

ELLA PLAZA

3542 ELLA BLVD | HOUSTON, TX

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



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 **Read King**
Commercial Real Estate

read-king.com

TRADE AREA DEMOGRAPHICS

POPULATION

| | | |
|--------------------------|---------------------------|---------------------------|
| 2 Miles 68,977 | 3 Miles 133,674 | 5 Miles 410,469 |
|--------------------------|---------------------------|---------------------------|

EST. HOUSEHOLDS

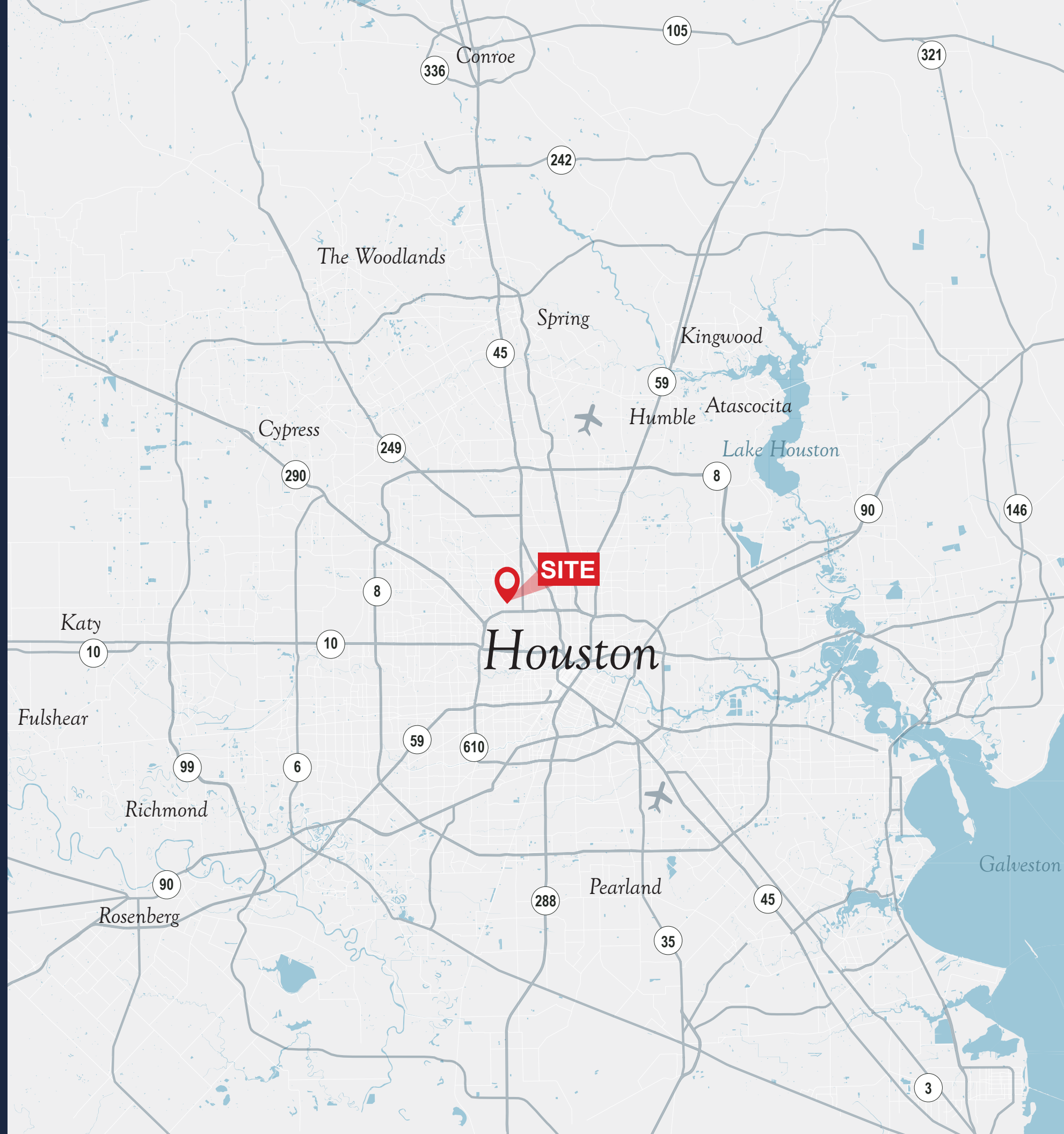
| | | |
|--------------------------|--------------------------|---------------------------|
| 2 Miles 29,970 | 3 Miles 57,722 | 5 Miles 169,632 |
|--------------------------|--------------------------|---------------------------|

