



2710-2720 BISSONNET ST & W KIRBY DR
NEW RETAIL & OFFICE RE-DEVELOPMENT FOR LEASE

NEQ Kirby Dr & Bissonnet St | Houston, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 2710 & 2720 Bissonnet St
Houston, TX 77005

2710 Bissonnet St
Availability: 1,058 SF

Price: \$50.00 PSF + \$12.25 NNN

2720 Bissonnet St
Availability: 1st Floor: 2,139 SF
2nd Floor: 2,139 SF

Price: 1st Floor: \$50.00 PSF + \$12.25 NNN
2nd Floor: \$35.00 PSF + \$12.25 NNN

HIGHLIGHTS:

- New retail & office re-development coming soon
- 45 total parking spaces
- Public parking available along Dincans St
- Easy access to US-59 and Westpark Tollway
- Close proximity to Upper Kirby District, Greenway Plaza, Rice University and The Texas Medical Center - the largest medical center in the world
- Surrounded by several major retailers, luxury multifamily residential and desirable single family residential neighborhoods including West University and Southampton

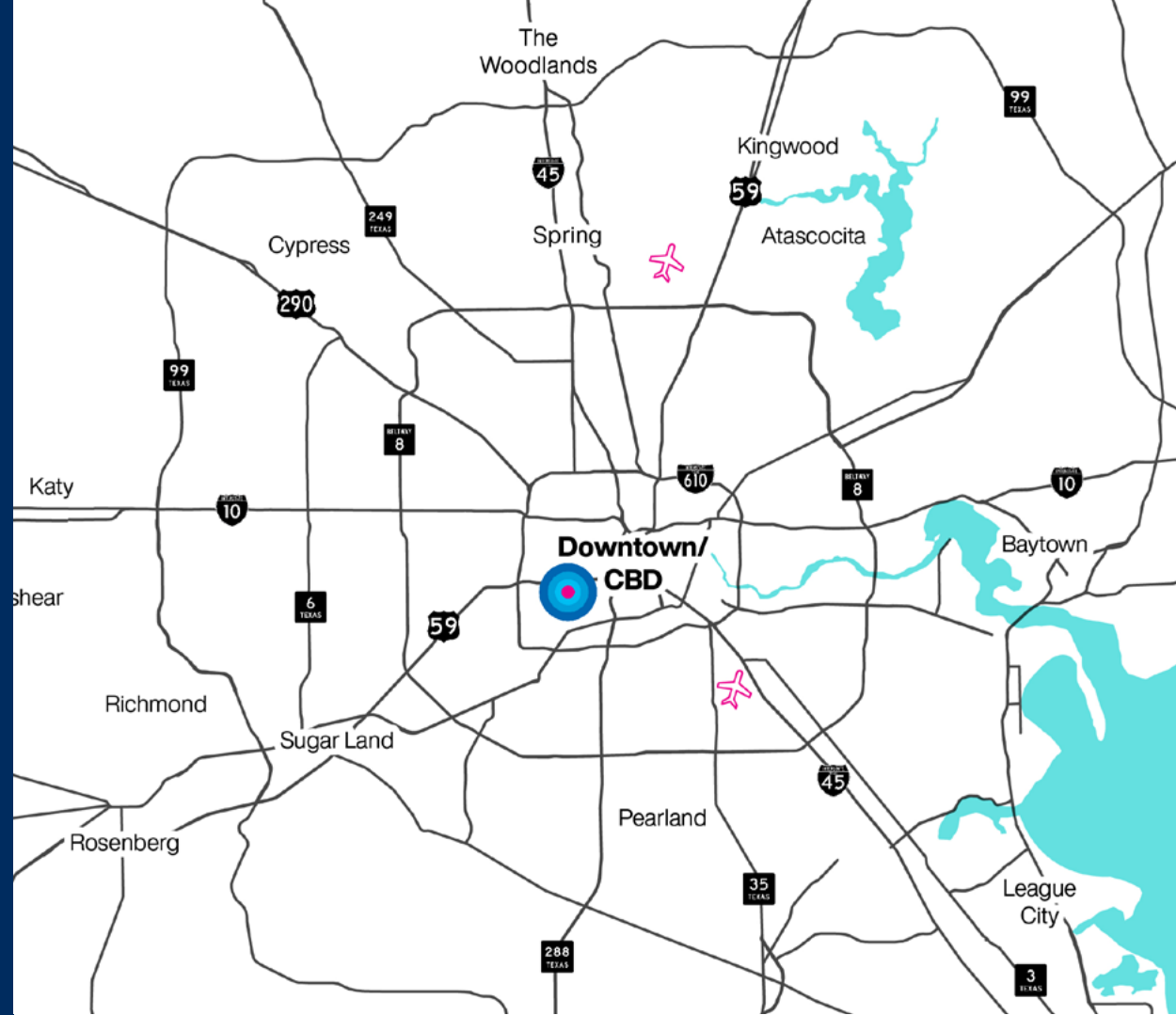
TRAFFIC COUNTS:

