



BRAESWOOD SQUARE SHOPPING CENTER

N. BRAESWOOD BLVD. AT CHIMNEY ROCK, HOUSTON, TX 77096

Features

- High-density trade area in one of Houston’s most stable, affluent communities
- Located at a busy intersection near a major arterial for the Medical Center
- Less than 1 mile from Bellaire High School
- Located less than 1 mile SW of Meyerland Plaza
- Two Walmarts within a 1-mile radius
- Pad site on 0.38 Acres Available

FOR LEASE

TOTAL SF: 99,078

AVAILABLE SF: 41,939

CONTACT FOR MORE INFORMATION

Traffic Counts

N Braeswood at Chimney Rock	18,049 VPD
S Braeswood at Chimney Rock	22,676 VPD
Chimney Rock N of N Braeswood	14,838 VPD
Chimney Rock S of S Braeswood	15,842 VPD

Demographics

	YEAR: 2020	1 MILE	3 MILES	5 MILES
Population		16,295	197,279	538,318
Households		6,925	71,054	211,398
Average Household Income		\$136,641	\$92,241	\$91,908
Daytime Population		14,267	176,554	606,632

Area Retailers & Businesses



Kyle Knight
Senior Vice President
713.781.7111
kknight@weitzmangroup.com

Walker Kane
Assistant Vice President
713.781.7111
wkane@weitzmangroup.com

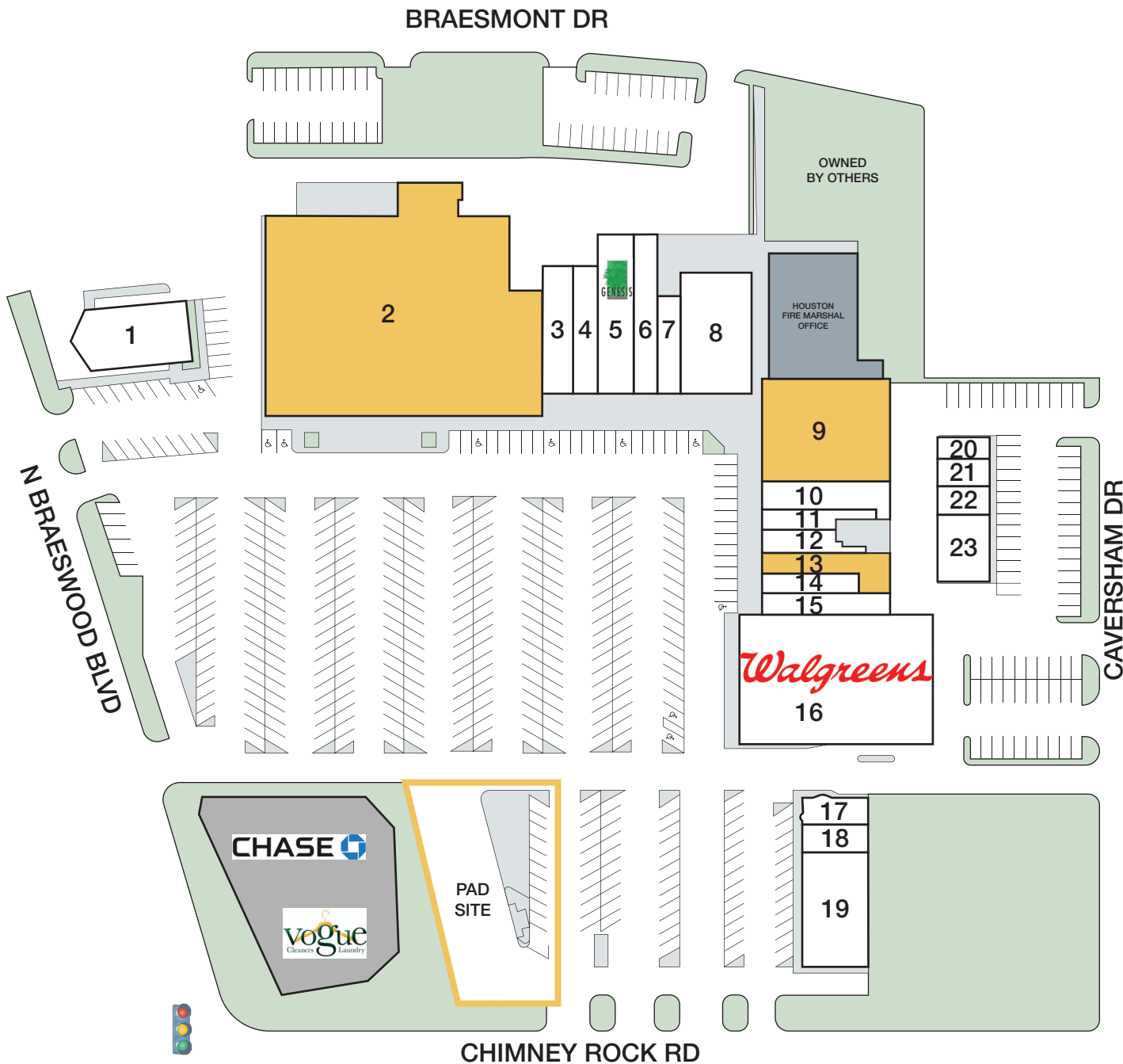
Cole Mueller
Associate
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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