EST. AVG. HH INCOME

| | | |
|-----------------------------|-----------------------------|-----------------------------|
| 2 Miles \$153,114 | 3 Miles \$150,079 | 5 Miles \$133,495 |
|-----------------------------|-----------------------------|-----------------------------|

DAYTIME POPULATION

| | | |
|--------------------------|---------------------------|---------------------------|
| 2 Miles 91,981 | 3 Miles 166,192 | 5 Miles 469,507 |
|--------------------------|---------------------------|---------------------------|



AREA OVERVIEW

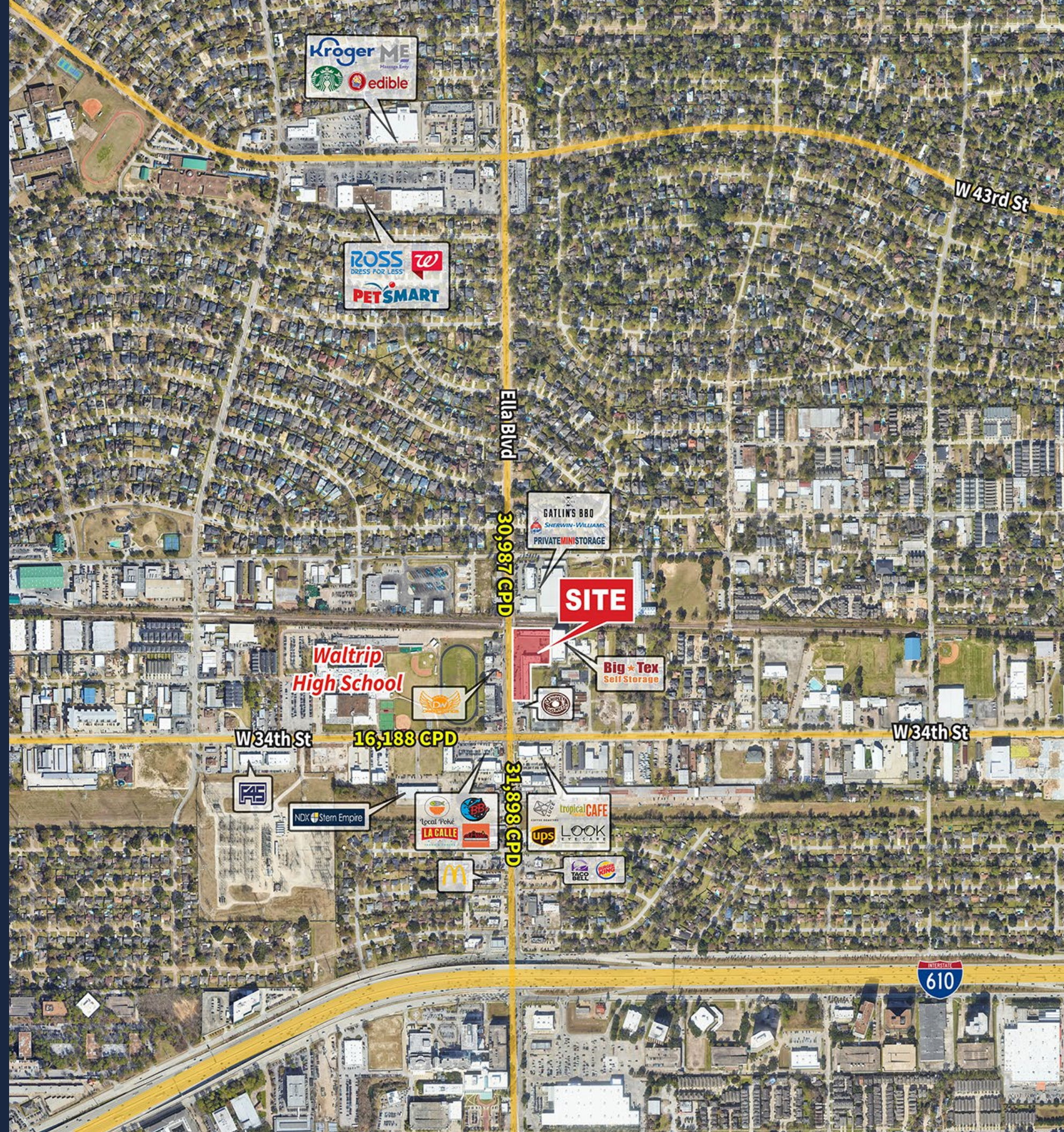
Neighborhood Center with a strong mix of service tenants, serving the residents of Garden Oaks, Oak Forest, and The Heights.