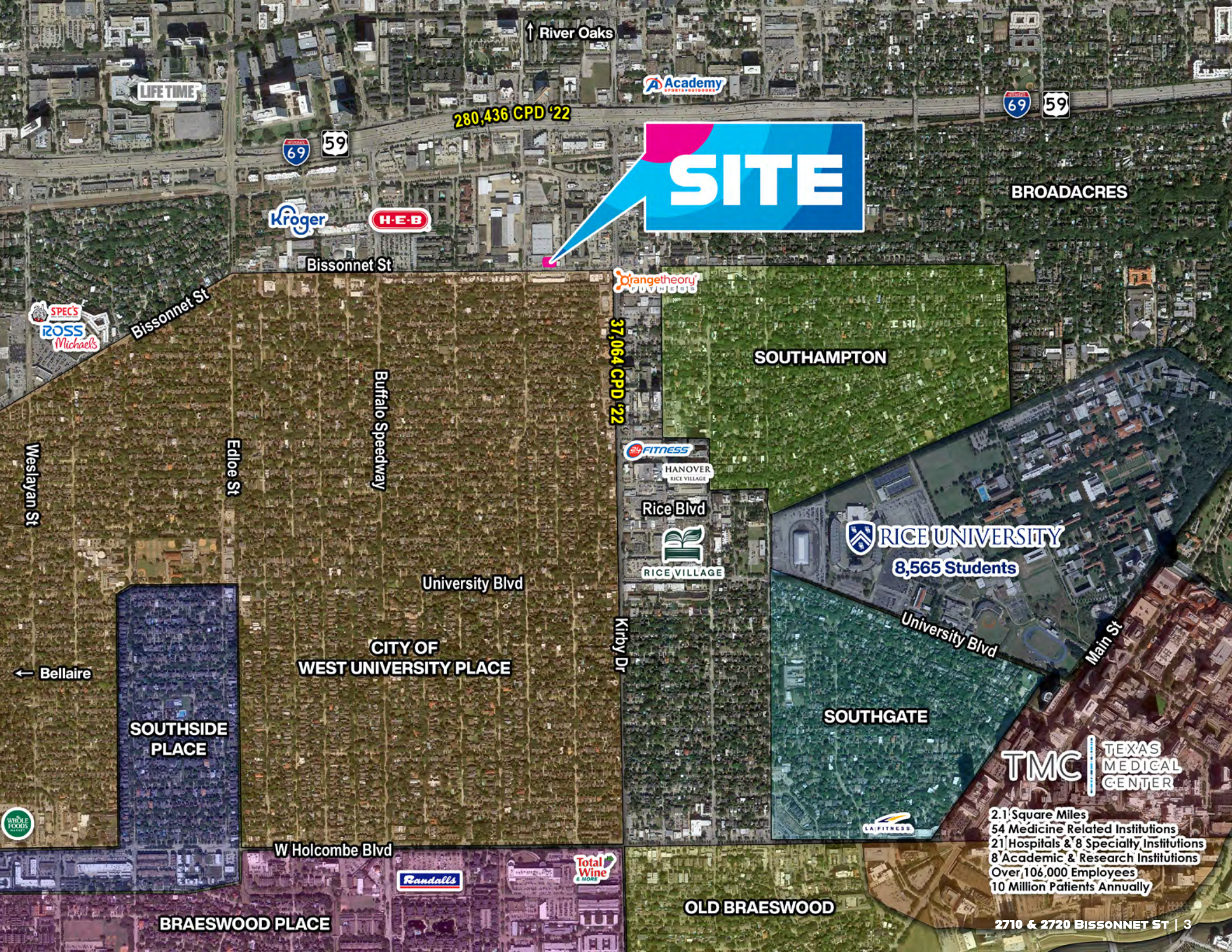
Kirby Dr: 37,064 CPD '22

Bissonnet St: 13,871 CPD '22

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	10,345	53,265	135,336
Daytime Pop.	3,326	21,770	81,031
Avg HH Income	\$206,577	\$187,312	\$157,086





