

**AVAILABLE  
3,000 SF**



**THE GARDENS CENTER  
RETAIL CENTER FOR LEASE**

SWC of Interstate 45 & Barren Springs Dr | Houston, TX



[WWW.BLUEOXGROUP.COM](http://WWW.BLUEOXGROUP.COM)

# PROPERTY INFORMATION:

**Address:** 15125 - 15155 Interstate 45  
Houston, TX 77090

**Availability:** ±3,000 SF

**Price:** \$30.00 PSF + NNN

## HIGHLIGHTS:

- Frontage along Interstate 45
- Easily accessible to Houston's most desired communities including The Woodlands, Greater Greenspoint, Spring and Cypress Station
- Prominent signage available with exposure to Interstate 45
- Area retailers include: Sam's Club, Nissan, Corvette, Cadillac, Discount Tire, Northern Tool + Equipment, Ashley Furniture, Bel Furniture, Carmax, Movie Tavern and several others

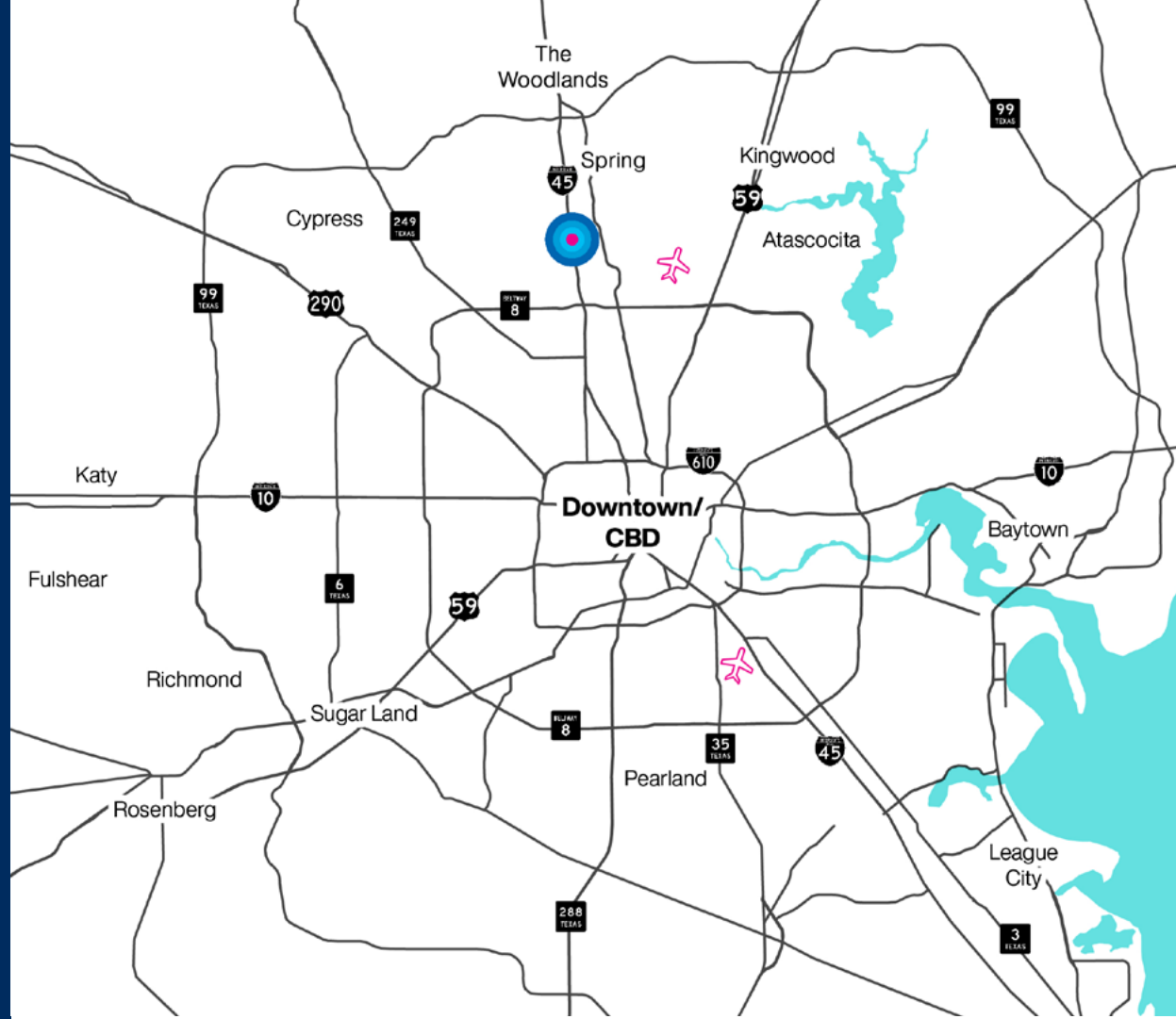
## TRAFFIC COUNTS:

**Interstate 45:** 318,783 CPD '23

**Barren Springs Dr:** 4,877 CPD '22

## DEMOGRAPHICS:

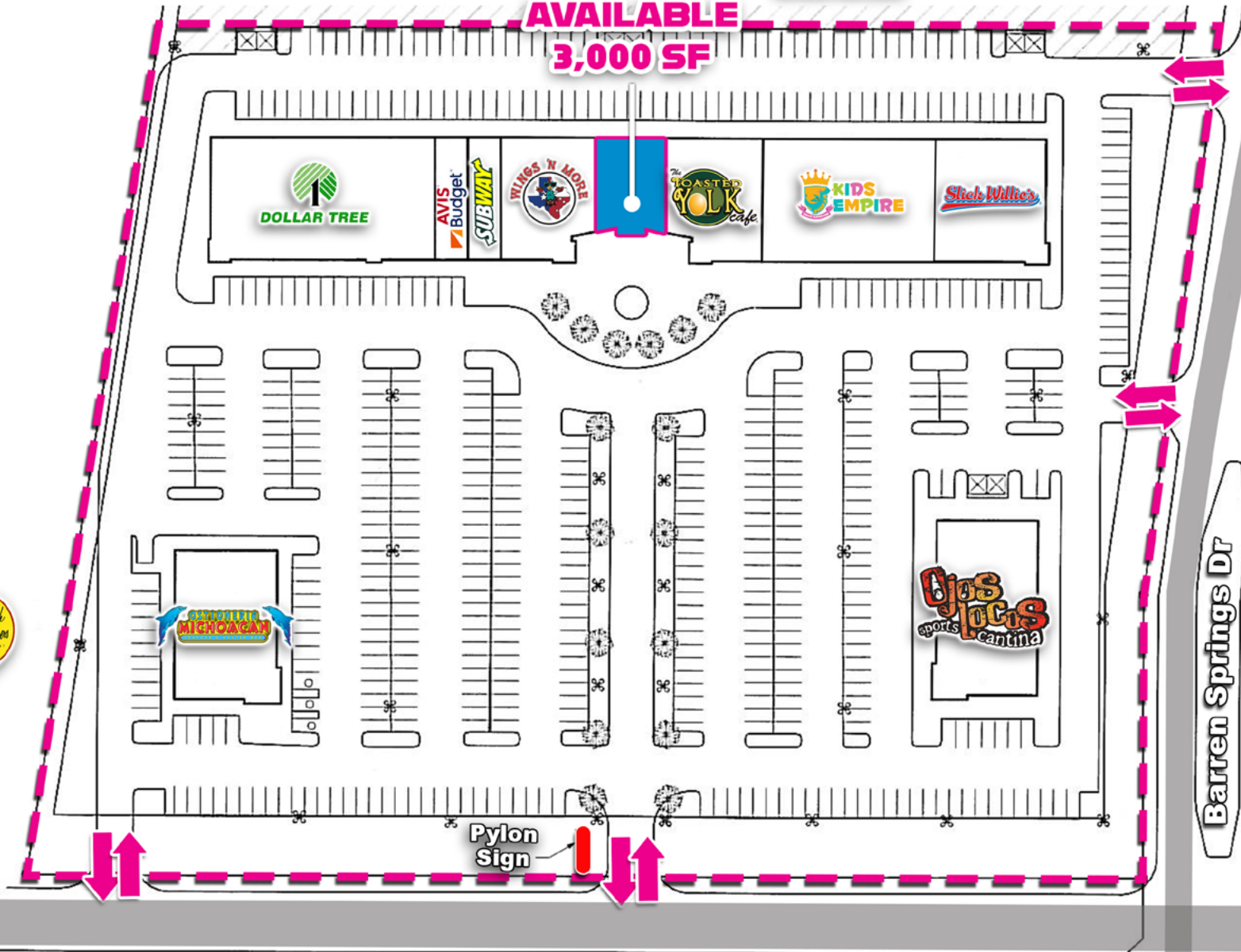
	1 Mile	3 Miles	5 Miles
<b>Population</b>	15,295	120,373	295,832
<b>Daytime Pop.</b>	10,028	69,881	199,645
<b>Avg HH Income</b>	\$80,617	\$81,508	\$85,941



