



9201 LONG POINT RD RETAIL CENTER FOR LEASE

SWQ Long Point Rd & Campbell Rd | Houston, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 9201 Long Point Rd
Houston, TX 77055

Availability: 600 SF & 1,200 SF (Can be combined)

Price: Call For Pricing

HIGHLIGHTS:

- Located at the signalized intersection of Long Point Rd & Campbell Rd
- Plentiful parking with 44 parking spaces
- Located within the highly desirable Spring Branch trade area
- Easy access to Interstate 10, Beltway 8 and Hwy 290, some of Houston MSA's major highways
- Close proximity to Spring Branch Elementary & Spring Branch/ Memorial Sports Association

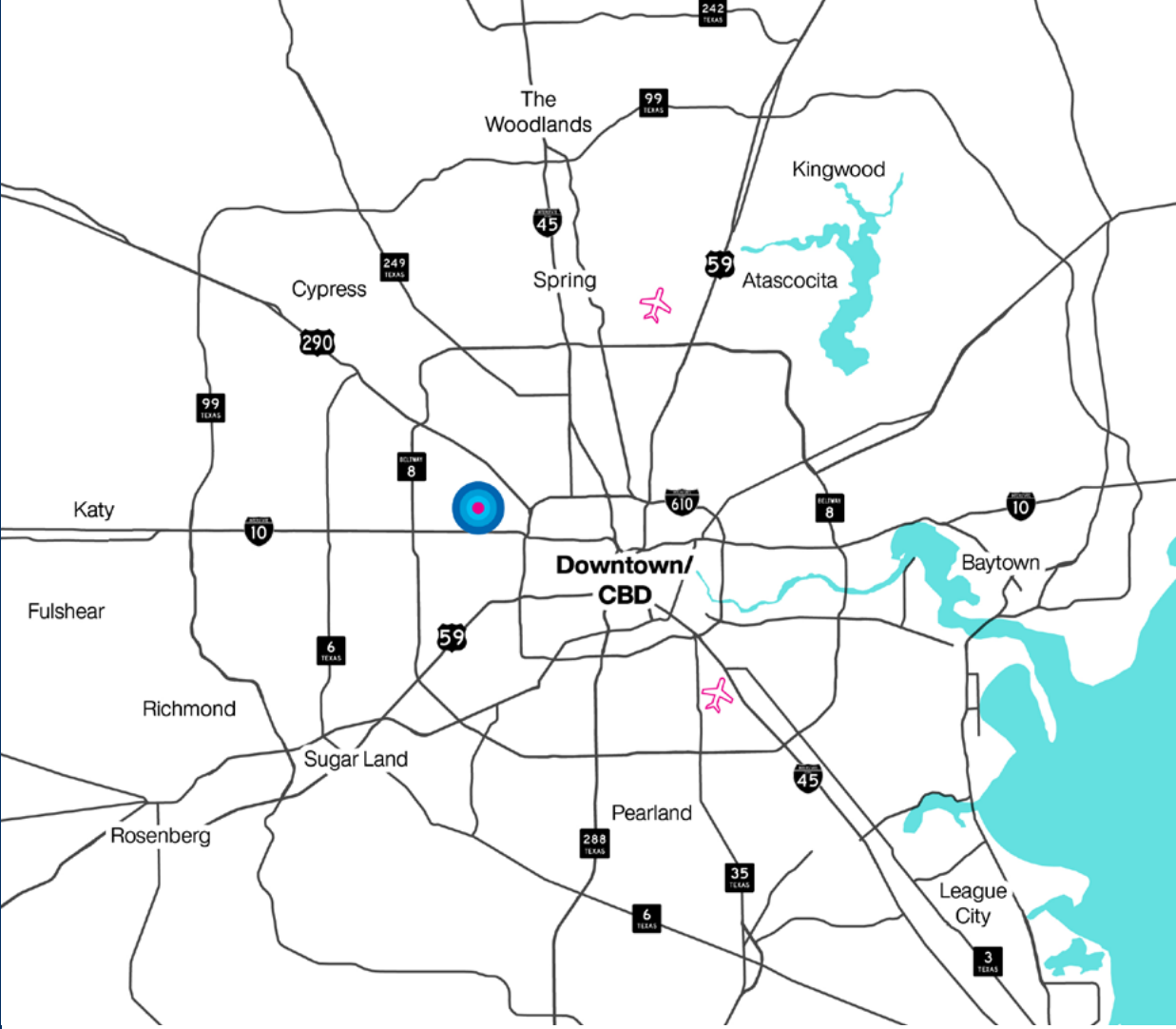
TRAFFIC COUNTS:

Long Point Rd: 16,138 CPD '22

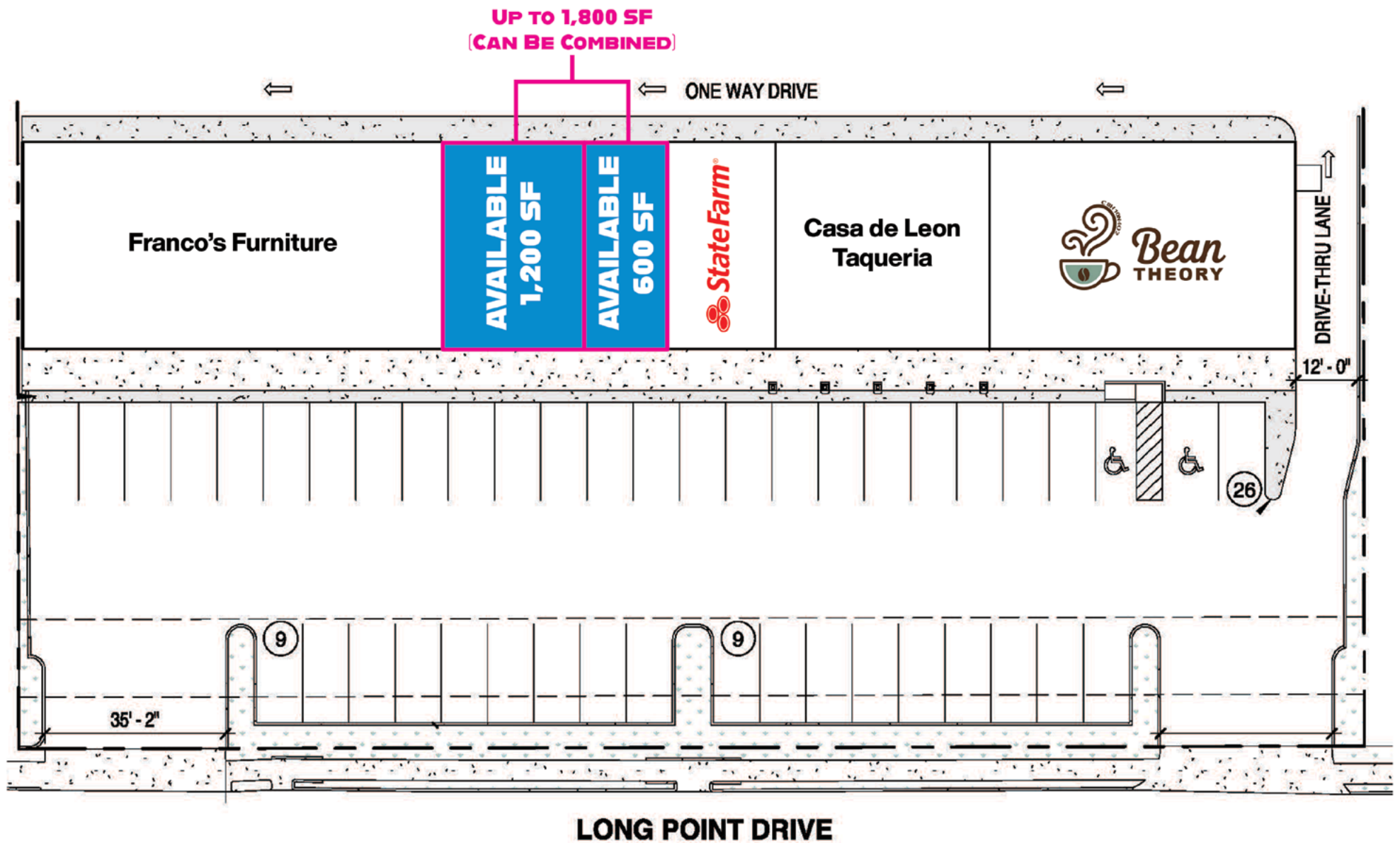
Campbell Rd: 7,471 CPD '22

2025 DEMOGRAPHICS:

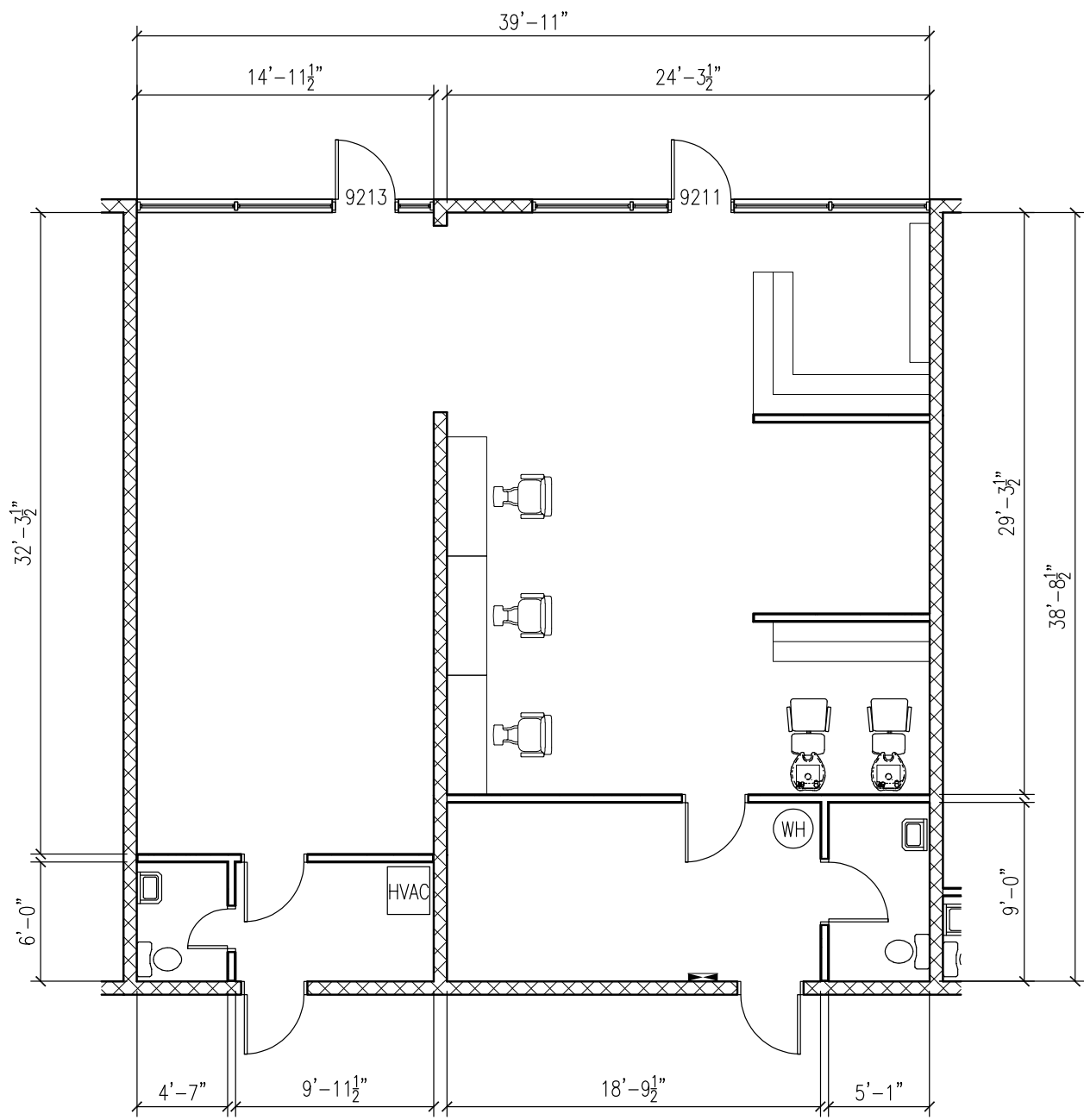
	1 Mile	3 Miles	5 Miles
Population	22,687	145,061	380,678
Daytime Pop.	13,681	141,206	489,979
Avg HH Income	\$136,153	\$156,586	\$143,511