↑ River Oaks



280,436 CPD '22

SITE

BROADACRES



Bissonnet St



Bissonnet St



37,064 CPD '22

SOUTHAMPTON

Weslayan St

Edloe St

Buffalo Speedway



HANOVER RICE VILLAGE

Rice Blvd



RICE VILLAGE



8,565 Students

University Blvd

CITY OF WEST UNIVERSITY PLACE

Kirby Dr

University Blvd

Main St

← Bellaire

SOUTHSIDE PLACE

SOUTHGATE

TMC TEXAS MEDICAL CENTER

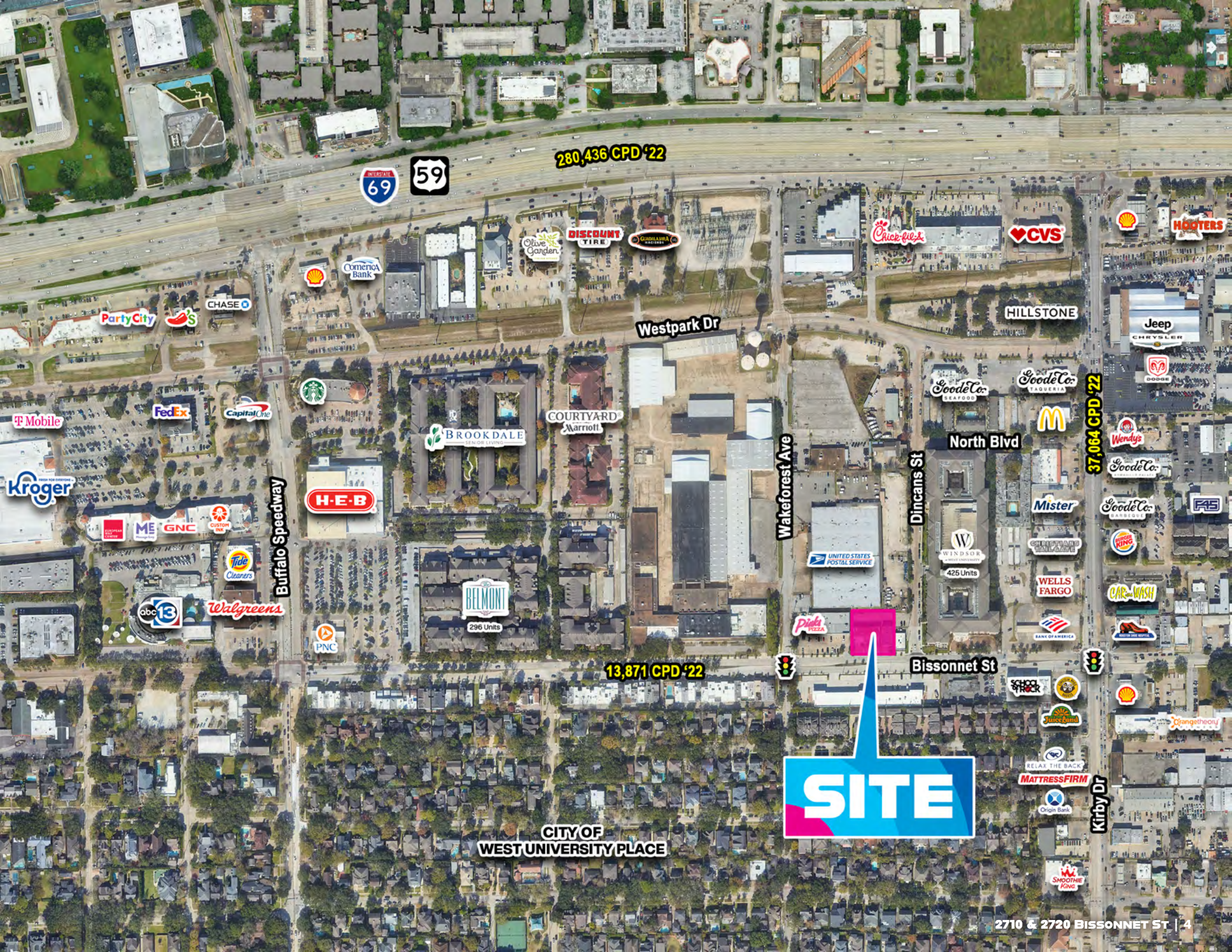
W Holcombe Blvd



BRAESWOOD PLACE

OLD BRAESWOOD

- 2.1 Square Miles
- 54 Medicine Related Institutions
- 21 Hospitals & 8 Specialty Institutions
- 8 Academic & Research Institutions
- Over 106,000 Employees
- 10 Million Patients Annually



