

2821 W 11th St

Newly Renovated Development

2nd Gen. Retail Space Available For Lease

SEQ W 11th St & Maxroy St | Houston, TX

BLUE OX

www.BlueOxGroup.com

Property Information:

Address:	2821 W 11th St Houston, TX 77008
Availability:	1,287 SF 1,435 SF
Price:	Rent: Call For Pricing NNN: $7.00 PSF

Highlights:

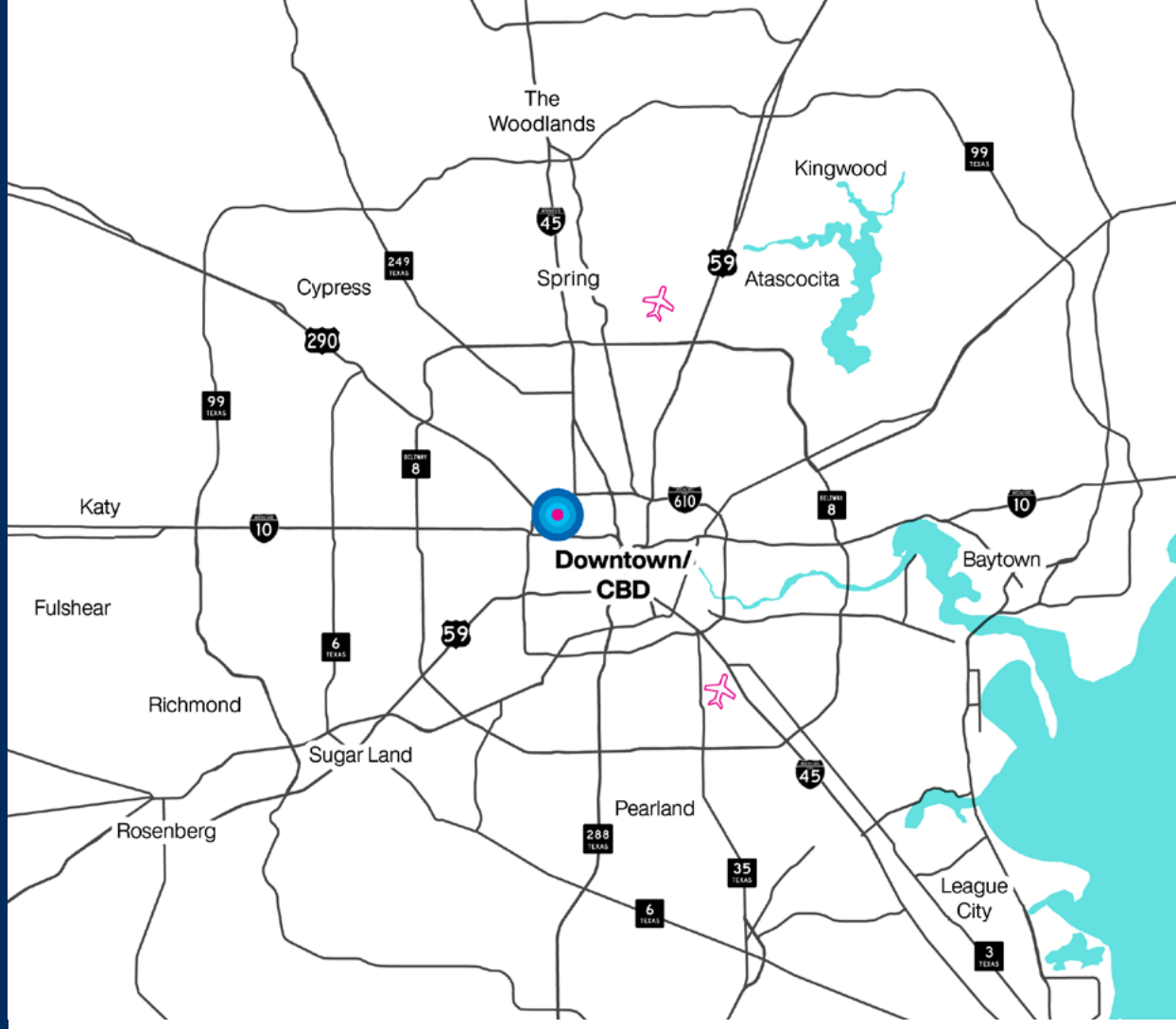
- 2nd generation retail space available
- Recently renovated retail development
- Positioned within the Lazybrook/Timbergrove neighborhood of The Greater Heights trade area
- AC Tonnage: seven (7) 4-ton units & one (1) 2-ton unit
- Easy access to I-10 & Loop 610
- Surrounded by several new residential and multi-family developments including Westgrove, a brand new 371 unit mixed-use development

