FOR LEASE

12600 BRIAR FOREST DR
RETAIL CENTER
NWC OF BRIAR FOREST DR & S DAIRY ASHFORD RD
HOUSTON, TEXAS 77077



ANITA AMIN
713.324.8954 | aa@blueoxgroup.com

BLUEOXGROUP.COM
713.804.7777

CLAIRE SALAZAR
713.574.6281 | cs@blueoxgroup.com

The information contained herein was obtained from sources deemed reliable; however, Blue Ox Brokerage, LLC makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

12600 BRIAR FOREST DR

LOCATION

NWC Briar Forest Dr & S Dairy Ashford Rd
Houston, Texas 77077

SIZE

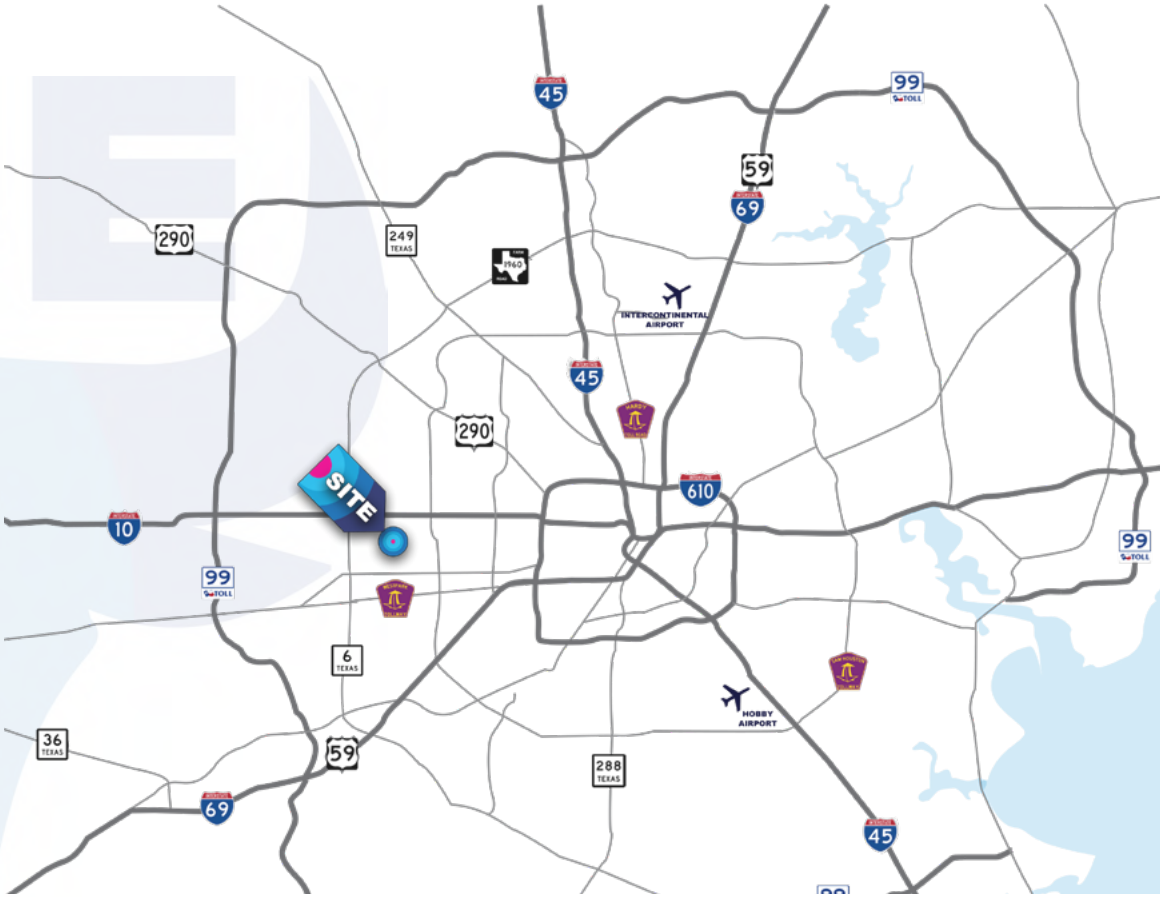
2,380 SF 2nd Gen Retail
4,801 SF 2nd Gen Restaurant & Banquet Hall

RATE

$25.00 PSF + $7.50 NNN

HIGHLIGHTS

- Available space is in second gen. condition
- Multiple points of access, especially easy access to traffic traveling both directions
- Dedicated pylon sign at the SEC of the site
- Traffic signal at the intersection
- Traffic counts in front of the site over 20,000 and over 40,000 (combined) for both roads at the intersection
- Across from Ashford Yard, a new mixed-use development coming soon
- Caddy corner from major grocer
- Short distance form I-10
- Located in neighborhood with all national major brands



2026 DEMOGRAPHICS

	Total Population	Daytime Population	Average HH Income
1 mi	20,527	18,801	$140,176
3 mi	163,679	144,997	$132,112
5 mi	370,169	338,092	$117,467

TRAFFIC COUNTS

(TXDOT)