280,436 CPD '22

37,064 CPD '22

13,871 CPD '22



CITY OF WEST UNIVERSITY PLACE

Party City

CHASE



Comerica Bank

Olive Garden

DISCOUNT TIRE

GUERRERA'S

Chick-fil-A

CVS



HOTTERS

Westpark Dr

HILLSTONE

Jeep CHRYSLER

T-Mobile

FedEx

Capital One



COURTYARD Marriott

BROOKDALE SENIOR LIVING

Sood's Co. SEAFOOD

Sood's Co. TAQUERIA



Wendy's

North Blvd

Sood's Co. BARBQUE

FAS

Kroger

Buffalo Speedway

H-E-B

Wakeforest Ave

Dincans St

Mister

Sood's Co. BARBQUE

ME GNC CUSTOM MEAT

Tide Cleaners

PNC

BELMONT 296 Units

COURTYARD Marriott

UNITED STATES POSTAL SERVICE

WINDSOR 425 Units

Mister

Sood's Co. BARBQUE

abc 13

Walgreens

PNC

BELMONT 296 Units

COURTYARD Marriott

Pink PIZZA

Bissonnet St

WELLS FARGO

Sood's Co. BARBQUE

FAS

abc 13

Walgreens

PNC

BELMONT 296 Units

COURTYARD Marriott

