

# ELLA PLAZA

3542 ELLA BLVD | HOUSTON, TX

2ND GEN.  
RESTAURANT SPACE  
AVAILABLE: 4,954 SF



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# 2024 DEMOGRAPHICS

## POPULATION

<b>2 Miles</b> 68,977	<b>3 Miles</b> 133,674	<b>5 Miles</b> 410,469
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## EST. HOUSEHOLDS

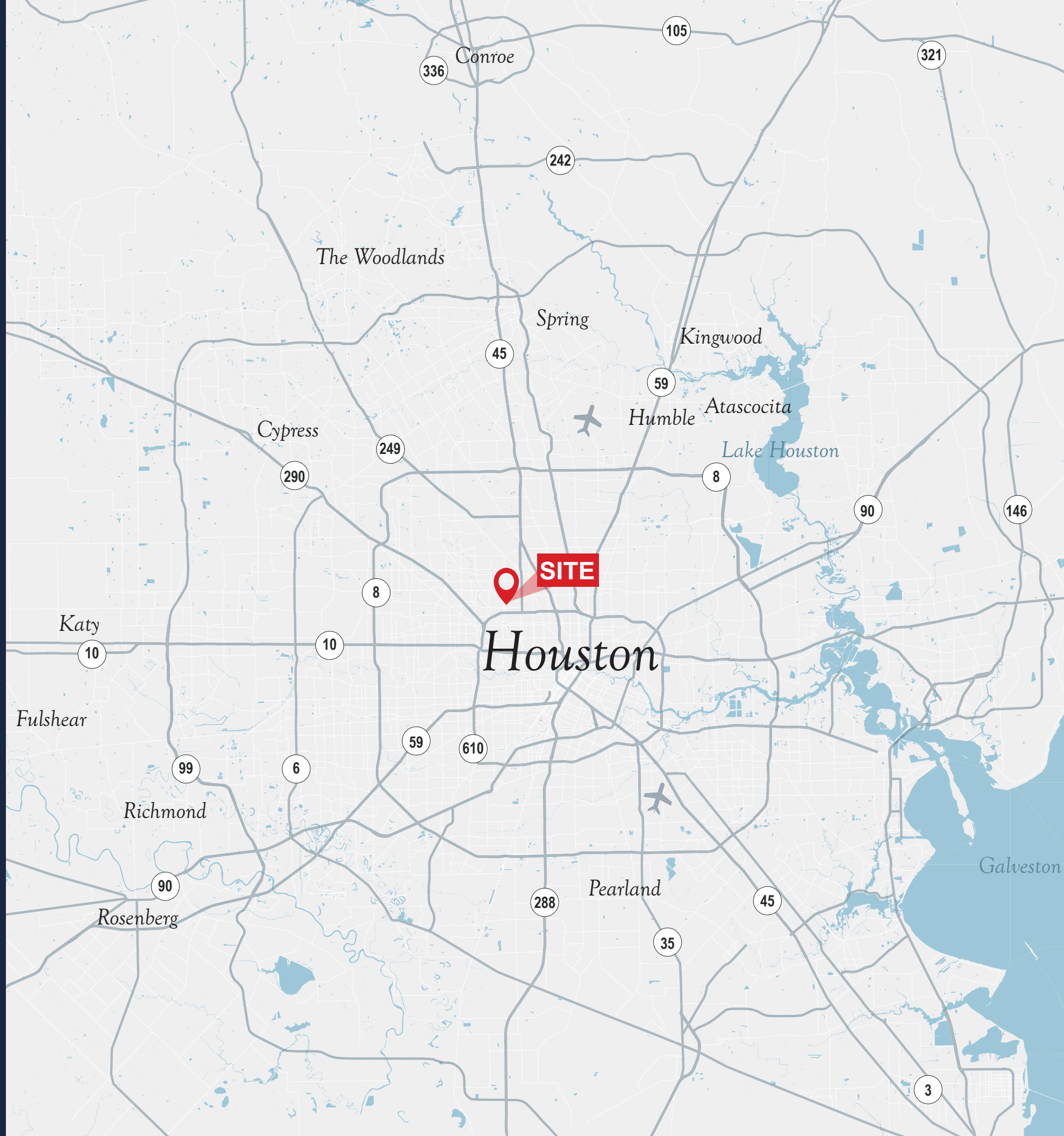
<b>2 Miles</b> 29,970	<b>3 Miles</b> 57,722	<b>5 Miles</b> 169,632
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## EST. AVG. HH INCOME

