



SAGEWOOD SHOPPING CENTER

NEC SCARSDALE BLVD & BEAMER RD, HOUSTON, TX 77089

Features

- Space available in well-established neighborhood center
- Endcap space available
- Center has high-occupancy rate with a great co-tenancy mix
- Located at thoroughfare intersection between Beltway 8 South and IH-45 South
- Less than 1/2 mile from Memorial Hermann SE campus & San Jacinto extension

FOR LEASE

TOTAL SF: 85,394
AVAILABLE SF: 3,550
MIN CONTIGUOUS SF: 1,200
MAX CONTIGUOUS SF: 2,350
CONTACT FOR MORE INFORMATION

sagewoodsc.com

Traffic Counts		Demographics	YEAR: 2020	1 MILE	3 MILE	5 MILE
Scarsdale Blvd	20,894 VPD	Population		16,352	92,247	257,704
Beamer Rd	20,972 VPD	Households		5,100	30,286	86,017
		Average HH Income		\$81,099	\$85,591	\$86,168
		2020-2025 Total Population Change		4.1%	6.3%	5.5%

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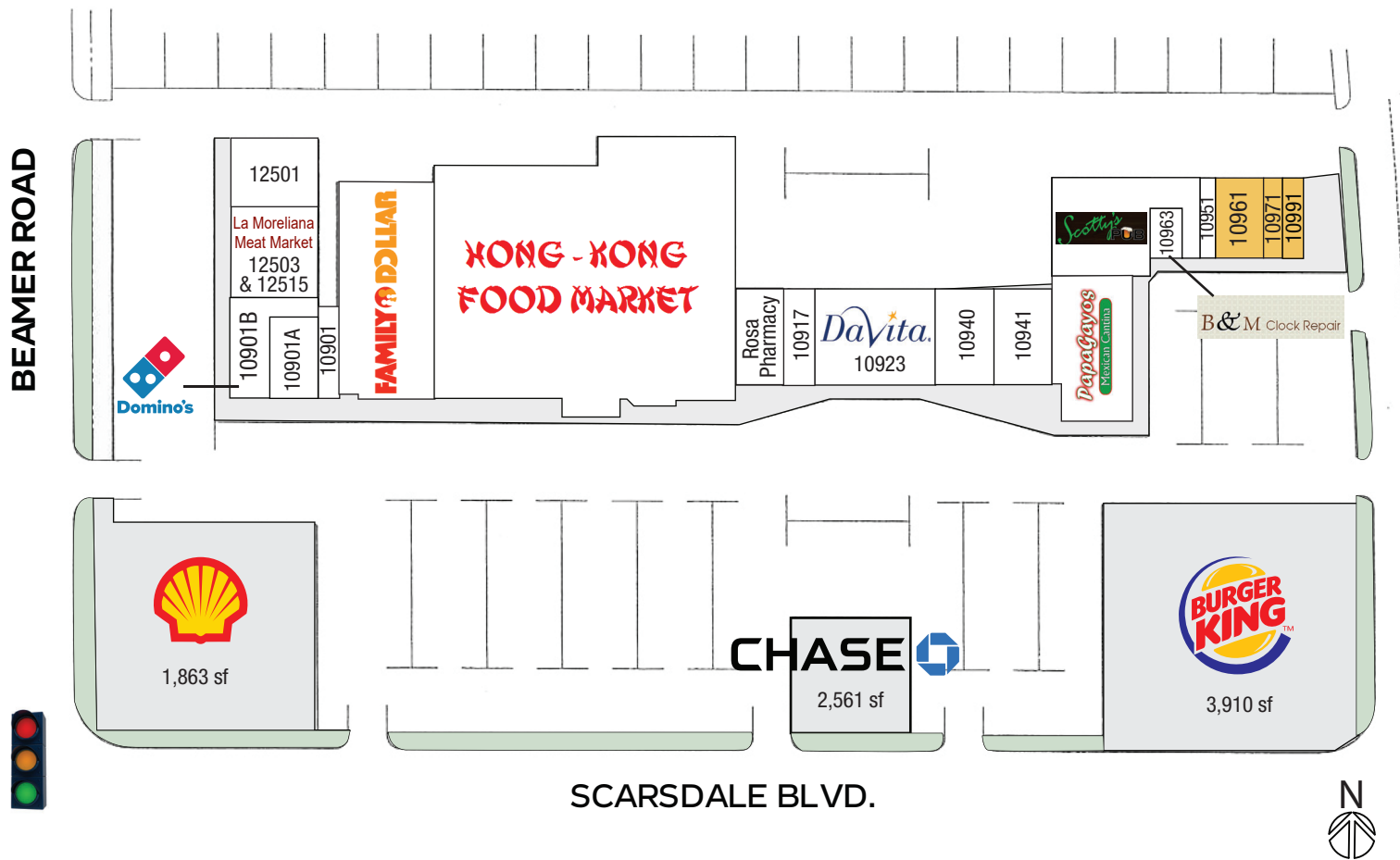
Area Retailers & Businesses