Pink PIZZA

Bissonnet St

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Sood's Co. BARBQUE

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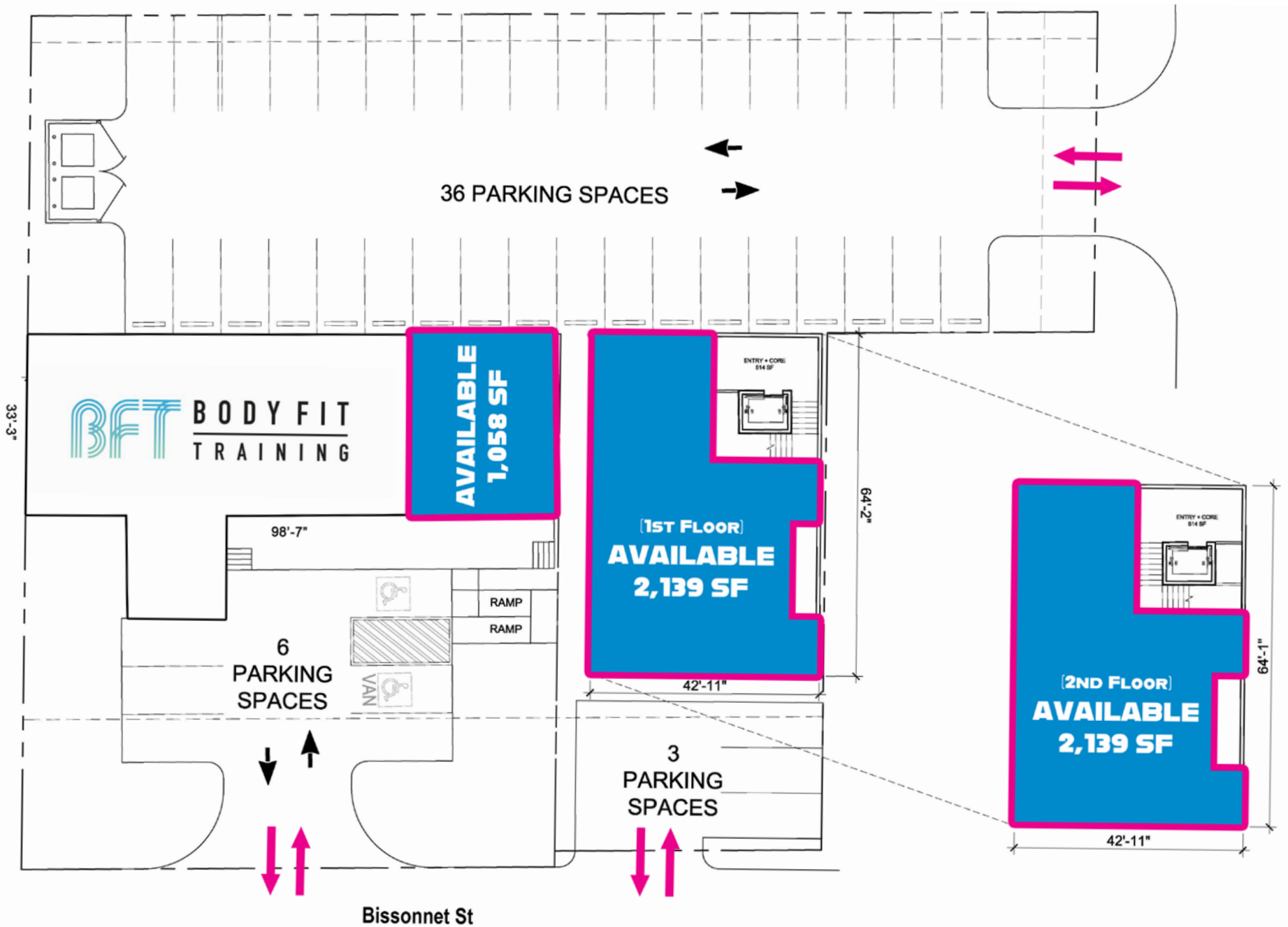
Bissonnet St

WELLS FARGO

Sood's Co. BARBQUE

FAS

SITE PLAN





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.

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:
 - 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.

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.

Blue Ox Brokerage, LLC	9009549	jj@blueoxgroup.com	713.804.7777
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Jacobs	448255	jj@blueoxgroup.com	713.230.8882
Designated Broker of Firm	License No.	Email	Phone
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

IABS 1-0



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