

MAIN STREET PLACE

8505 Main Street | Houston, TX



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DEMOGRAPHICS

POPULATION

1 Miles	2 Miles	3 Miles
24,661	75,669	142,281

EST. HOUSEHOLDS

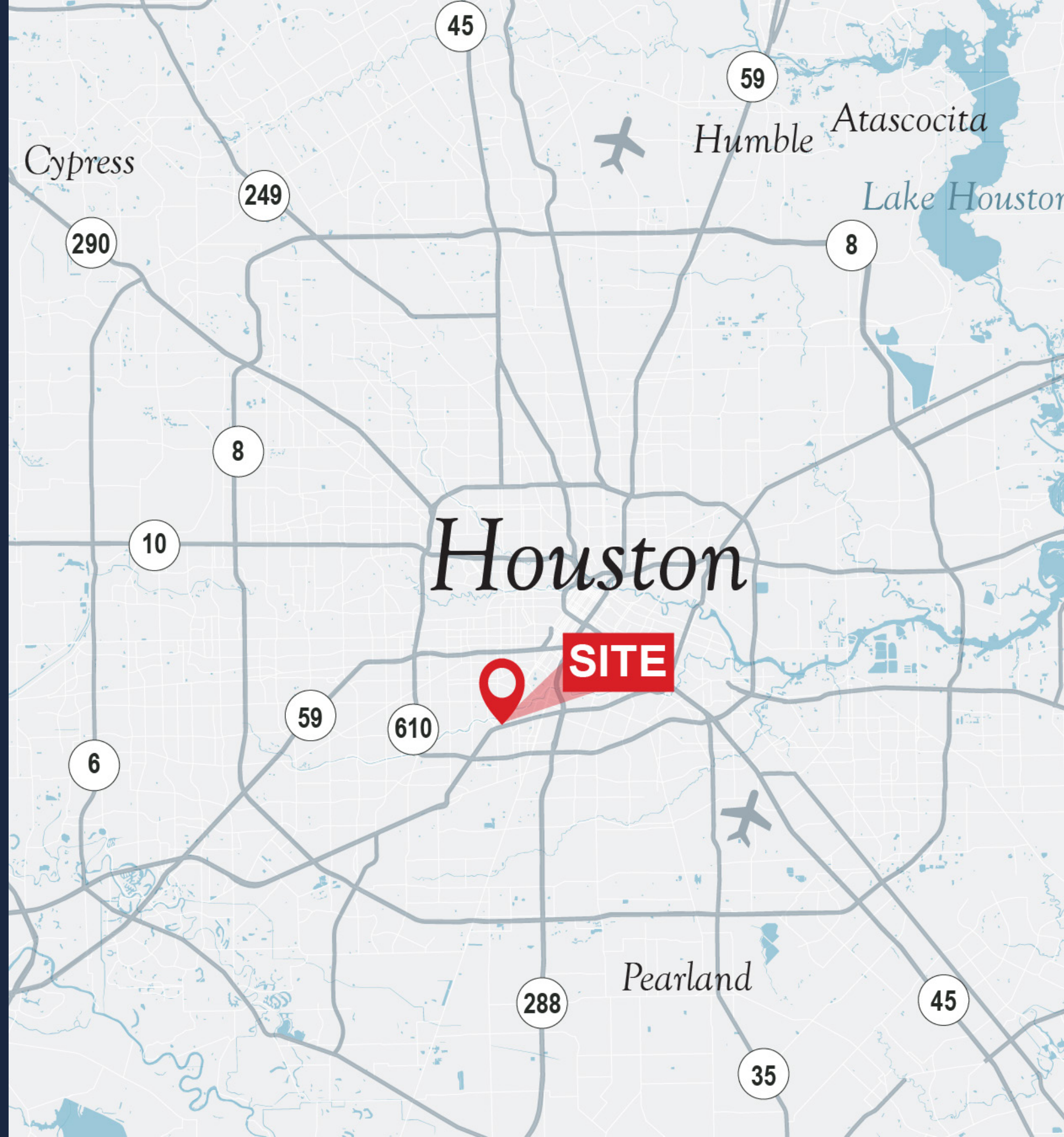
1 Miles	2 Miles	3 Miles
13,420	36,911	66,090

EST. AVG. HH INCOME

1 Miles	2 Miles	3 Miles
\$100,741	\$151,635	\$175,471

TOTAL EMPLOYEES

1 Miles	2 Miles	3 Miles
17,757	65,676	116,174



AREA OVERVIEW

- Conveniently located near Texas Medical Center, NRG Stadium and Loop 610
- Excellent daytime population with over 116,174 employees within a 3 mile radius
- Strong co-tenancy with mix of local, regional, and national tenants
- Excellent monument signage with over 100,000 CPD

AVAILABLE:

1,800 SF

TRAFFIC COUNTS:

Main St & S. Braeswood Blvd	77,379	CPD
Main St & Old Spanish Trail	72,437	CPD
Kirby & Old Spanish Trail	47,481	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