BRAESWOOD SQUARE

N BRAESWOOD BLVD & CHIMNEY ROCK RD, HOUSTON, TX 77096



Available Space

2	33,939 sf
9	8,000 sf
13	2,164 sf
Pad Site	0.38 Acres

Current Tenants

1	El Ranchero Mexican	4,180 sf
3	Remodeling Max	2,500 sf
4	C&K Liquor	2,000 sf
5	Genesis Steak House	3,500 sf
6	Dental Office	2,250 sf
7	Beauty & Brows	1,500 sf
8	Lesley's Pool Supplies	5,000 sf
10	Tic Tac Nail Salon	2,284 sf
11	Fantastic Look	1,196 sf
12	Nancy Knits	1,200 sf
14	La Fresca Pizza	1,197 sf
15	Hadassah	1,800 sf
16	Walgreens	15,268 sf
17	Chic Taylor	1,000 sf
18	Mail Boxes Etc.	1,100 sf
19	Academy Accelerated	4,500 sf
20	Happy Foot	640 sf
21	JJ's Hair Salon	880 sf
22	Star Nail Salon	900 sf
23	Convenience Store	2,080 sf

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The Villages at Meyerland
Apartments

Chimney Rock Rd

NOB HILL
apartment homes
1,326 units
1br-\$700; 3br-\$1,400

LESLIE'S SWIMMING POOL SUPPLIES
Walgreens
Academy of Accelerated Learning
CHASE
Vogue Cleaners
Eli Lilly
VALERO

