

CALL FOR MORE INFORMATION



PAD SITE AVAILABLE

Ground lease or build to suit

Can accommodate up to a 5,000 SF building

PROPERTY HIGHLIGHTS

- Anchored by top-performing **Sellers Bros.** (Now owned by La Michoacana), **Melrose Family Fashion**, and **Dollar Tree**
- Co-tenants include Crown Dental, Metro PCS, Barri Financial, AMAX Insurance, **Octopharma Plasma**, **Aaron's** and **Texas Health and Human Services**
- Located on major east/west arterial off Little York Road
- New Ownership
- Incentive available for restaurant tenant
- Densely populated with 130,000 people in 3 miles
- Separate pylon signage available with 12,447 SF space
- Across from new IDEA school with 780 students

TRAFFIC COUNT

Little York Road: 24,664 VPD
Hardy Toll Road: 66,776 VPD
(TXDOT 2019)

PROPERTY SNAPSHOT



123,856
2021 POPULATION
3 MILE RADIUS



75,839
2021 DAYTIME POPULATION
3 MILE RADIUS



\$34,683
2021 AVERAGE INCOME
3 MILE RADIUS



66,776 VPD
HARDY TOLL ROAD

AREA TRAFFIC GENERATORS



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Joaquin Orozco
jorozco@resolutre.com
281.445.0033

Taki Dallis
tdallis@resolutre.com
281.445.0033

www.resolutre.com

Little York Plaza

NEC HARDY TOLL RD AND LITTLE YORK ROAD
1409 LITTLE YORK HOUSTON, TX 77093

Suite	Tenant	Size
M01	Central Boxing	900 SF - 4,512 SF
M02	Texas Health and Human Services	17,128 SF
M3A	Barri Financial	1,250 SF
M3A-1	Boost Mobile	1,839 SF
M04	Pinewood Pharmacy	1,860 SF
M06	El Paisano Tax Services	900 SF
M10	Crown Dental	3,528 SF
M09	Dollar Tree	12,447 SF
M12	Sellers Brothers	39,108 SF
A0A	Nail Salon	1,200 SF
A01	The Fashion Max	2,400 SF
A04	La Calentana Panaderia	900 SF
B0A	Melrose Family Fashion	11,180 SF
B0A-1	Oclapharma Plasma	8,320 SF
M13	Aaron's	4,500 SF
M14	Agua Pura	1,200 SF
M15	Metro PCS	1,800 SF
Pad	AMAX Insurance	812 SF

Pad Available Can Accomodate Up to 5,000 SF Building

Detention Pond

Food Truck Area Available

66,776 VPD

Little York Rd 24,664 VPD

Patrick Henry Middle School

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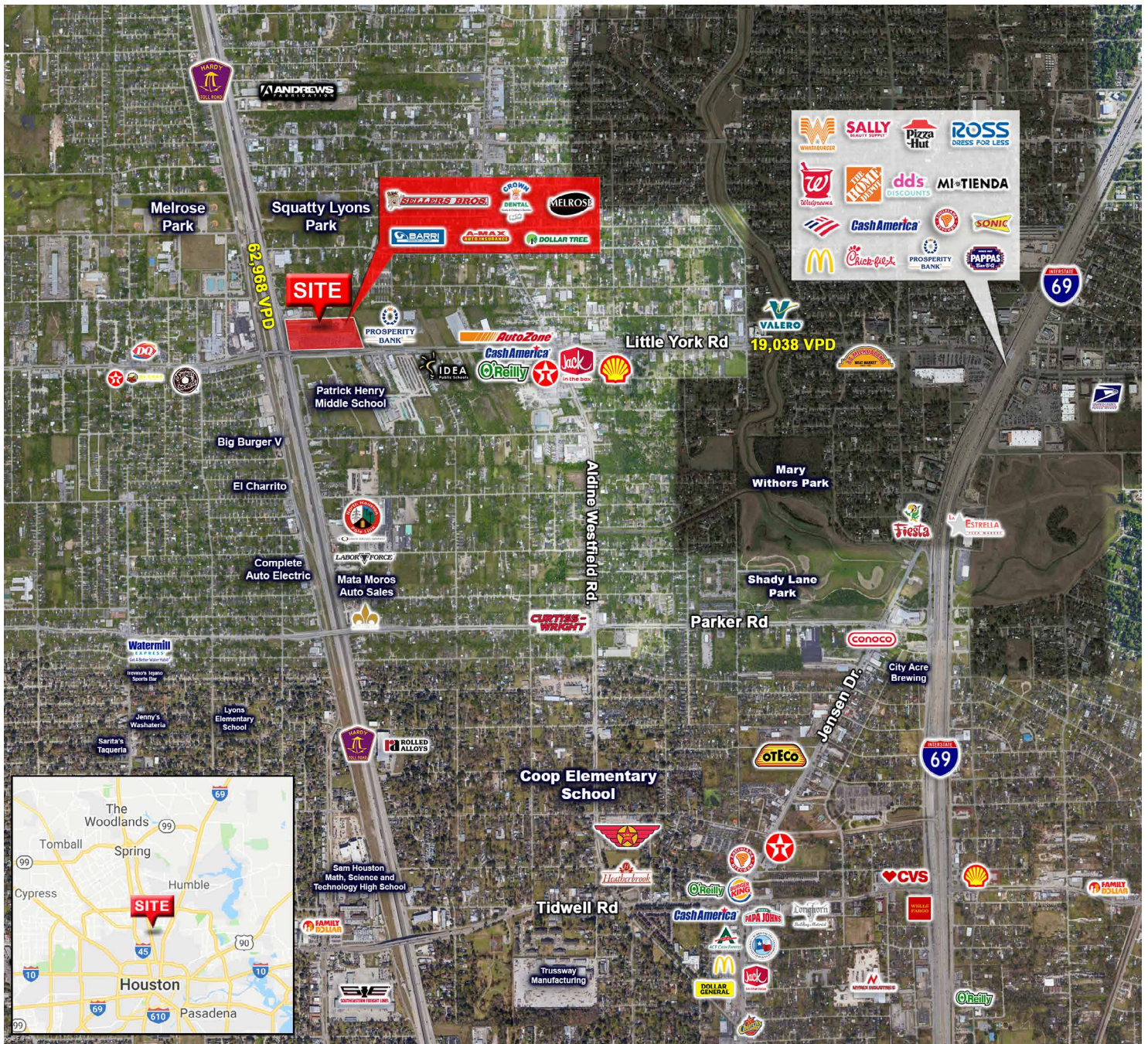
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Information About Brokerage Services

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.

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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUTRE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR J Wesley Tune	459263 OR 417096	leads@resolutre.com	512-474-5557
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR J Wesley Tune	459263 OR 417096	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date