AVAILABLE:

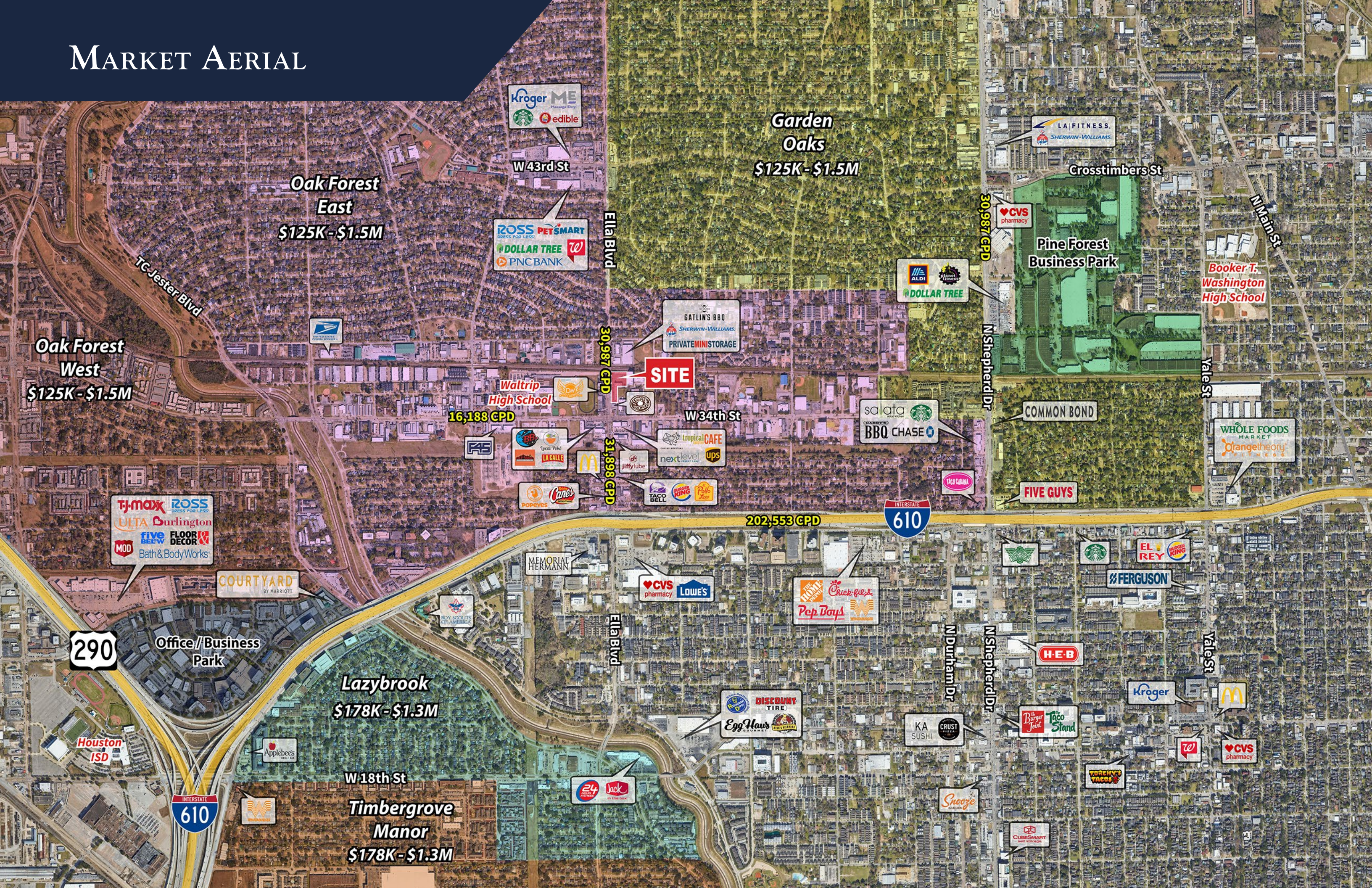
±4,954 SF

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

16,188 CPD

31,898 CPD

202,553 CPD

Ella Blvd

30,987 CPD

Ella Blvd

30,987 CPD

N Shepherd Dr

N Durham Dr

N Shepherd Dr

Yale St

Yale St

N Main St

290

610

610

Kroger ME
edible

ROSS PET SMART
DOLLAR TREE
PNC BANK

GATLIN'S BBQ
SHERWIN-WILLIAMS
PRIVATE MINISTORAGE

Waltrip High School
16,188 CPD

FAS
Local Pknt
LA CALLE
McDonald's
Popeyes
Cane's

tropical CAFE
next level
UPS
jiffy lube
TACO BELL
BURGER KING
Polo

salata
BBQ CHASE

TACO CARANA

FIVE GUYS

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

COURTYARD
BY MARRIOTT

Office // Business Park

MEMORIAL HERMANN