BRIAR FOREST DR:
15,262 CPD '22

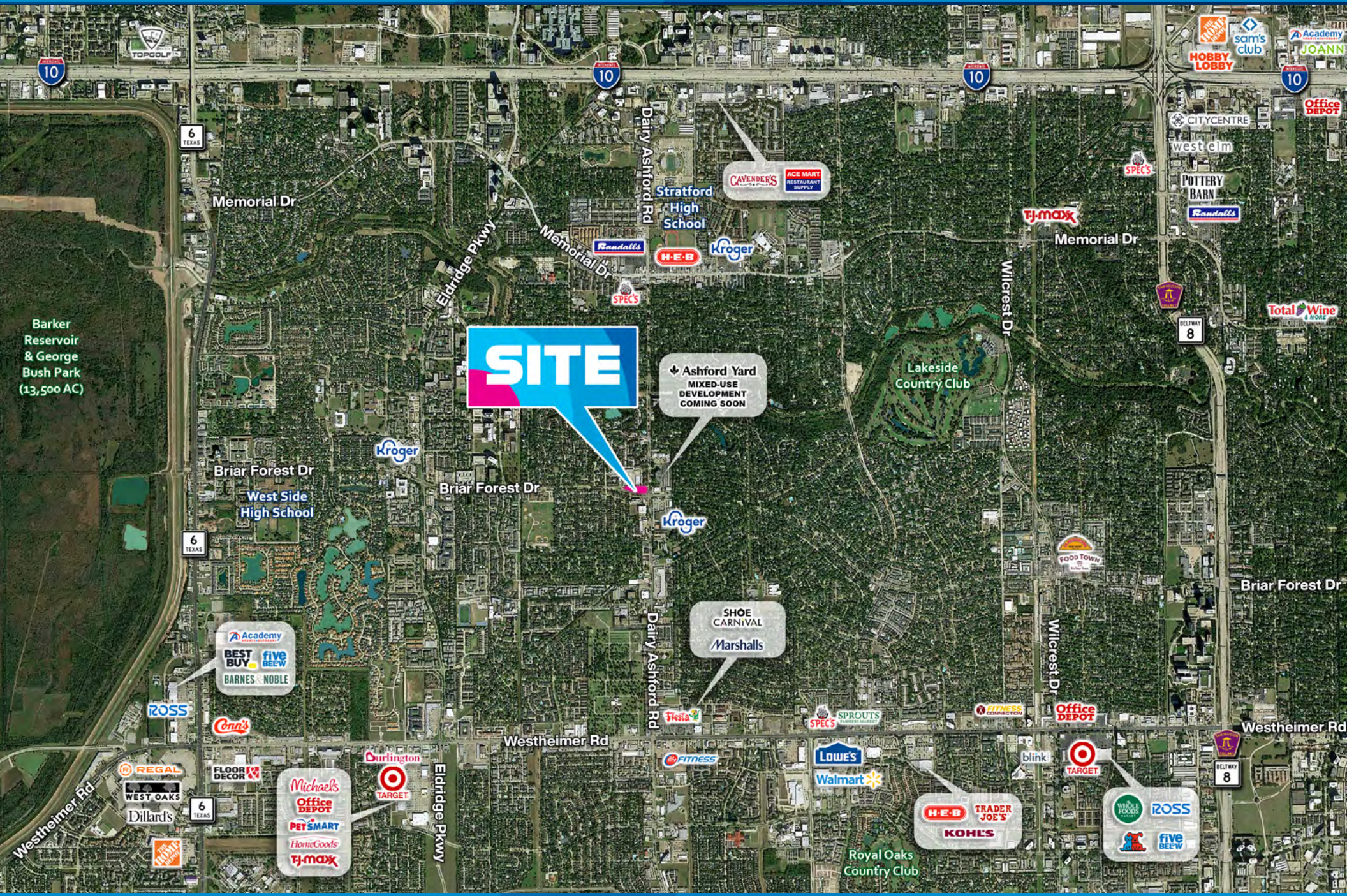
S DAIRY ASHFORD RD:
43,539 CPD '25

ANITA AMIN
713.324.8954 | aa@blueoxgroup.com

BLUEOXGROUP.COM
713.804.7777

CLAIRE SALAZAR
713.574.6281 | cs@blueoxgroup.com

12600 BRIAR FOREST DR



ANITA AMIN
713.324.8954 | aa@blueoxgroup.com

BLUEOXGROUP.COM
713.804.7777

CLAIRE SALAZAR
713.574.6281 | cs@blueoxgroup.com

12600 BRIAR FOREST DR



Anita Amin
713.324.8954 | aa@blueoxgroup.com

BLUEOXGROUP.COM
713.804.7777

Claire Salazar
713.574.6281 | cs@blueoxgroup.com

12600 BRIAR FOREST DR

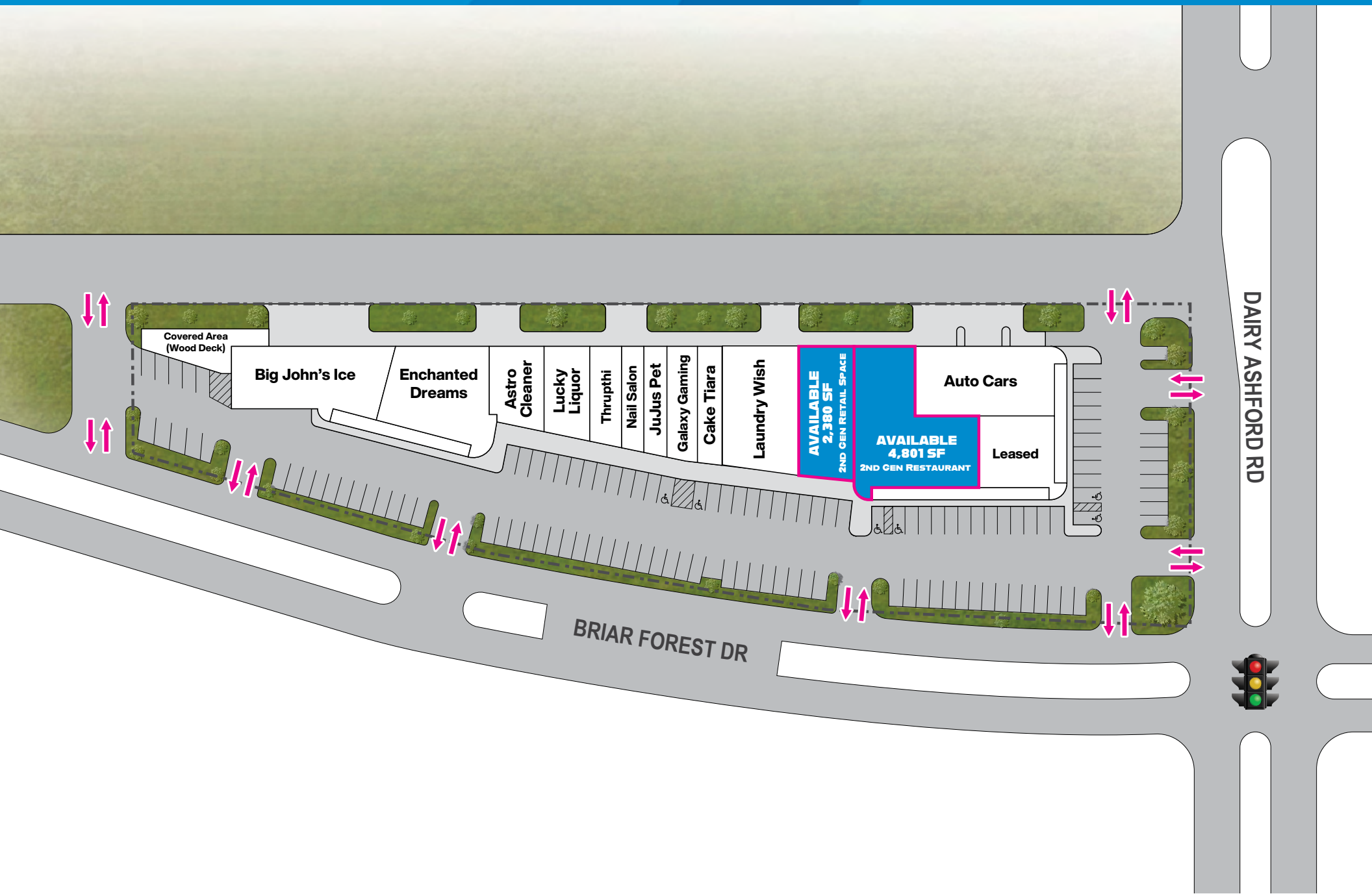


Anita Amin
713.324.8954 | aa@blueoxgroup.com

BLUEOXGROUP.COM
713.804.7777

Claire Salazar
713.574.6281 | cs@blueoxgroup.com

12600 BRIAR FOREST DR



ANITA AMIN
713.324.8954 | aa@blueoxgroup.com

BLUEOXGROUP.COM
713.804.7777

CLAIRE SALAZAR
713.574.6281 | cs@blueoxgroup.com

12600 BRIAR FOREST DR







ANITA AMIN
713.324.8954 | aa@blueoxgroup.com

BLUEOXGROUP.COM
713.804.7777

CLAIRE SALAZAR
713.574.6281 | cs@blueoxgroup.com

EQUAL HOUSING OPPORTUNITY

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 listng 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 andbuyer) to communicate with, provide opinions and advice to, and carry out the instructoons 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 writtng 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.

	License No.	Email	Phone
Blue Ox Brokerage, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	**9009549**	**jj@blueoxgroup.com**	**713.804.7777**
Joshua Jacobs Designated Broker of Firm	**448255**	**jj@blueoxgroup.com**	**713.230.8882**
Licensed Supervisor of Sales Agent/ Associate			
Anita M. Amin **Claire Salazar** Sales Agent/Associate's Name	**651377** **764131**	**aa@blueoxgroup.com** **cs@blueoxgroup.com**	**713.324.8954** **713.574.6281**

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov