

RETAIL PROPERTY
FOR LEASE

RESTAURANT & RETAIL SPACES ON W LITTLE YORK ROAD

727 W LITTLE YORK ROAD, HOUSTON, TX 77091



OFFERING SUMMARY

Available SF:	2,000 SF
Lease Rate:	Please Call Broker for Information
Lot Size:	3.71 Acres
Year Built:	2017
Building Size:	5,040 SF
Market:	North Houston
Submarket:	Highland Heights

PROPERTY HIGHLIGHTS

- 2 End Cap Retail Spaces Available in North Houston, Ideal for Retail, Restaurant, Bar & Grill, Fast Food with Drive-thru
- Excellent Location with Great Visibility & +/- 374 Feet of Frontage on W Little York
- In High Density Residential & Commercial Populated Area with easy access to Freeways & Retail, Anchored to a very busy Valero Gas Station, Surrounded by Apartments, Single Family Residences & Offices
- Site is half a block from N Shepherd Drive & only feet from I-45 on High Commuter Corridor, Situated in Harris County & Houston ISD
- Average Traffic of over 34,000 Vehicles Per Day on W Little York, over 36,000 Vehicles Per Day on N Shepherd & over 314,000 Vehicles Per Day on I-45

AVAILABLE SPACES

SPACE	LEASE RATE
727 W Little York Space 1 End-cap	Please Contact Broker for Pricing Information
727 W Little York Space 2 End-cap	Please Contact Broker for Pricing Information

FOR MORE INFORMATION, PLEASE CONTACT:

SULEMAN (SAM) RAJANI
VICE PRESIDENT - BROKERAGE AND DEVELOPMENT SERVICES
832.266.4786
SULEMAN@TEXASCRES.COM

RETAIL PROPERTY
FOR LEASE

RESTAURANT & RETAIL SPACES ON W LITTLE YORK ROAD

727 W LITTLE YORK ROAD, HOUSTON, TX 77091



FOR MORE INFORMATION, PLEASE CONTACT:

SULEMAN (SAM) RAJANI

VICE PRESIDENT - BROKERAGE AND DEVELOPMENT SERVICES

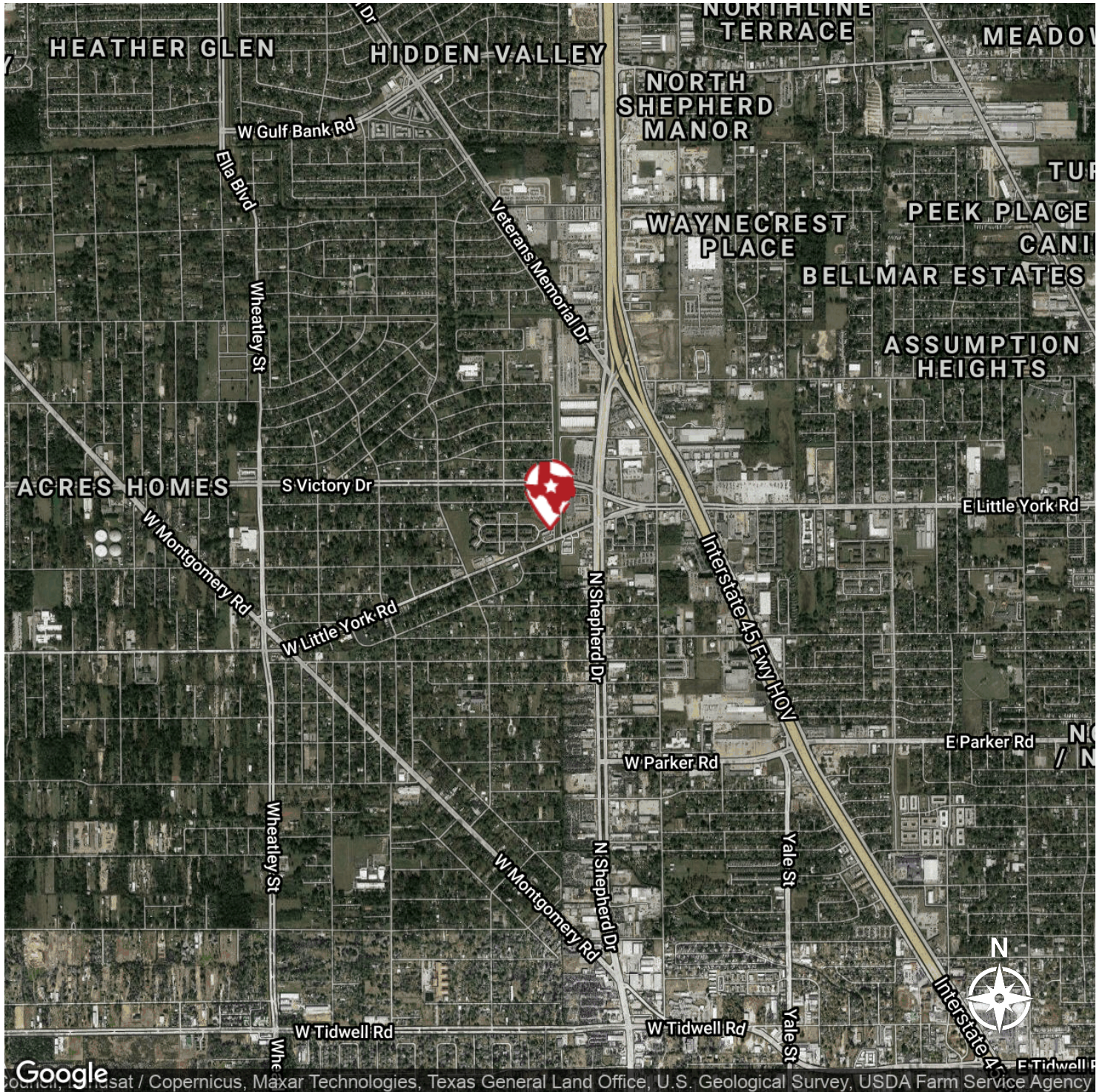
832.266.4786

SULEMAN@TEXASCRES.COM

RETAIL PROPERTY
FOR LEASE

RESTAURANT & RETAIL SPACES ON W LITTLE YORK ROAD

727 W LITTLE YORK ROAD, HOUSTON, TX 77091



FOR MORE INFORMATION, PLEASE CONTACT:

SULEMAN (SAM) RAJANI

VICE PRESIDENT - BROKERAGE AND DEVELOPMENT SERVICES

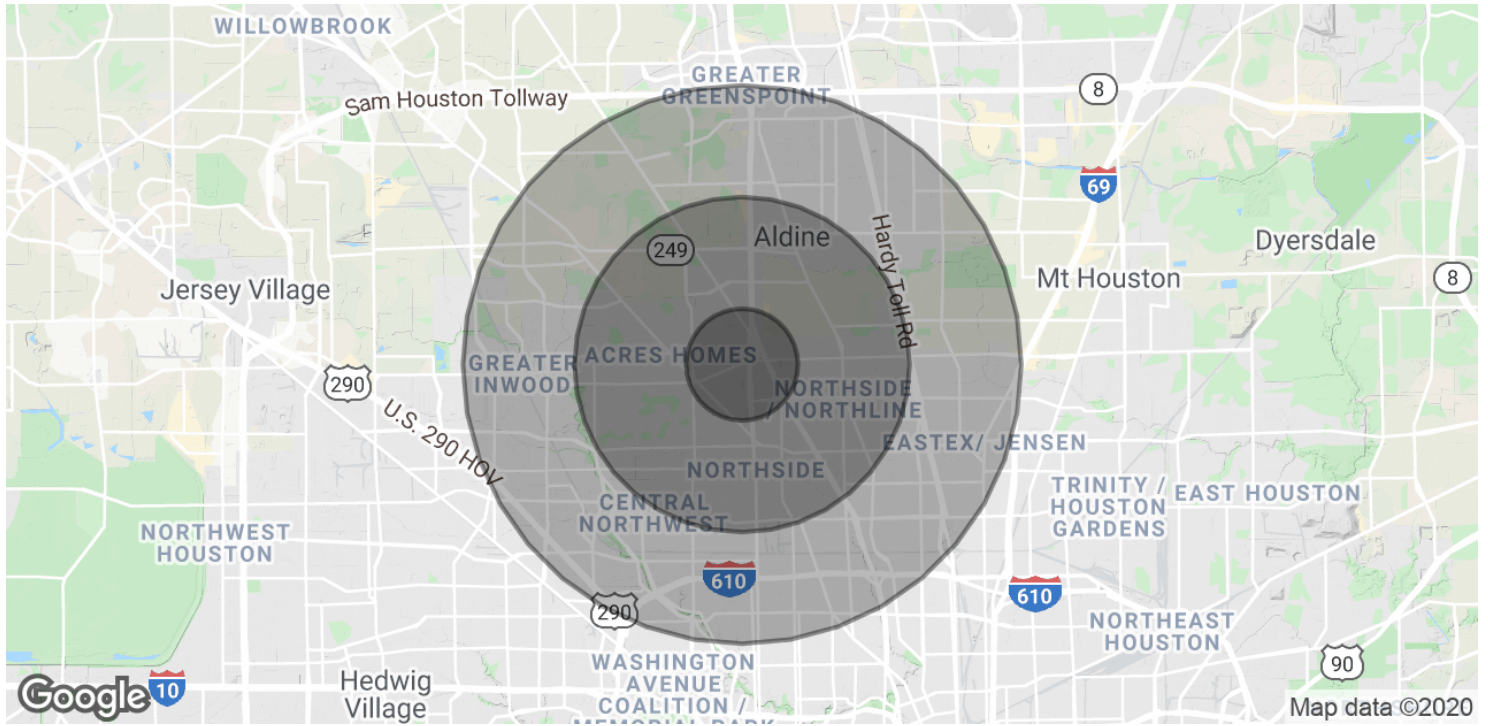
832.266.4786

SULEMAN@TEXASCRES.COM

**RETAIL PROPERTY
FOR LEASE**

RESTAURANT & RETAIL SPACES ON W LITTLE YORK ROAD

727 W LITTLE YORK ROAD, HOUSTON, TX 77091



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,509	116,542	323,326
Median age	33.2	31.1	30.8
Median age (Male)	32.1	30.0	30.0
Median age (Female)	34.8	32.3	31.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,116	35,358	103,339
# of persons per HH	3.3	3.3	3.1
Average HH income	\$38,861	\$46,418	\$50,684
Average house value	\$90,408	\$134,390	\$136,891

* Demographic data derived from 2010 US Census

FOR MORE INFORMATION, PLEASE CONTACT:

SULEMAN (SAM) RAJANI
VICE PRESIDENT - BROKERAGE AND DEVELOPMENT SERVICES
 832.266.4786
 SULEMAN@TEXASCRES.COM

RETAIL PROPERTY
FOR LEASE

RESTAURANT & RETAIL SPACES ON W LITTLE YORK ROAD

727 W LITTLE YORK ROAD, HOUSTON, TX 77091



Information About Brokerage Services

11-2-2015

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 informational 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.

<u>Texas CRES, LLC</u>	<u>9004590</u>	<u></u>	<u>(713) 473-7200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texascres.com</u>	<u></u>
Designated Broker of Firm	License No.	Email	Phone
<u>Joel C. English</u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<u>Suleman Rajani</u>	<u>685892</u>	<u>suleman@texascres.com</u>	<u>(832) 266-4786</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABSS 1-0

This form was produced by the subscriber named below through Texas FormSource.

Texas C.R.E.S. LLC, 110215 author@divo.com, TX 77429
Tracy 8/04

Phone: (713) 607-1707

Fax:

New IABSS

Produced with zipForm® by zipLogix, 18070 Fifteen Mile Road, Fraser, Michigan 48826 www.ziplogix.com

FOR MORE INFORMATION, PLEASE CONTACT:

SULEMAN (SAM) RAJANI

VICE PRESIDENT - BROKERAGE AND DEVELOPMENT SERVICES

832.266.4786

SULEMAN@TEXASCRES.COM