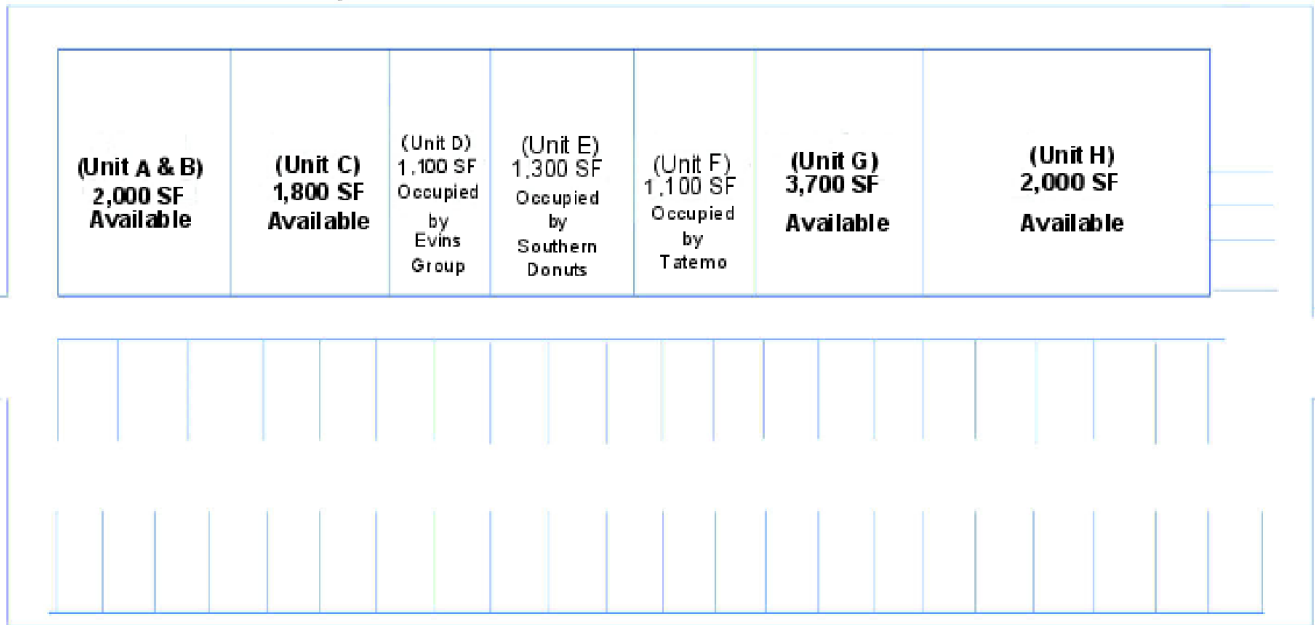
INTERSECTION	CARS PER DAY
Mangum Rd & Dacoma St S	23,159
Mangum Rd & Northwest Fwy N	17,818
290-Hov Fwy & Dacoma St SE	258,330
Mangum Rd & Randwick Dr S	16,328

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	13,792	117,052	332,714
Total Households	4,740	46,389	136,553
Average HH Income	\$44,059	\$81,466	\$95,442

ALAMO PLAZA LEASE SPACES

Dacoma Center
Dacoma St. Between 290 & Hempstead
4740 Dacoma St. Houston, TX 77092



Dacoma St.

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite A+B (Endcap)	Available	2,000 SF	NNN	\$20.00 SF/yr
SUITE C	Available	1,800 SF	NNN	\$18.00 SF/yr
SUITE G	Available	3,700 SF	NNN	\$18.00 SF/yr
SUITE H (Endcap)	Available	2,000 SF	NNN	\$20.00 SF/yr

INFORMATION ABOUT BROKERAGE SERVICES



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Friedman Real Estate Brokerage TX Inc.

Licensed Broker/Broker Firm Name
or Primary Assumed Business Name

9007426

License No.

jacob.grossman@freg.com

Email

281-599-9000

Phone

Jacob Grossman

Designated Broker of Firm / Licensed Supervisor

611522

License No.

jacob.grossman@freg.com

Email

281-599-9000

Phone

Nick Jasien

Sales Agent / Associate

669188

License No.

nick.jasien@freg.com

Email

281-599-9000

Phone

Buyer / Tenant Initials

Seller / Landlord Initials

Date