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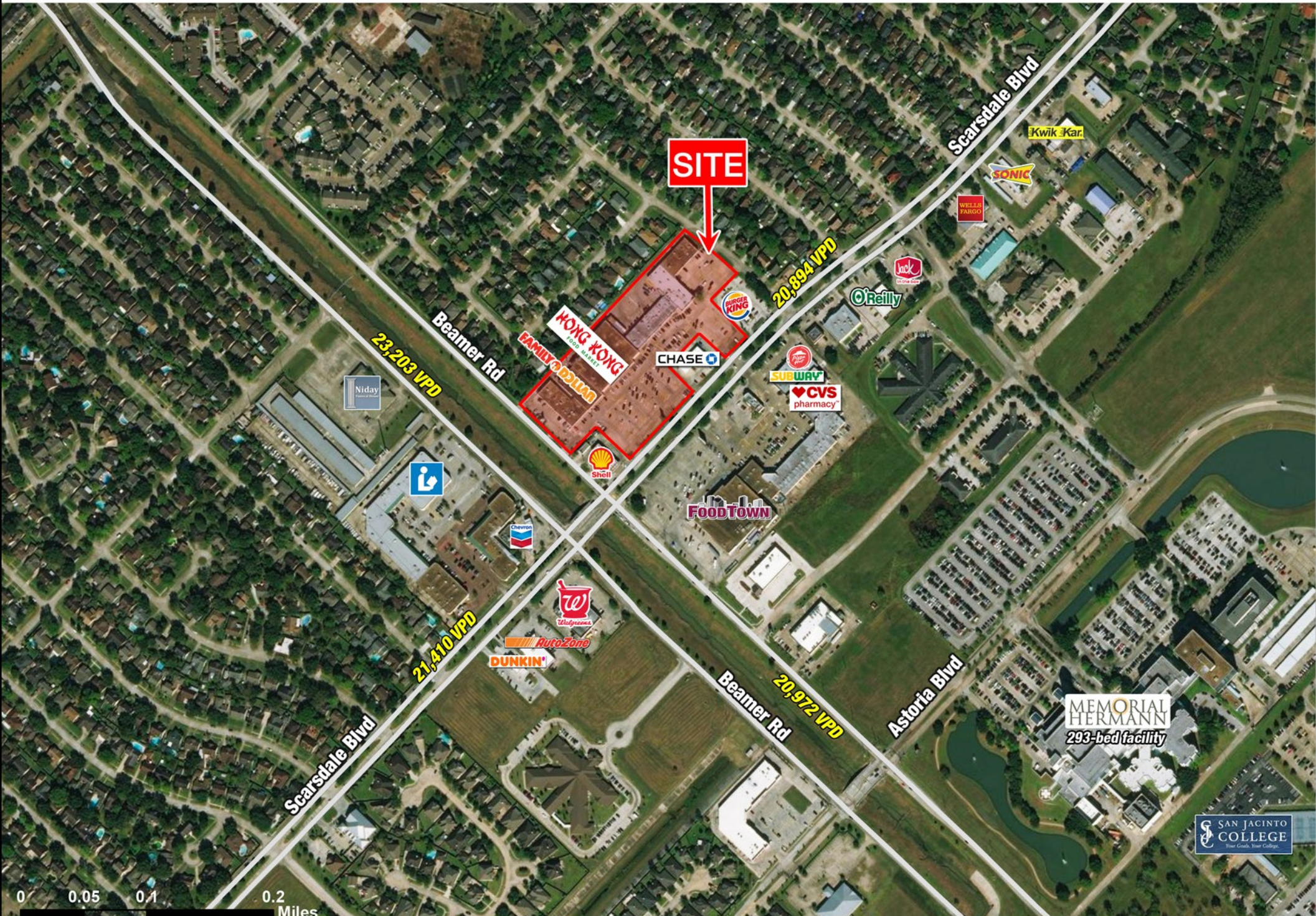
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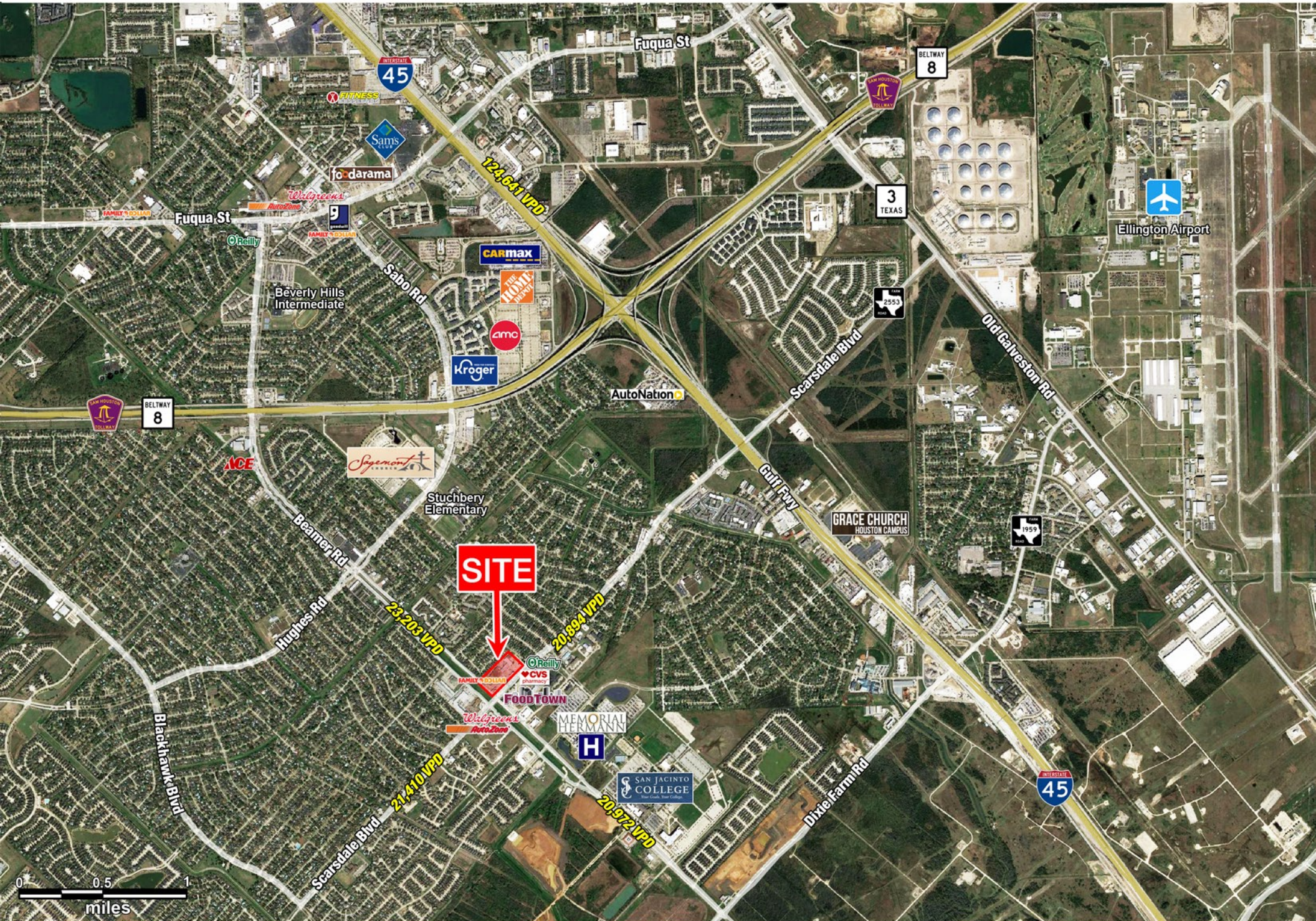
Available Space	
10961	2,350 sf
10971	1,200 sf
10991	1,280 sf

Current Tenants					
12501	Sagewood Washateria	1,980 sf	10923	DaVita Dialysis	6,573 sf
12503/12515	La Moreliana Meat Market	3,505 sf	10940	Jennifer's Hair & Nails	900 sf
10901	Texas Liquor	1,350 sf	10941	Hoang My Vietnamese Rest.	2,100 sf
10901A	Nail Spa C&D	1,867 sf	10943	Papa Gayo's Restaurant	5,073 sf
10901B	Domino's Pizza	2,133 sf	10943A	Scotty's Pub	7,818 sf
10903	Family Dollar	10,998 sf	10951	Millenia Medical Services	842 sf
10910	Hong Kong Food Market	31,675 sf	10963	B&M Clock Repair	450 sf
10915	Rosa Pharmacy	2,040 sf			
10917	Accents Dental	1,260 sf			

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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 on 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.

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