SITE PLAN



FLOOR PLAN



SITE

Houston
Christian
High School

Northbrook
High School

The Lion
Lane School

Long Point Rd

Bingle Rd

Gesner Rd

Bunker Hill Rd

10

10

BELTWAY
8

Westside
Tennis Club

9201 LONG POINT RD

Randalls **chico's** **BARNES & NOBLE** **ULTA**
TALBOTS **ATHLETA** **Hallmark**
LOVESAC **Bath & Body Works** **STARBUCKS** **GAP** **ESCALANTE'S** **WHITEHOUSE BLACKMARKET**
GRIMALDI'S **POTTERY BARN** **WILLIAMS SONOMA** **CAVA**
BANANA REPUBLIC **ANN TAYLOR**

Walmart

TORCHY'S
KIRBY ICE HOUSE **MIA'S**

Academy SPORTS+OUTDOORS **FIVE GUYS** **MOD**
crumbl **Olive Garden** **PETSMART**
Schlotzsky's **Denny's** **rack** **EL RELY**
GENCHI GRILL **FREEBIRDS WORLD RUMBLE** **ME**

HOBBY LOBBY

sam's club

ROOMS TO GO

H-E-B

COSTCO

BEST BUY

LOWE'S

99 CENTS ONLY

TEXAS BRAZIL
LIFE TIME
Sevens
CAPITAL
Eddie BIRIO

PAPABONNY

MEMORIAL

M

Kroger

Memorial Senior High School

TJ-maxx

Target **macys** **JCPenney** **Dillard's**
Abercrombie & Fitch **FOREVER 21** **On the Border**
OLD NAVY **HOLLISTER** **VICTORIA'S SECRET** **Starbucks** **Apple** **HOTEL ZAZA**

Total Wine & More

ROSS **DSW** **OfficeMax**
Marshalls **TJ-maxx** **SAS**
HomeGoods **five BELOW** **LONGHORN STEAKHOUSE**

TRADER JOE'S

WHOLE FOODS

Stratford High School

Kroger

Lakeside Country Club



SITE

Blalock Rd

24,945 CPD '21

Pine Shadows Apartments

MAM RESALE STORE

Valencia at Spring Branch Apartments

boost mobile

Arcata Apartments

VALERO

Mobil

Long Point Rd

23,558 CPD '21

Blalock Rd

Westview Dr

Southern Garden Apartments

16,138 CPD '22

Pines at Long Point Apartments

Celtic Apartments

Public Storage

Leaf Hollow Apartments

Spring Branch Elementary

DISCOUNT TIRE

metro by T-Mobile

Broadstone Amelia Apartments

Red Apple Apartments

WINDSTAR

MAA Park Point Apartments

Korean Community Center

ExtraSpace Storage

Long Point Rd

Campbell Grove Apartments

Campbell Rd

Academy of Choice

Spring Branch Sports Fields

Bear Boulevard School

Westview Dr

FIRST COMMUNITY

7,471 CPD '22

MART

Capital One





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
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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
Rami Khoury	775141	rk@blueoxgroup.com	832.677.3434
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

UP TO 1,800 SF
(CAN BE COMBINED)

AVAILABLE AVAILABLE
1,200 SF 600 SF

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