

MAIN STREET RETAIL CENTER

7811 Main Street | Houston, TX

2,300 SF
2nd Generation
Retail Space for Lease



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Read King
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DEMOGRAPHICS

POPULATION

1 Miles	2 Miles	3 Miles
22,128	75,827	147,859

EST. HOUSEHOLDS

1 Miles	2 Miles	3 Miles
12,460	36,891	71,173

EST. AVG. HH INCOME

1 Miles	2 Miles	3 Miles
\$100,017	\$136,315	\$147,947

TOTAL EMPLOYEES

1 Miles	2 Miles	3 Miles
35,328	86,674	175,955



AREA OVERVIEW

- Located at the hard corner of Kirby Dr. and Main St.
- Strong daytime population of 175,955 employees within a 3-mile radius
- Conveniently located near Texas Medical Center, NRG Stadium and Loop 610
- Signalized intersection with ingress/egress from both Main St. and Kirby Dr.

AVAILABLE:

2,300 SF

TRAFFIC COUNTS:

Main St & S. Braeswood Blvd	32,132	CPD
Main St & Old Spanish Trail	50,617	CPD
Kirby & Old Spanish Trail	29,786	CPD



MARKET AERIAL



TMC | TEXAS MEDICAL CENTER

- 1400 Acres of TMC & Member Institution Campuses (Four Core Campuses)
- World's Largest Life Science Eco System
- 21 Hospitals with Eight Specialty Institutions and Eight Academic and Research Institutions
- 120,000+ Employees
- 10 Million Patients Annually

RICE UNIVERSITY

Hermann Park

COMMON BOND
Southwell's
HAMBURGER GRILL

Bellaire Blvd

W Holcombe Blvd

Holcombe Blvd

CVS
pharmacy

Children's
MEMORIAL
PEDIATRICS

Total Wine
& MORE

Randalls
WELLS FARGO
Chick-fil-A
Panera
BREAD
Marble SLAB
CREAMERY

Kirby Dr

N Braeswood Blvd

Residence INN
The UPS Store
Capital One
LIBERTY SAGO

THE UNIVERSITY OF TEXAS
MD Anderson
Cancer Center
Making Cancer History

MICHAEL E. DEBAKEY
VETERANS AFFAIRS
MEDICAL CENTER

Almeda Dr

Stella Link Rd

S Braeswood Blvd

SITE

Kroger

target

Chick-fil-A

Old Spanish Trail

ALT
90

Cambridge Dr

SONIC
ExtraSpace
Storage
Cash America

Buffalo Speedway

STAYBRIDGE
SUITES

ROSS
BIG LOTS!
Office DEPOT
BANK OF AMERICA
Origin Bank
Olive Garden
PET SMART

29,788 CPD

Kirby Dr

NRG
CENTER

Hertz
POPEYES

Public Storage

S Main St

NRG
STADIUM
HOUSTON
ASTRODOME

Fannin St

NRG
ARENA

DOLLAR TREE
Asandas
Conn's
Home Plus
FAMILY DOLLAR

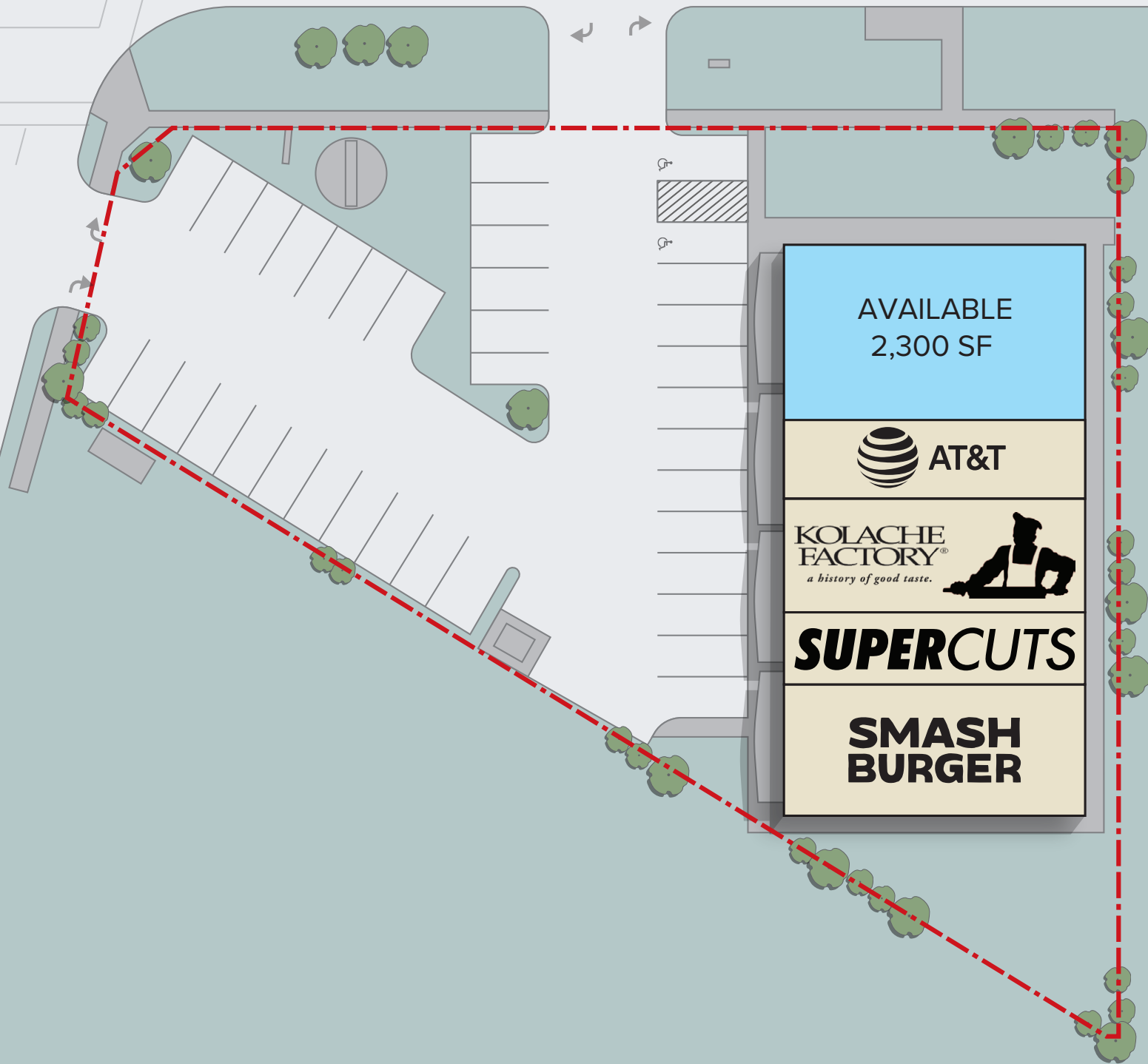
610

610

SITE PLAN

Main Street

Kirby Drive





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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Designated Broker of Firm	License No.	Email	Phone
Charles Scoville	303620	cscoville@read-king.com	713.782.9000
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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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