CVS pharmacy
LOWE'S

Chick-fil-e
Pepp Boys

EL REY
BURGER KING
FERGUSON

HEB

Kroger

McDonald's

CVS pharmacy

Houston ISD

Applebee's

Wingstop

24 Hour Fitness
Jack in the Box

DISCOUNT TIRE
EggHaus

KA SUSHI
CRUST

Big Boy
Taco Stand

Snooze

TORCHY'S TACOS

CUBE SMART

Pine Forest Business Park

Crosstimbers St

CVS pharmacy

ALDI
DOLLAR TREE

Booker T. Washington High School

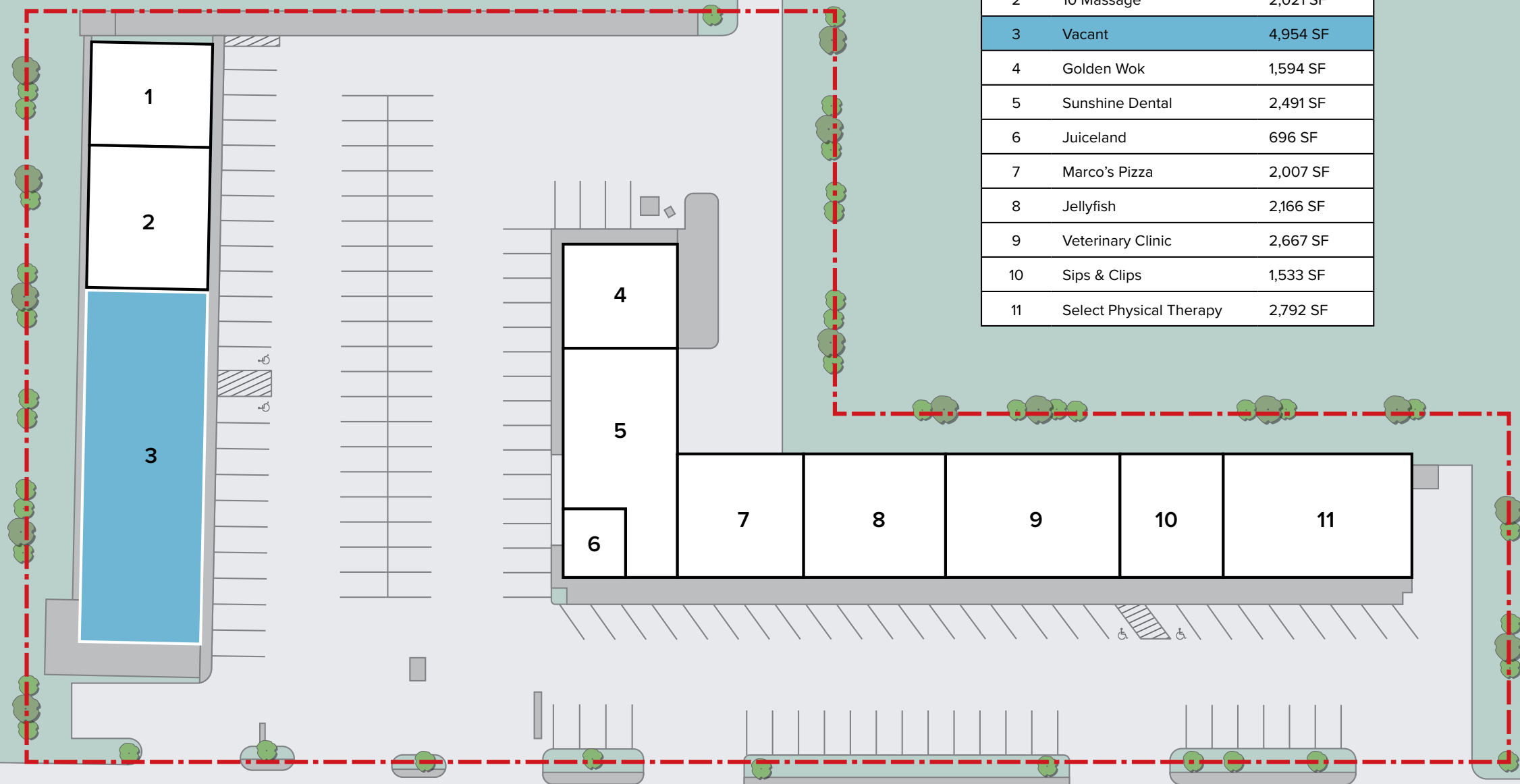
WHOLE FOODS MARKET
Orangetheory FITNESS

COMMON BOND

SITE PLAN

W 34th 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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| 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

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