# SITE PLAN



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Barren Springs Dr

INTERSTATE 45 318,783 CPD '23

OXYDE CHEMICALS

ABILITIES UNLIMITED, INC.

Cadillac

Statewide Remodeling

INTERSTATE 45

DISCOUNT TIRE

ACE OFFICE FURNITURE HOUSTON

Margaritas

CORVETTE WORLD DALLAS HOUSTON

XPEL HOUSTON CLEAR BRA

LUPE TORTILLA MEXICAN RESTAURANTS

SITE

Barren Springs Dr

4,877 CPD '22

318,783 CPD '23

NISSAN

TOM PEACOCK NISSAN

HPS HOUSTON PREMIER SPORTSPLEX

Slick Willy's

Ojos Locos sports cantina

KIDS EMPIRE

ROASTER WOLK cafe

TRIPS 'N FLORA

SUBWAY

AVIS Budget

DOLLAR TREE

MICHIGAN

Barren Springs Dr

Villa Springs Apartments

Bino Ash Dr

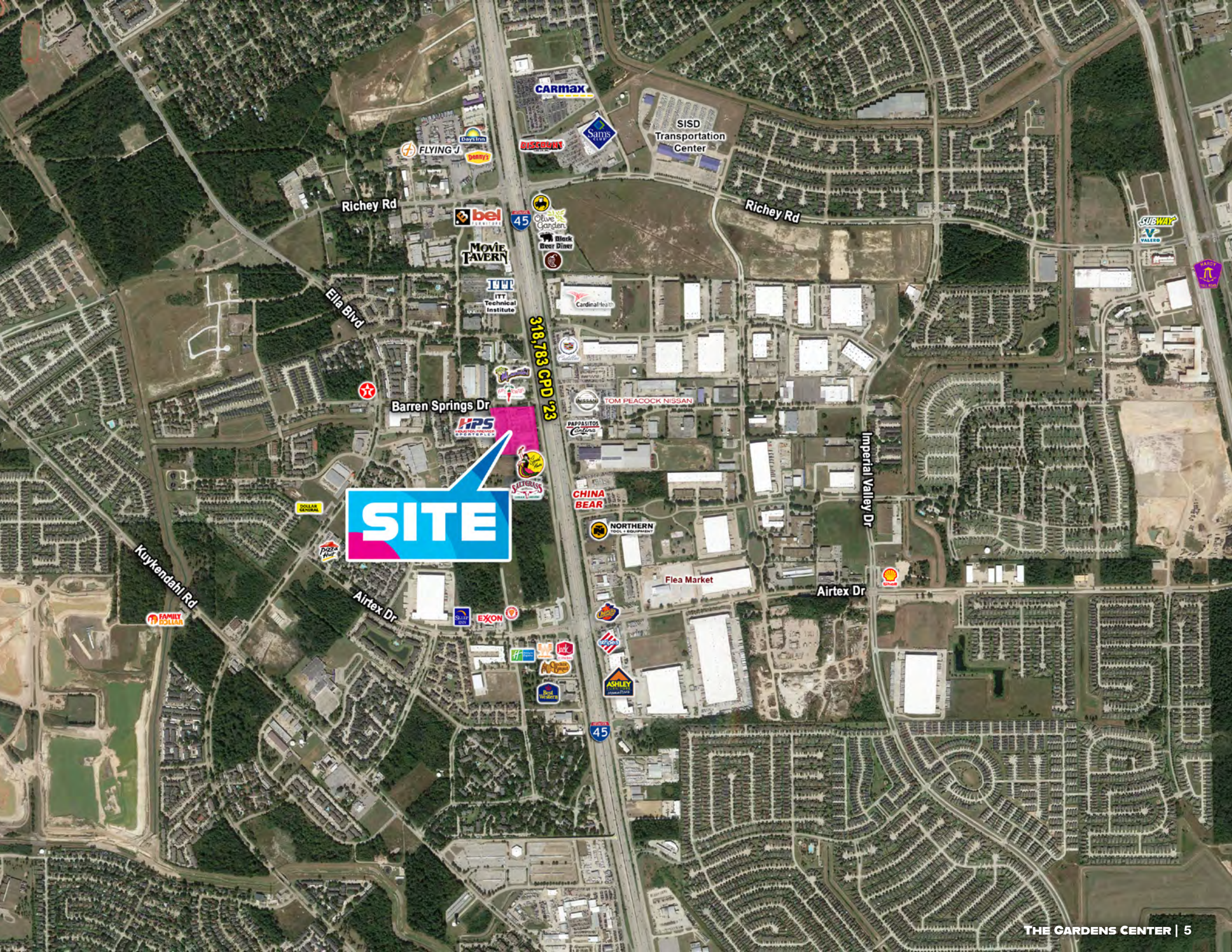
PAPPASITOS Cantina

Office Systems Of Texas

INTERSTATE 45

EPD ELECTRONIC POWER DE/I ELECTRICAL SYSTEMS INTEGRATOR

Specialty



**SITE**

318,783 CPD v23

CARMAX

Sams

SISD Transportation Center

FLYING J

DISCOUNT

Richey Rd

Richey Rd

bel

45

MOVIE TAVERN

Olive Garden

Berk Beer Diner

ITT Technical Institute

Cardinal Health

Ela Blvd

Barren Springs Dr

HPS

TOM PEACOCK NISSAN

PAPPASITOS

CHINA BEAR

NORTHERN

Flea Market

Imperial Valley Dr

Airtex Dr

Kuykendahl Rd

Airtex Dr

EXON

ASHLEY

45

FAMILY DOLLAR

DOLLAR GENERAL

Pizza Hut

SUBWAY

VALERO

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.

<b>Blue Ox Brokerage, LLC</b>	<b>9009549</b>	<b>jj@blueoxgroup.com</b>	<b>713.804.7777</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Joshua Jacobs</b>	<b>448255</b>	<b>jj@blueoxgroup.com</b>	<b>713.230.8882</b>
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](http://www.trec.texas.gov)

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SWC of Interstate 45 & Barren Springs Dr | Houston, TX

**Rami Khoury** | 832.677.3434  
rk@blueoxgroup.com

**Lindsey Lee** | 713.766.5016  
ll@blueoxgroup.com



[www.BLUEOXGROUP.COM](http://www.BLUEOXGROUP.COM)