



**BELTWAY SOUTH** | 11601 – 11799 S. SAM HOUSTON PKWY E, HOUSTON, TEXAS 77089, HOUSTON, TX 77089

## Features

- Kroger anchored with National retailers such as Petco, GNC, Subway, KFC, Jack in the Box
- End-cap with patio space available
- First of it's kind Kroger - Hispanic concept to cater to the local community

## FOR LEASE

Traffic Counts		Demographics	YEAR: 2025	1 MILE	3 MILE	5 MILE
Sam Houston Pkwy	93,715 VPD	Population		15,551	106,354	253,143
Gulf Fwy	264,011 VPD	Daytime Population		13,045	91,546	234,618
		Total Households		5,608	35,157	86,548
		Average Household Income		\$81,033	\$94,015	\$101,636

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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.

**weitzman®**



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## Available Space

03	3,225 sf
06	1,200 sf
12	2,000 sf
15	2,800 sf
17	2,450 sf

## Current Tenants

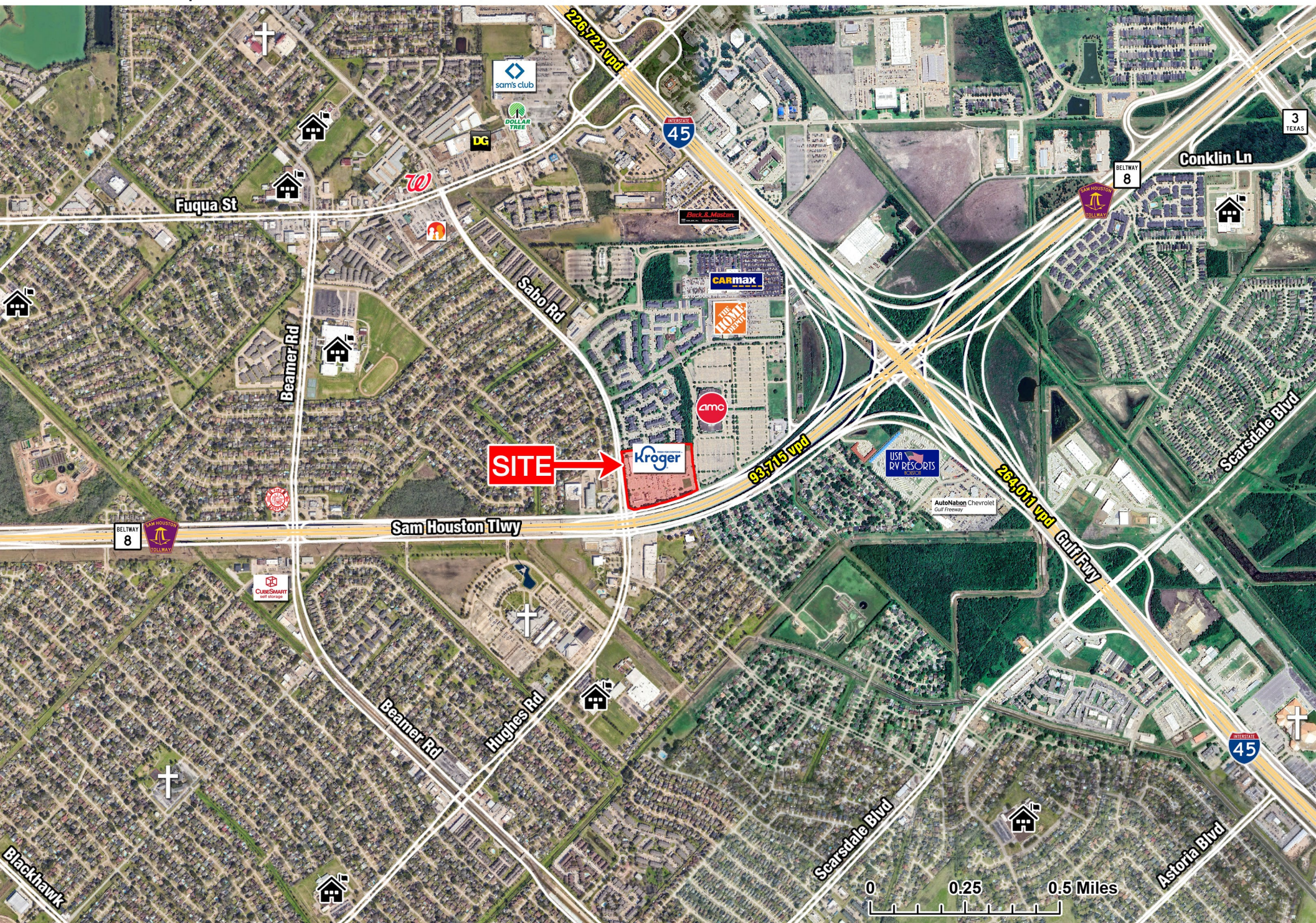
FUEL	Kroger Fuel Center	0 sf
OUT	Future Lease	4,500 sf
01	Dragon Buffet	1,500 sf
02	La Monarca	1,750 sf
04	Nail & Tan 2000	1,200 sf
05	Petco	6,400 sf
07	Liquor Depot	2,000 sf
08	GNC	1,200 sf
09	Cato	5,000 sf
10	Kroger	64,822 sf
11	State Farm	1,600 sf
13	Subway	2,000 sf
14	Shyla Brows & Lashes	1,050 sf
16	Bayou City Dental	1,700 sf
18	Jack in the Box	2,681 sf
19	KFC	2,596 sf











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# 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.**

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- 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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