

THE OUTPOST



NEWLY RE-IMAGINED DEVELOPMENT
RETAIL SPACE AVAILABLE FOR LEASE

NWQ I-10 & Beltway 8 | Houston, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 1440 Brittmoore Rd
Houston, TX 77043

Size: 600 SF - 6,300 SF (Divisible)

Price: \$38.00 PSF + \$10.00 NNN

HIGHLIGHTS:

- Newly re-imagined retail development for lease
- Under construction with an estimated delivery of Q1 2027
- Ceiling heights: 24' to center
- Ample parking on site
- Encompassed by the Spring Branch and Memorial trade areas, two of Houston MSA's most sought-after markets
- Easy access to Interstate 10 & Beltway 8
- Located in one of the largest and most established office markets in the city with over 137,000 daytime population
- Close proximity to multiple retail nodes including CityCentre, Town and Country Village as well as Memorial City

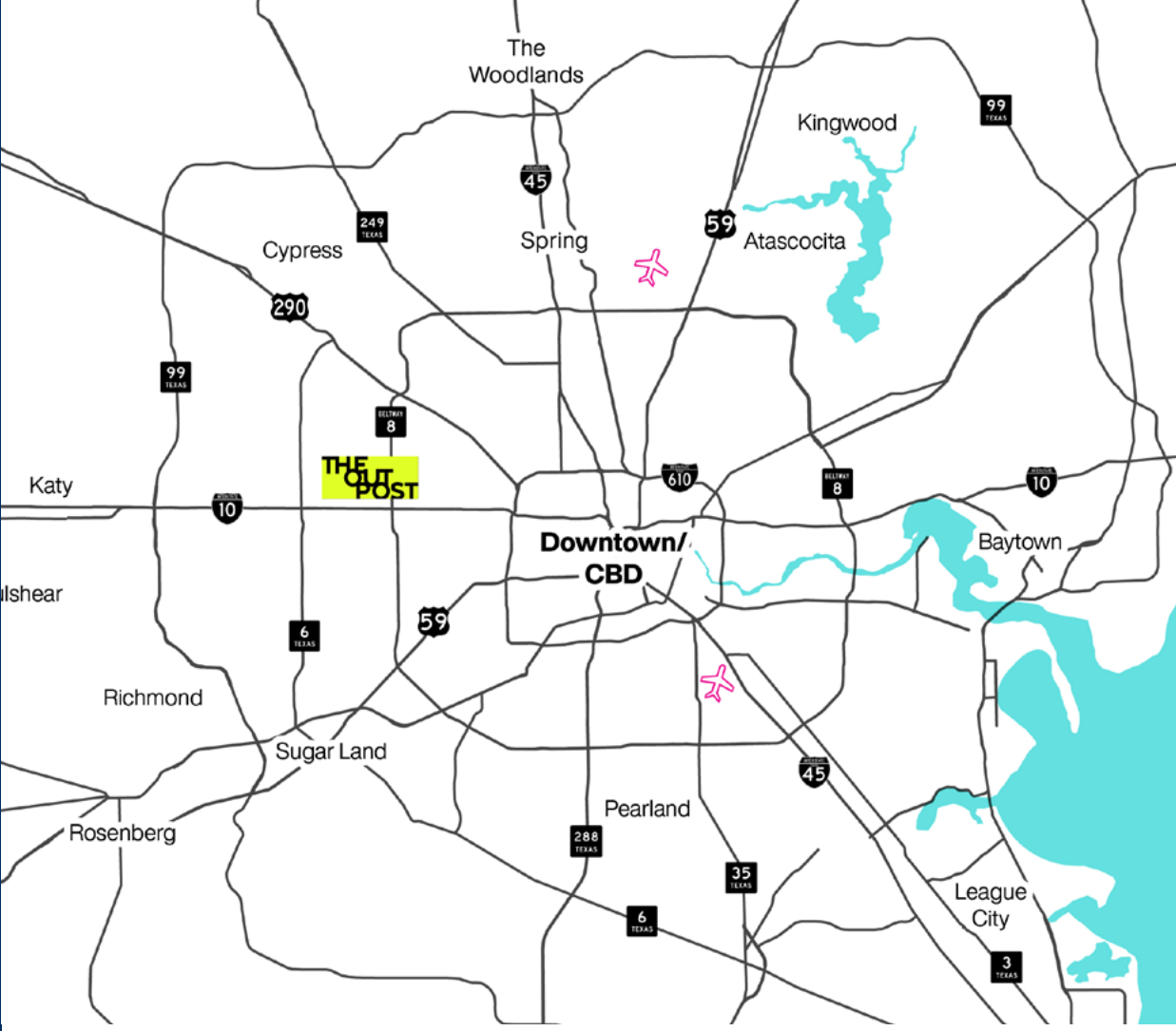
TRAFFIC COUNTS:

Brittmoore Rd: 18,812 CPD '22

Interstate 10: 404,895 CPD '25

2026 DEMOGRAPHICS:

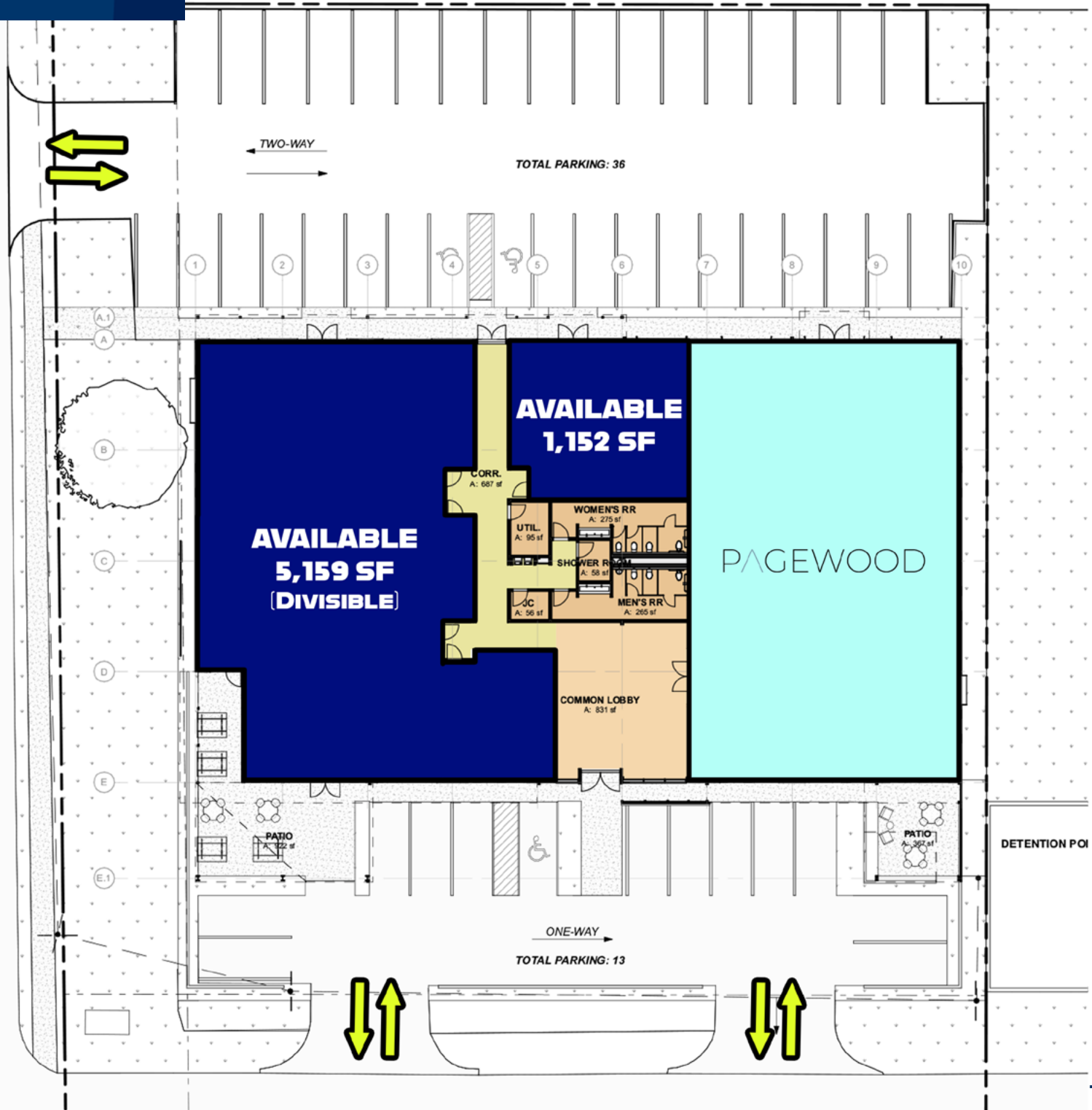
	1 Mile	3 Miles	5 Miles
Population	9,827	108,071	313,244
Daytime Pop.	17,977	113,835	339,445
Avg HH Income	\$155,090	\$155,018	\$147,444



SITE PLAN



Brittmoore Rd



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Houston Christian High School

Northbrook High School

The Lion Lane School



Walmart

KIRBY
MIA'S
Burger Joint
Taco Stand
HONEST MARY'S
LEEMOO [solidcore]

Academy FIVE GUYS MOD
crumbl Olive Garden PETSMART
Schlotzsky's Denny's rack EL RLY
GENCHI'S GRILL FREEBIRDS ME

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

Bunker Hill Rd

Gesner Rd

HOBBY LOBBY

sam's club

ROOMS TO GO

H-E-B

COSTCO

BEST BUY

LOWE'S

99 CENTS ONLY



CITYCENTRE
Anthropologie, Lululemon, Nike, Kendra Scott, Madewell, Altar'd State, Brahmin, Free People, Sephora, Sur La Table, Urban Outfitters, Warby Parker, West Elm, Z Gallerie

Stratford High School

Kroger

TJ-maxx

TEXAS BRAZIL
LIFE TIME
Seasons 52
CAPITAL
Eddie's

MEMORIAL MERRIMAN

TOWN & COUNTRY VILLAGE
Pottery Barn, Barnes & Noble, Gap, J.McLaughlin, Williams-Sonoma, White House Black Market, Ulta, Talbots, Soma, Chico's, Bath & Body Works, Athleta, Ann Taylor

Randall's

Total Wine & More

Gesner Rd



Kroger

Memorial Senior High School

Target macy's JCPenney Dillard's
Abercrombie & Fitch FOREVER 21
OLD NAVY HOLLISTER CALIFORNIA
CINEMARK VICTORIAS SECRET FISH STARBUCKS HOTEL ZAZA

Lakeside Country Club

Westside Tennis Club



TRADER JOE'S
WHOLE FOODS
THE OUTPOST

UPTOWN
/GALLERIA



MEMORIAL
HERMANN

sam's club



HCC

CITYCENTRE

TOWN & COUNTRY
VILLAGE

WESTCHASE
DISTRICT



Walmart

BAYOU
CITY
FELLOWSHIP

THE CANNON



DATAPRISE PAGEWOOD collide

Koffeteria homebase Siepe

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18,812 CPD 22

Brittmore Rd







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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Duncan Brooks Shanklin III
Claire Salazar

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713.574.6281

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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