Traffic Counts:

W 11th St:	4,241 CPD '22
Ella Blvd:	4,884 CPD '22

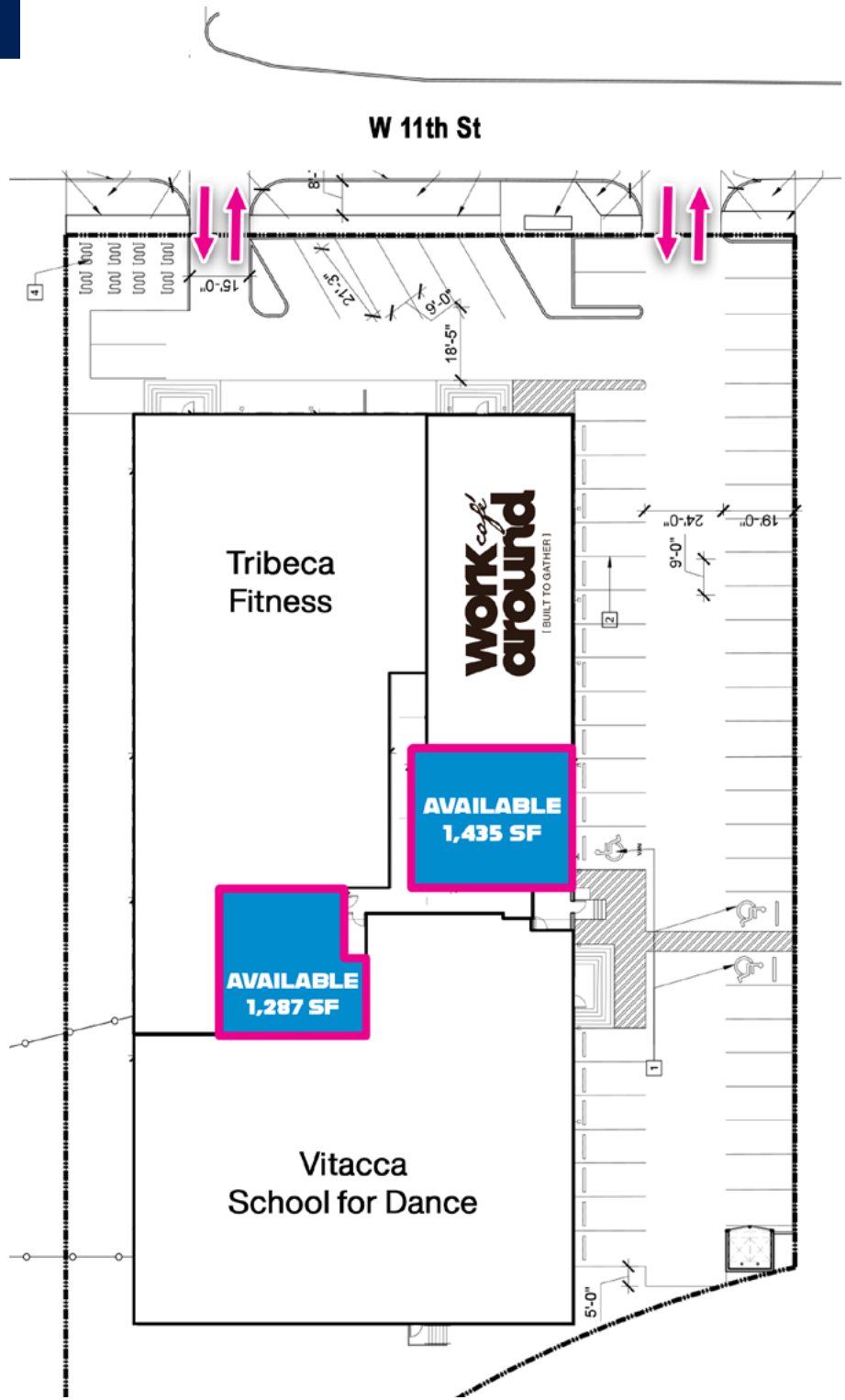
2026 Demographics:

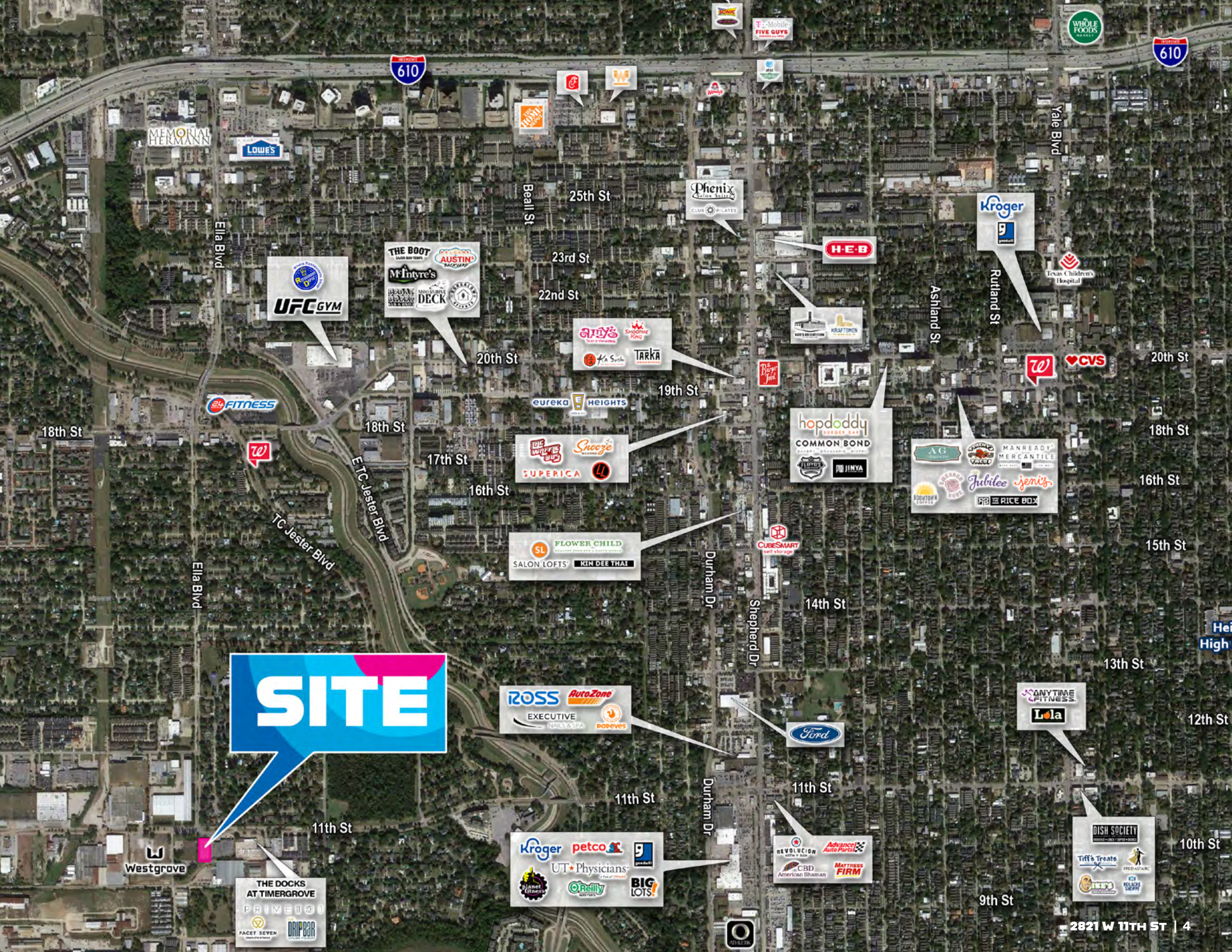
	1 Mile	3 Miles	5 Miles
Population	18,841	164,130	506,052
Daytime Pop.	18,007	163,691	670,976
Avg HH Income	$206,252	$224,279	$186,547