<b>2 Miles</b> \$153,114	<b>3 Miles</b> \$150,079	<b>5 Miles</b> \$133,495
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## DAYTIME POPULATION

<b>2 Miles</b> 91,981	<b>3 Miles</b> 166,192	<b>5 Miles</b> 469,507
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# AREA OVERVIEW

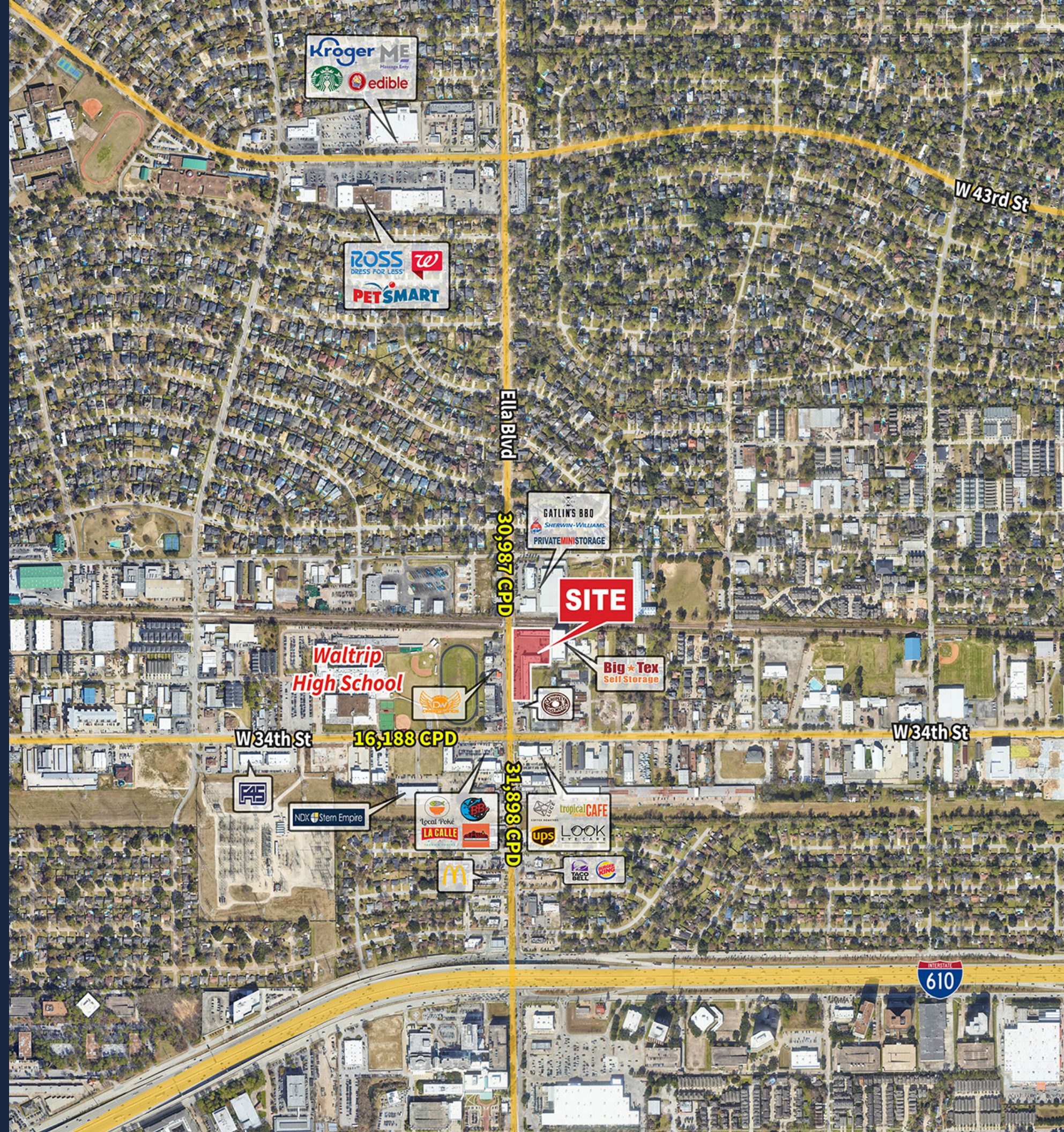
Neighborhood Center with a strong mix of service tenants, serving the residents of Garden Oaks, Oak Forest, and The Heights.

