



MEMORIAL ELDRIDGE CENTER

NEC N ELDRIDGE PKWY & MEMORIAL DR, HOUSTON, TX 77079

Features

- Just off IH-10 at intersection of Memorial Dr and Eldridge Pkwy
- Multiple points of access make it easily accessible to 60,000 vehicles per day
- One-half mile from ConocoPhillips World HQ, Stratford High School and Tully Stadium
- Great daytime population of 24,000 people within 1 mile; 115,000 people within 3 miles

FOR LEASE

TOTAL SF: 13,084
AVAILABLE SF: 5,565
CONTACT FOR MORE INFORMATION

Traffic Counts

Eldridge Pkwy N of Memorial	40,708 VPD
Eldridge Pkwy S of Memorial	40,264 VPD
Memorial W of Eldridge Pkwy	18,663 VPD
Memorial E of Eldridge Pkwy	18,758 VPD

Demographics

YEAR: 2024	1 MILE	3 MILE	5 MILE
Population	12,081	98,495	269,022
Households	5,916	42,854	110,893
Average HH Income	\$118,886	\$127,825	\$113,145
Daytime Population	25,724	121,748	352,330

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 Assistant Vice President
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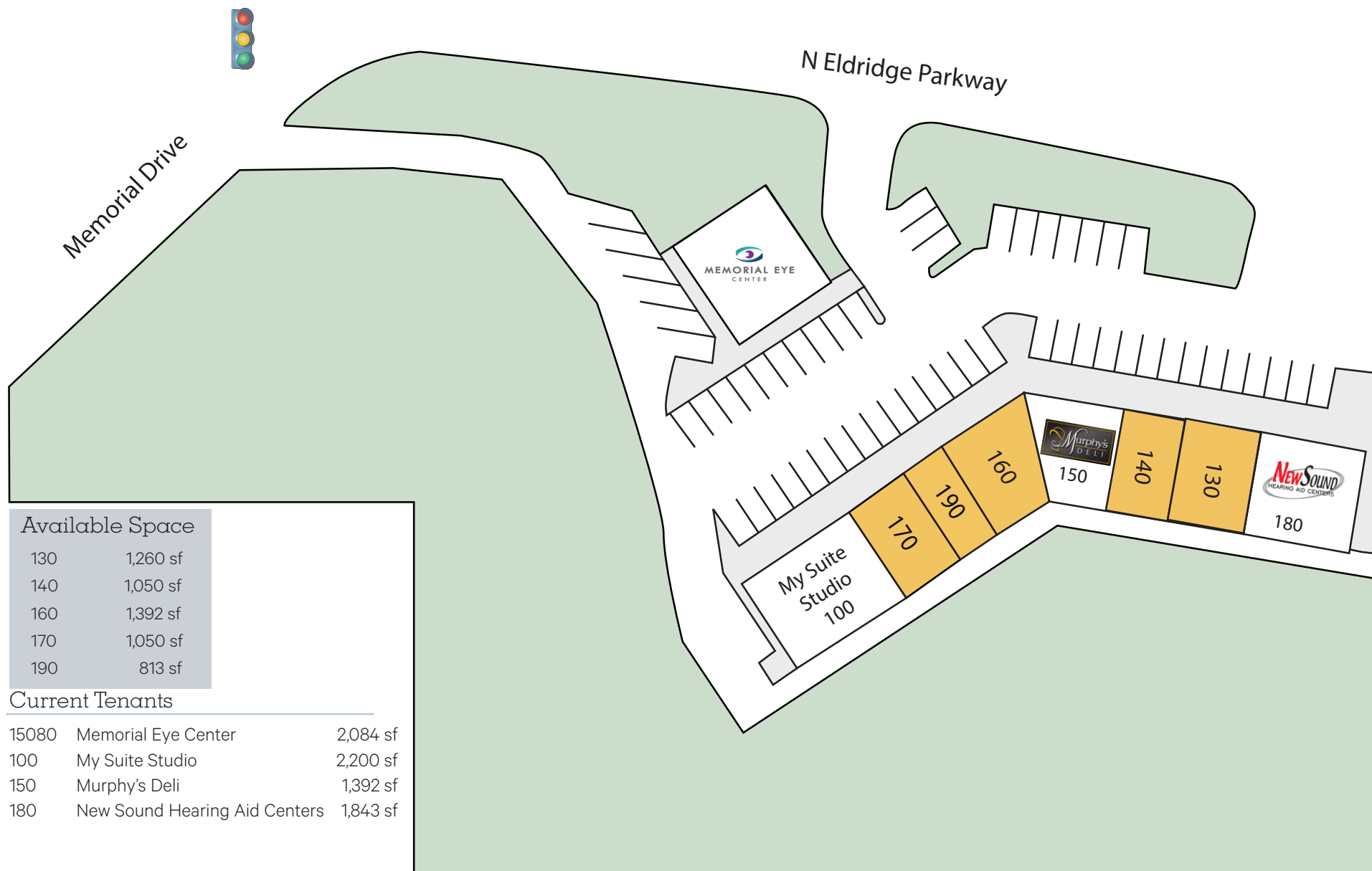
Emily Guenther
 Associate
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Area Retailers & Businesses



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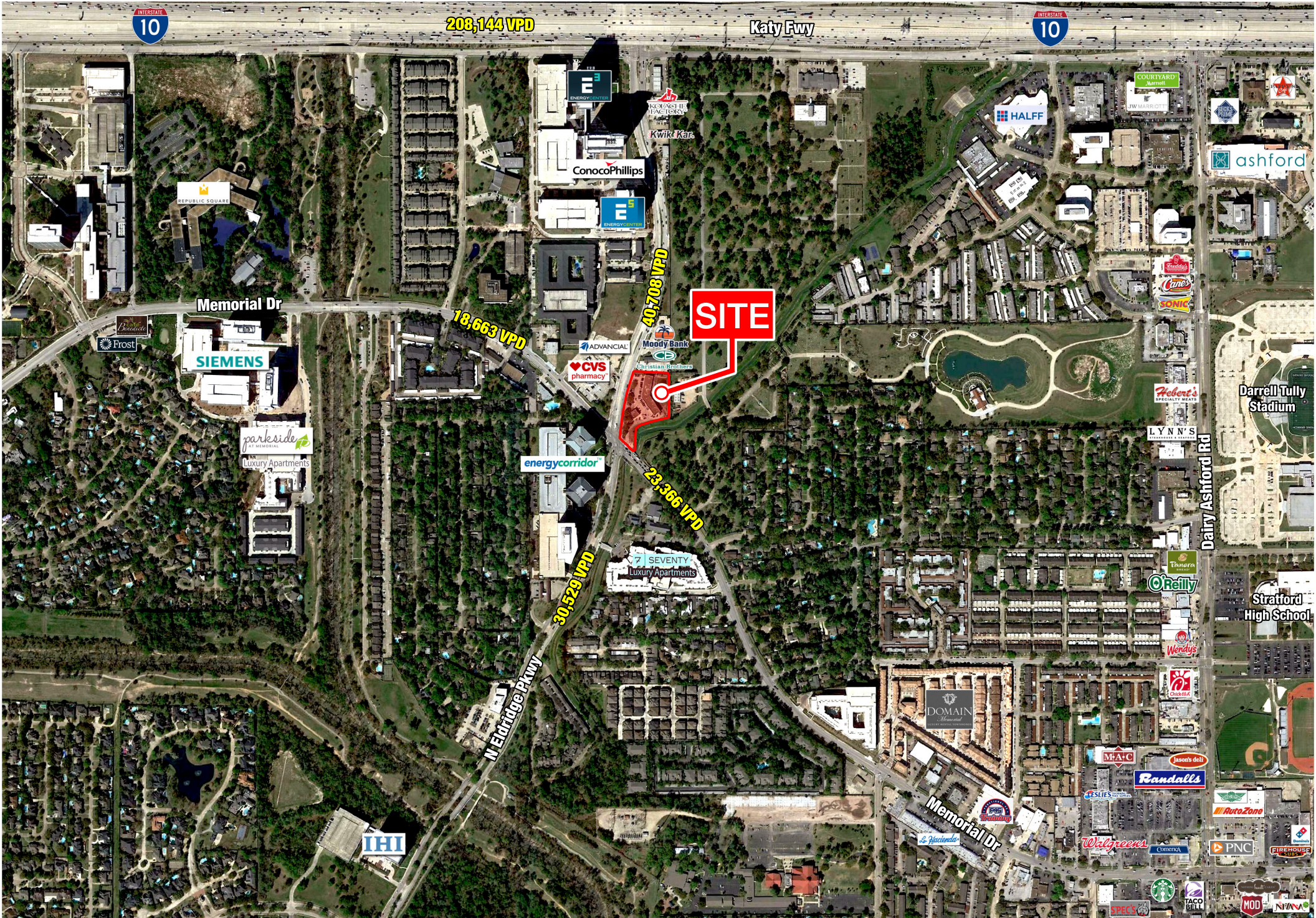


Available Space

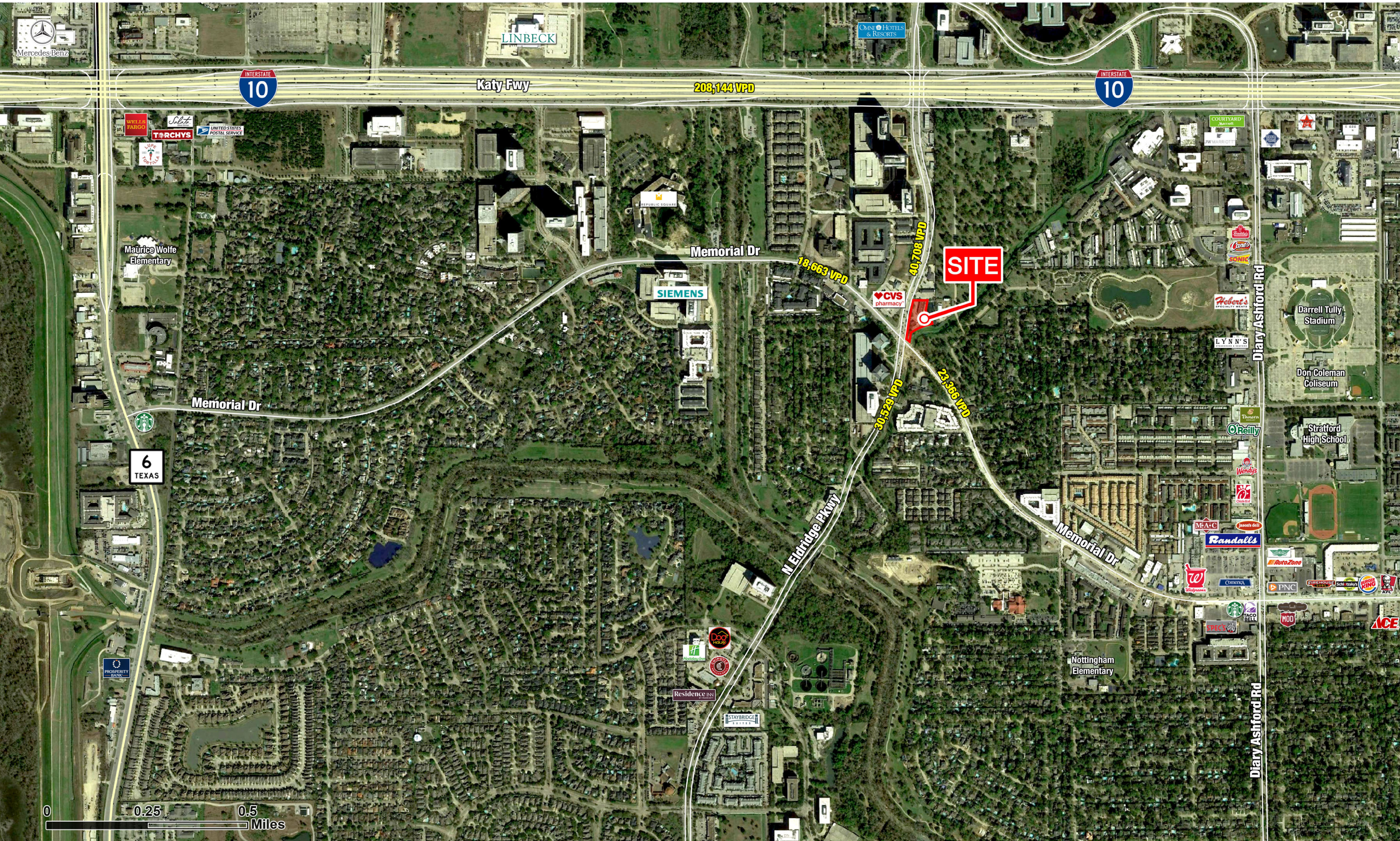
130	1,260 sf
140	1,050 sf
160	1,392 sf
170	1,050 sf
190	813 sf

Current Tenants

15080	Memorial Eye Center	2,084 sf
100	My Suite Studio	2,200 sf
150	Murphy's Deli	1,392 sf
180	New Sound Hearing Aid Centers	1,843 sf



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. R:\PS\HOU\FA\Memorial & N Eldridge Pkwy March 2022



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 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker

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- 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.

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Weitzman

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Buyer/Tenant/Seller/Landlord Initials

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