SITE

Residence INN
BY HARRIOTT

The UPS Store
UPS

Capital One
LIBERTY TRACO

ROSS
DRESS FOR LESS

BIG LOTS!
Fiesta

Office DEPOT
BANK OF AMERICA

Origin Bank

Olive Garden
PETSMART

Randalls
WELLS FARGO

Chick-fil-A
Marble SLAB CREAMERY

Panera BREAD*

Total Wine & MORE

target

Chick-fil-A

SONIC
ExtraSpace Storage

Cash America

STAYBRIDGE SUITES

Hertz
POPEYES

Public Storage

DOLLAR TREE

Asandas
DUNKIN' FAMILY DOLLAR

CVS pharmacy

Children's
HERMANN
PEDIATRICS

RICE VILLAGE

RICE UNIVERSITY

Hermann Park

COMMON BOND
Southwell's
HAMBURGER GRILL

WHATABURGER

THE UNIVERSITY OF TEXAS
MD Anderson
Cancer Center
Making Cancer History

MICHAEL E. DEBAKEY
VETERANS AFFAIRS
MEDICAL CENTER

NRG CENTER

NRG STADIUM
HOUSTON ASTRODOME

NRG ARENA

610

ALT 90

288 TEXAS

288 TEXAS

610

Spody

Kirby Dr

Greenbriar Dr

Fannin St

Bellaire Blvd

W Holcombe Blvd

Holcombe Blvd

Main St

S Braeswood Blvd

Cambridge St

Alameda Rd

N Braeswood Blvd

29,452 CPD

Old Spanish Trl

24,492 CPD

S Braeswood Blvd

Kroger

22,989 CPD

47,945 CPD

Buffalo spdywy

S Main St

Kirby Dr

Fannin St

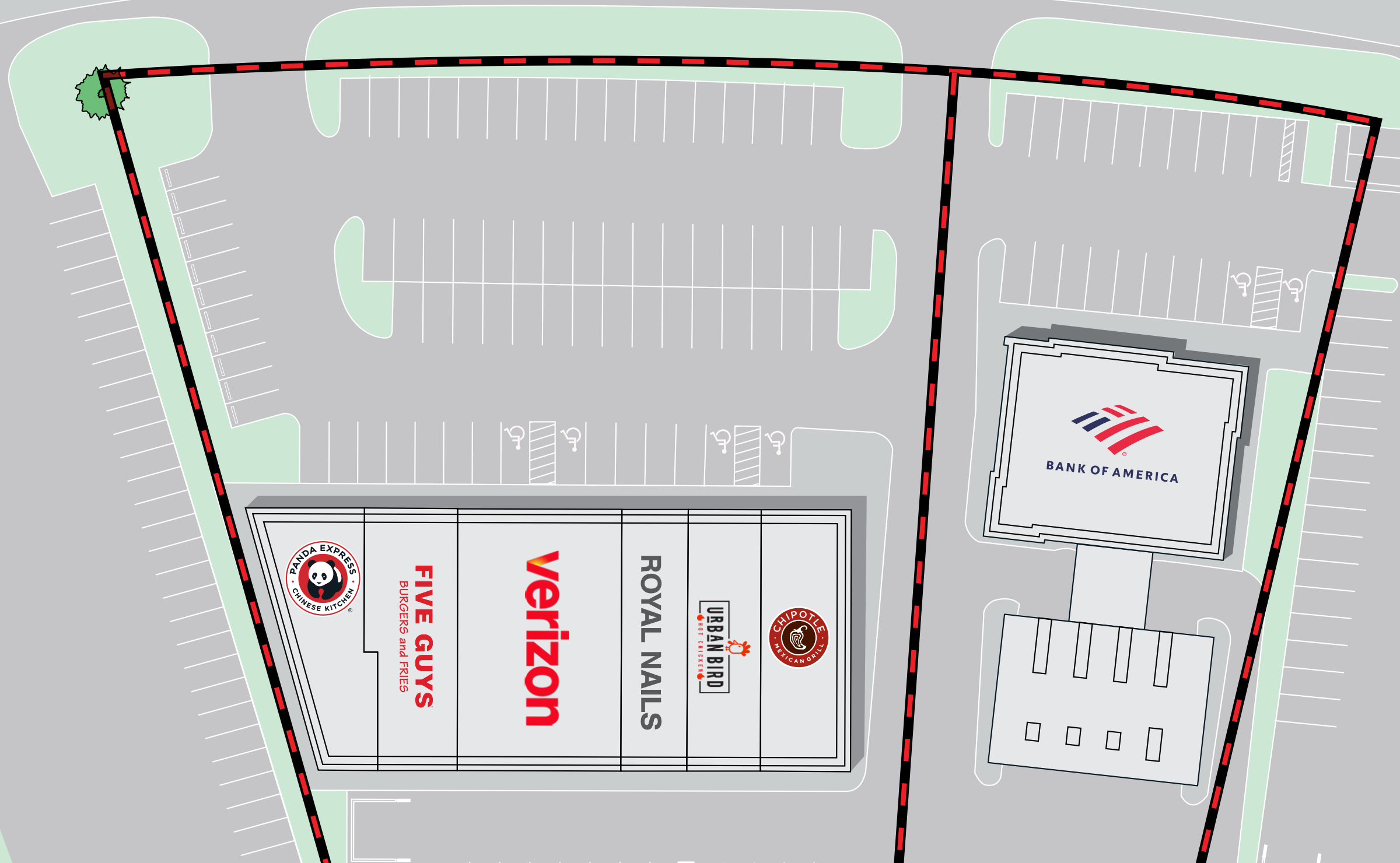
Holly Hall St

Alameda Rd

SITE PLAN

Main St

Old Spanish Trail





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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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For More Information Contact

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