## AVAILABLE:

±2,667 SF

## TRAFFIC COUNTS:

Ella Blvd (South of W 34th St)	31,898 CPD
Ella Blvd (North of W 34th St)	30,987 CPD
W 34th St & Ella Blvd	16,188 CPD



# MARKET AERIAL



**Oak Forest East**  
\$125K - \$1.5M

**Garden Oaks**  
\$125K - \$1.5M

**Oak Forest West**  
\$125K - \$1.5M

**Lazybrook**  
\$178K - \$1.3M

**Timbergrove Manor**  
\$178K - \$1.3M

**SITE**

Kroger ME  
edible

ROSS PET SMART  
DOLLAR TREE  
PNC BANK

LA FITNESS  
SHERWIN-WILLIAMS

CVS pharmacy

ALDI  
DOLLAR TREE

Booker T. Washington High School

GATLIN'S BBQ  
SHERWIN-WILLIAMS  
PRIVATE MINISTORAGE

Waltrip High School  
16,188 CPD

W34th St

salata  
BBQ CHASE

COMMON BOND

WHOLE FOODS MARKET  
Orangetheory FITNESS

FAS

Local Pint  
LA GALLE

McDonald's

jiffy lube

tropical CAFE  
next level  
UPS

TACO BELL  
BURGER KING  
Popeye's

TACO CASABA

FIVE GUYS

TJ-maxx  
ROSS  
ULTA  
Burlington  
FIVE FLOOR DECOR  
MOD  
Bath & Body Works

COURTYARD BY MARRIOTT