SITE

N Braeswood Blvd

Brays Bayou

S Braeswood Blvd

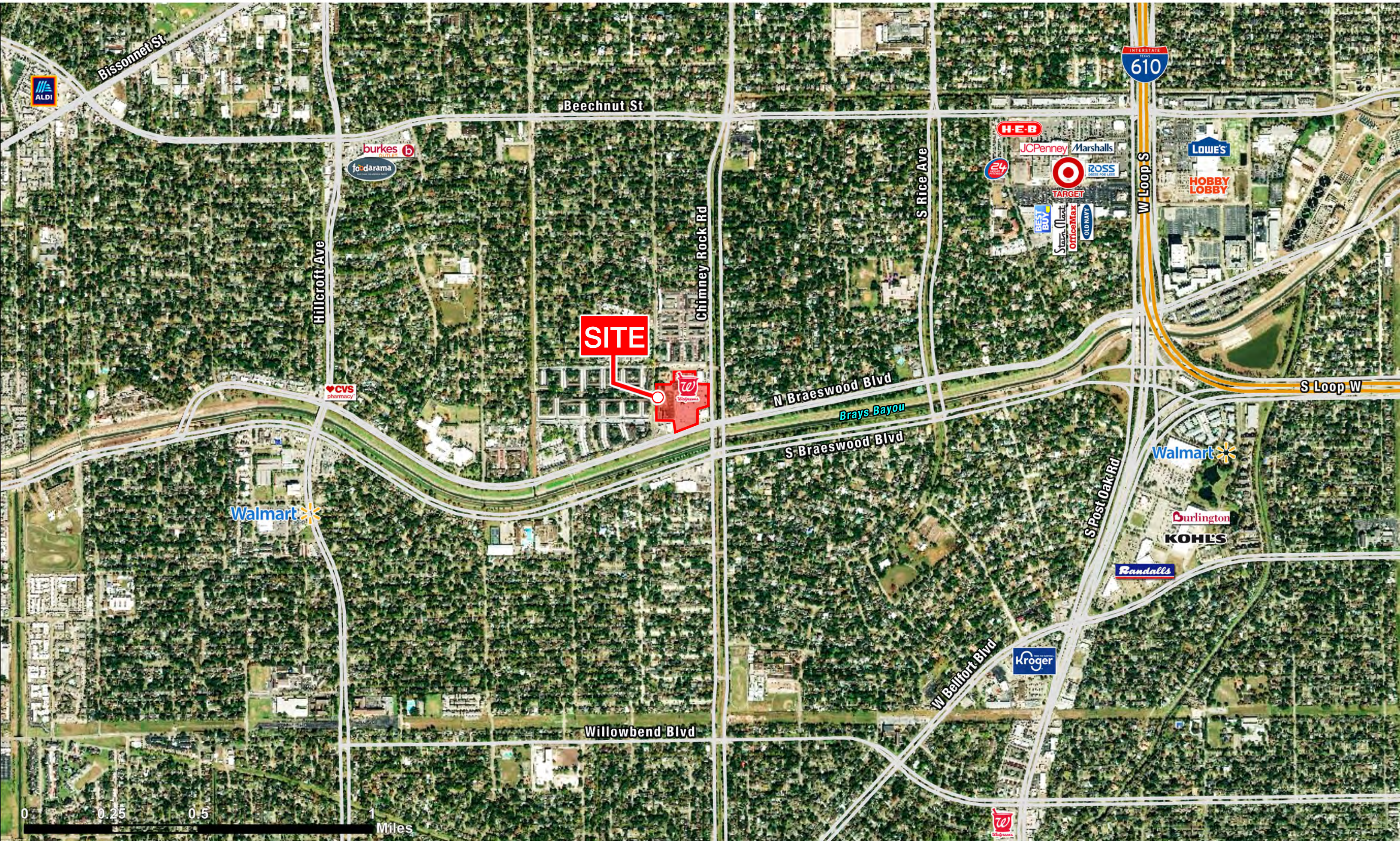
SUPER CUTS

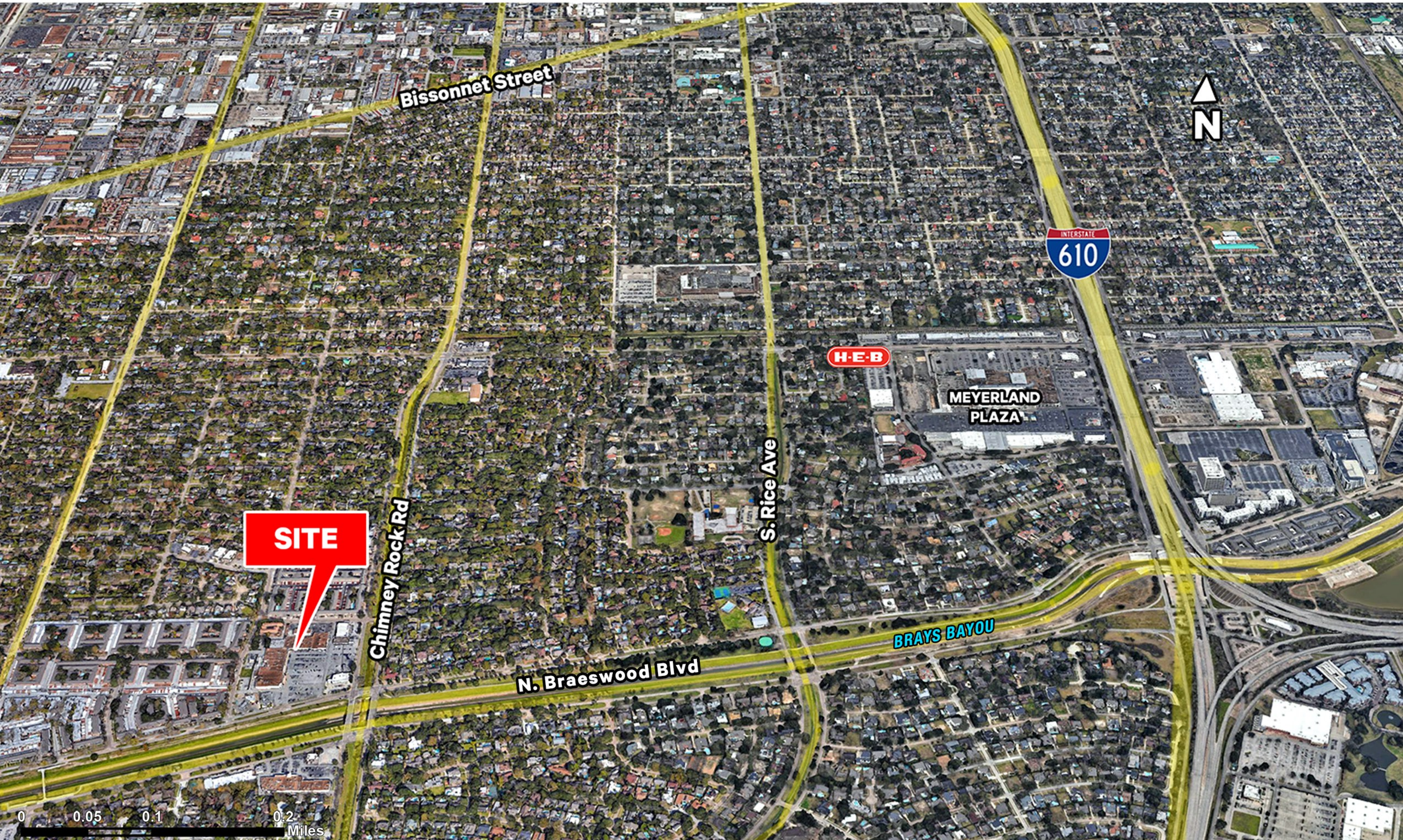
HARMONY
Science Academy
Houston



SUBWAY

0 0.05 0.1 0.2 Miles





SITE

Bissonnet Street

Chimney Rock Rd

N. Braeswood Blvd

S. Rice Ave

H-E-B

MEYERLAND PLAZA

INTERSTATE
610

BRAYS BAYOU



0 0.05 0.1 0.2 Miles

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.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

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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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Buyer/Tenant/Seller/Landlord Initials

Date

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