

**AVAILABLE
1,895 SF**



**GOLDEN
CHICK**
Coming Soon

SOUTH WAYSIDE PLAZA
RETAIL CENTER AVAILABLE FOR LEASE
NWQ of Interstate 45 & Wayside Dr | Houston, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 2008 S Wayside Dr
Houston, TX 77023

Lease Space: ±1,895 SF

Price: Call For Pricing

HIGHLIGHTS:

- Easy access to Interstate 45, Hwy 90 and 610 Loop
- Ample parking available with 121 spaces
- Located across from Walmart with ±3.6 million annual visits
- Approximately 1 mile from University of Houston
- Area retailers include: Walmart, McDonald's, Chick-fil-A, Taco Cabana, Taqueria Arandas, Ostioneria Michoacan, PLS Check Cashers and several others

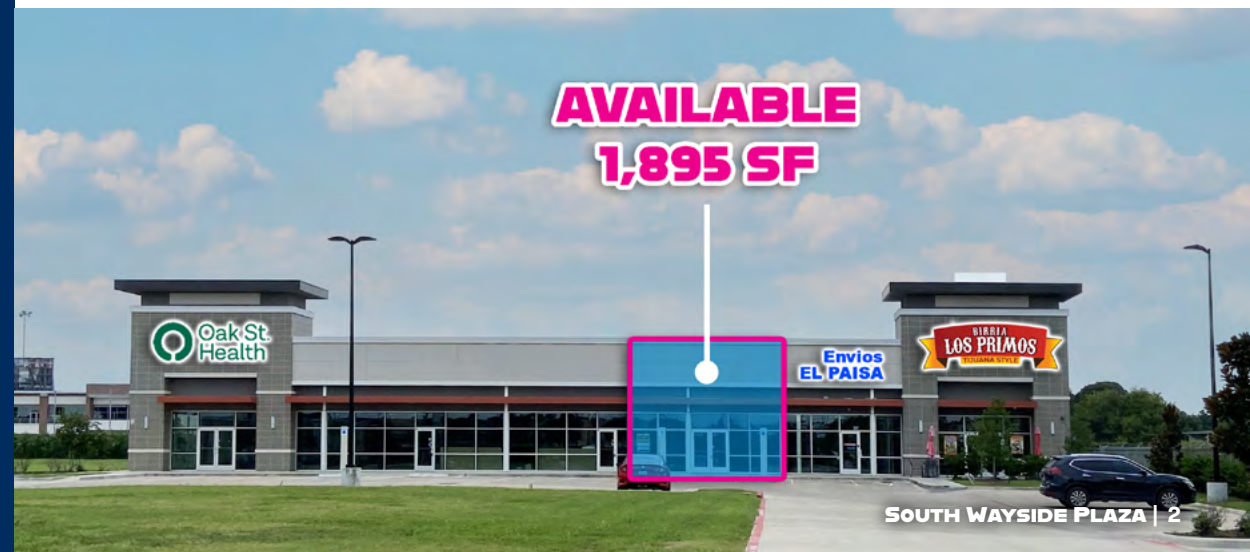
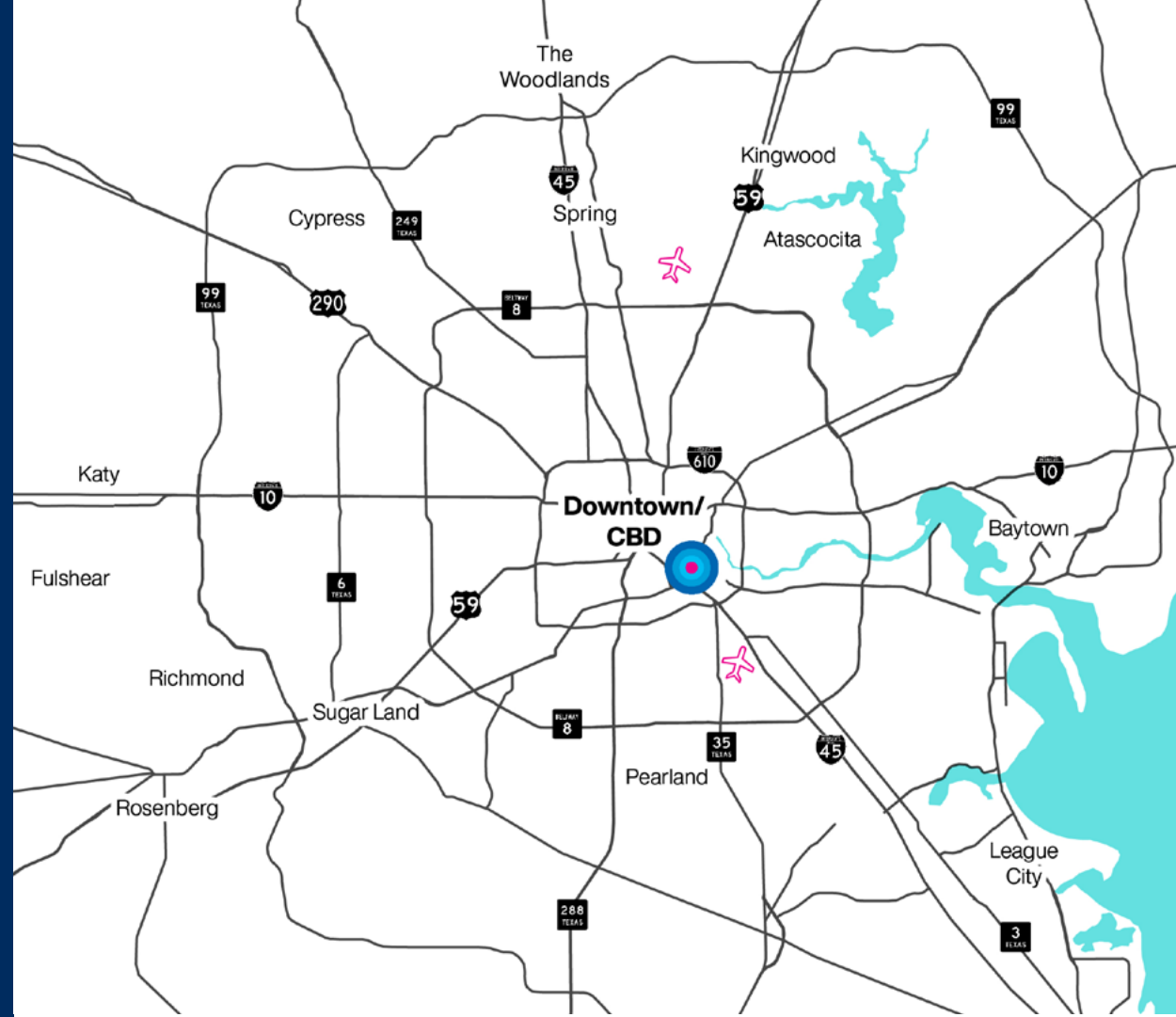
TRAFFIC COUNTS:

Interstate 45: 276,905 CPD '23

Wayside Dr: 31,554 CPD '23

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	13,825	141,745	383,478
Daytime Pop.	8,687	104,292	396,670
Avg HH Income	\$84,036	\$74,335	\$91,426



SITE PLAN



SITE

BIRRA LOS PRIMOS
OAK ST. HEALTH
GOLDEN CHICK
TITLEMAX
boost mobile

31,554 CPD '23

PALACE INN

WELLMED

Houston Inn & Suites

T-Mobile

SOUTH TEXAS DENTAL

PLS

Wayside Dr/Hwy 90

Walmart Supercenter
~3.6 Million Annual Visits

INTERSTATE 45

Queen of Peace Catholic School

WOODFOREST NATIONAL PARK

Jack OPENED

EXXON

Pollo PALENQUE

TAQUERIAS ARANDAS
La Brosa...sabrosita

Sanchez Charter School
1,000 Students

Maxwell Ln

conoco

276,905 CPD '23

21,497 CPD '23

MURPHY USA

BURGER KING

TACO CABANA

Chick-fil-A

at&t

Chevron

Telephone Rd

SITE

KIPP Explore Academy

Lawndale St

Gus Wortham Golf Course

90



Telephone Rd

Luby's Houston Mattress Factory Cash America

Wayside Dr/Hwy 90

Lawndale St

S 75th St

45

MATRESS FIRM TILEMAX

PALACE INN

Walmart Supercenter

Gulf Freeway

LA MICHOCANA BEAT MARKET CVS pharmacy Pizzeria Patron SUBWAY AutoZone

Telephone Rd

WOODFOREST

ARANDAS

canoco

EXON

MURPHY USA

DELTA

at&t

FAMSIA MELROSE DOLLAR TREE SELLERS BROS. McDonald's

Griggs Rd

Garland Dr

Wayside Dr/Hwy 90

Griggs Rd

Telephone Rd

45

DOLLAR GENERAL

H&C Edible Arrangements Denny's McDonald's Office DEPOT IHOP SONIC CHASE PAPPAS Pappas Louie's Wendy's



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

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