202,553 CPD

INTERSTATE 610

290

Office // Business Park

MEMORIAL HERMANN

CVS pharmacy  
LOWE'S

Chick-fil-e  
Pep Boys

EL REY  
BURGER KING

FERGUSON

HEB

Houston ISD

Applebee's

BOY SCOUTS OF AMERICA

Ella Blvd

DISCOUNT TIRE  
EggHaus

KA SUSHI  
CRUST

Big Boy Joint  
Taco Stand

Kroger

McDonald's

CVS pharmacy

W18th St

24 HOUR  
Jack

Snooze

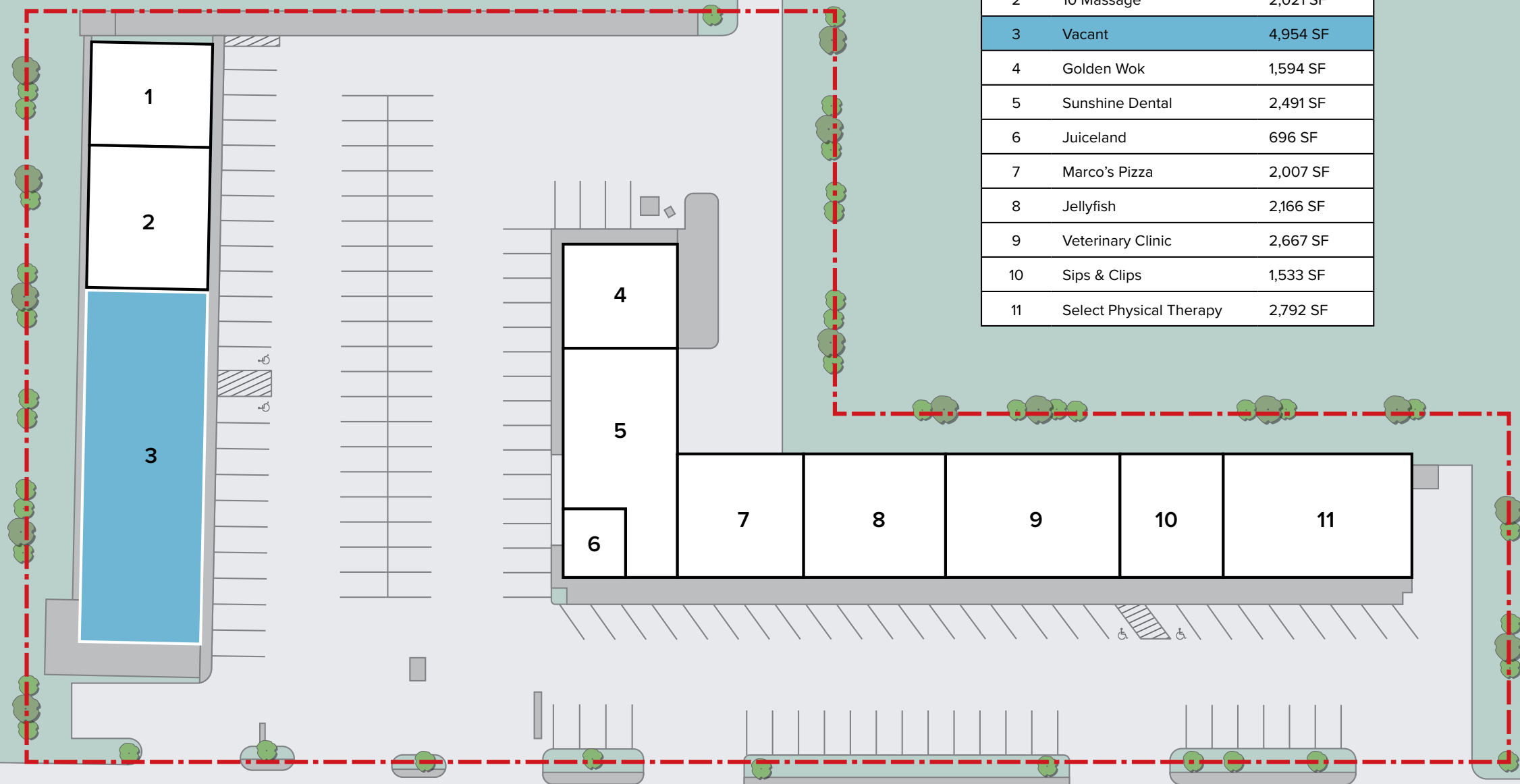
TORCHY'S TACOS

CUBE SMART

# SITE PLAN

W 34th 1 1/2 Street

SUITE	TENANT	SIZE
1	Nail Salon	1,556 SF
2	10 Massage	2,021 SF
3	Vacant	4,954 SF
4	Golden Wok	1,594 SF
5	Sunshine Dental	2,491 SF
6	Juiceland	696 SF
7	Marco's Pizza	2,007 SF
8	Jellyfish	2,166 SF
9	Veterinary Clinic	2,667 SF
10	Sips & Clips	1,533 SF
11	Select Physical Therapy	2,792 SF



Ella Boulevard





## 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.

11-2-2015



### 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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