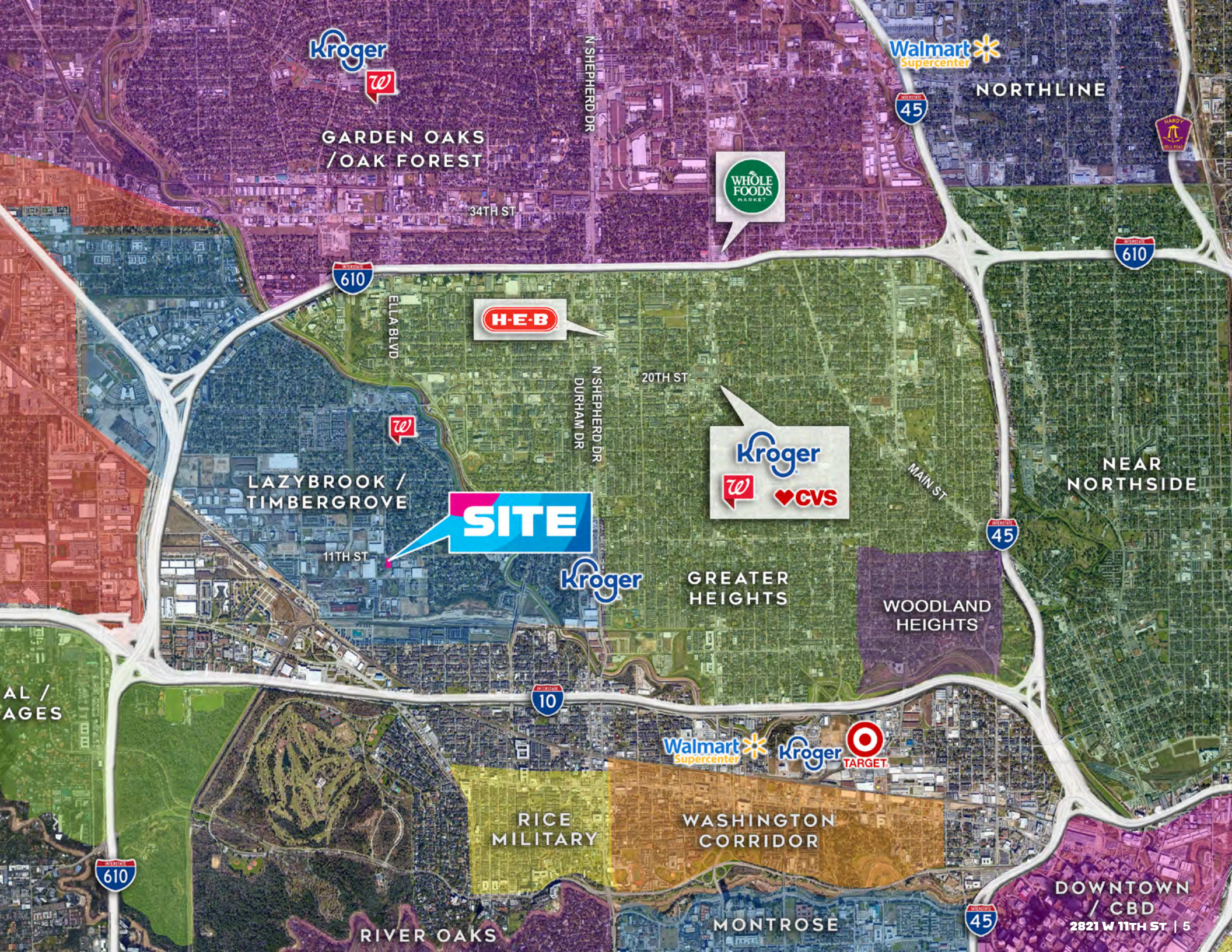




SITE PLAN


W 11th St
Tribeca
Fitness
work cafe
around
[BUILT TO GATHER]
AVAILABLE
1,435 SF
AVAILABLE
1,287 SF
Vitacca
School for Dance


SITE
610
Ella Blvd
Beall St
Yale Blvd
Ashland St
Rutland St
Durham Dr
Shepherd Dr
E TC Jester Blvd
TC Jester Blvd
25th St
23rd St
22nd St
20th St
19th St
18th St
17th St
16th St
15th St
14th St
13th St
12th St
11th St
10th St
9th St
Memorial Hermann
Lowe's
UFC GYM
The Boot
Austin Backyard
McIntyre's
Moody's Deck
24 Fitness
Phenix Salon Suites
Club Pilates
H-E-B
Kroger
Texas Children's Hospital
CVS
Eureka Heights
hopdoddy
Common Bond
Flower Child
Salon Lofts
Kin Dee Thai
Superica
Snooze
Tarka
Kraftsmen
Jubilee
Rice Box
Manready Mercantile
CubeSmart
Ross
AutoZone
Executive Nails & Spa
Popeyes
Ford
Anytime Fitness
Lola
Dish Society
Tiff's Treats
Kolache Shoppe
Westgrove
The Docks at Timergrove
Prime 31
Facet Seven
Drip Bar
Kroger
Petco
UT Physicians
Planet Fitness
O'Reilly
Big Lots
Revolucion
Advance Auto Parts
CBD American Shaman
Mattress Firm
Athletik


Kroger
GARDEN OAKS
/OAK FOREST
N SHEPHERD DR
34TH ST
Walmart
Supercenter
NORTHLINE
45
WHOLE FOODS MARKET
610
ELLA BLVD
H-E-B
20TH ST
N SHEPHERD DR
DURHAM DR
Kroger
CVS
MAIN ST
NEAR
NORTHSIDE
LAZYBROOK /
TIMBERGROVE
SITE
11TH ST
Kroger
GREATER
HEIGHTS
WOODLAND
HEIGHTS
10
Walmart
Supercenter
Kroger
TARGET
RICE
MILITARY
WASHINGTON
CORRIDOR
DOWNTOWN
/ CBD
RIVER OAKS
MONTROSE

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 wriΣen 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.

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
Claire Salazar	**764131**	**cs@blueoxgroup.com**	**713.547.6281**
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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