

THE MARKET at OAK FOREST

LUXURY RETAIL SPACE AVAILABLE FOR LEASE



An Elevated Development Brought to You By:



LOCATION:

SWQ 34th St & Ella Blvd
Houston, TX 77018

TRAFFIC:

Ella Blvd: 31,544 CPD '22
W 34TH St: 14,245 CPD '22

HIGHLIGHTS:

- Located on the hard corner of 34th St & Oak Forest Dr
- Brand new, high quality construction
- Positioned within highly sought-after Garden Oaks trade area with close proximity to Oak Forest & The Heights
- Easy access to Loop 610
- Across from Waltrip High School

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	16,417	144,510	425,233
Daytime Pop.	16,458	124,747	383,714
Avg HH Income	\$203,970	\$171,897	\$154,591





1st FLOOR AVAILABILITY:

BLDG A: 13,350 SF | BLDG B: 10,080 SF

2nd FLOOR AVAILABILITY:

BLDG A: 15,570 SF | BLDG B: 10,080 SF

PRICING:

Contact Broker for Pricing Information

THE HEART of OAK FOREST

The Oak Forest trade area represents one of Houston's most compelling inner-loop retail growth corridors. Positioned just outside Loop 610, the area combines strong residential density and an increasingly affluent consumer base, making it a prime target for retailers seeking high-growth, neighborhood-driven demand. Oak Forest, along with neighboring Garden Oaks, has transitioned into a high-demand urban infill submarket. The area is now experiencing significant reinvestment, with new construction homes elevating overall home values resulting in a modern, affluent, and locally oriented consumer base that prioritizes convenience, quality, and neighborhood retail experiences.



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FUTURE
H-E-B

9
Starbucks

Kroger

PET SMART
ROSS
MATTRESS FIRM

Oak Forest Dr

Waltrip
High School

43rd St

Alba Rd

LA FITNESS

CVS

FUTURE
TARGET

PINE FOREST
BUSINESS PARK

ALDI

DOLLAR TREE

Booker T
Washington
High School

Main St

WHOLE FOODS

610

290

TRU

Blue Bell

OFFICE/ BUSINESS
PARK

610

Delmar
Stadium

Hempstead Rd

YCHCP
THE COLLEGE OF
HEALTH CARE PROFESSIONALS

WOODSTOCK
GARDEN CENTER

Goodman
Air Conditioning & Heating

18th St

Ella Blvd

FITNESS

20th St

Chadwell

Durham Dr

H-E-B

Kroger

CVS

Heights
High School

11th St

ROSS

Kroger

BIG
LOTS

LA FITNESS

Walmart

REGAL

IKEA

Oak Forest Park

Judiway St

Millie's
KITCHEN & COCKTAILS

THE MARKET at OAK FOREST

Oak Forest Dr

Avenue
on 34th

Waltrip
High School

34th St

14,245 CPD ('22)

Couch St

11,924 CPD ('22)

Ella Blvd

31,544 CPD ('22)

213,684 CPD ('24)

GATLIN'S BBQ

PRIVATE MINISTORAGE

SHERWIN
WILLIAMS

GoldenWok
Jellyfish
SUSHI GRILL

Big Tex
Self Storage

Paws
Pet Resort

GRAVITY ONE
SUNBELT

DW
SUNBELT
SAB
PAWN

SPRINT

CHILDRS
ENTERTAINMENT

K

HAND + STONE

TEX-MEX
CARBON

Local
TABLE

F45

CITIZEN PILATES

THE POST
HOUSTON

oak forest
ACADEMY

NDX Stern Empire

SAIGON HUSTLE

Local Post
Sp
SANTITAS
CREAMERY

SportClips
HAIRCUTS

POPEYES

M

BR
Burger King

Cane's
CANDY FRUIT

BUBBLEEGG

jiffy lube

Pollo
Loco

BURGER
KING

COFFEE ROASTERS

ups

LES BAYET
vietnamese cafe

tropical
CAFE

THE HALAL GUYS

KFC

CVS

610







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

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Joshua Jacobs

Designated Broker of Firm

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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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