



WOODSHORE MARKETPLACE | SEC OYSTER CREEK DR & DIXIE DR, CLUTE, TX 77531

Features

- Kroger Marketplace-anchored retail center with strong daily traffic
- 11,200 SF second-generation retail space available - Demisable
- Drive-thru end cap site available for high-visibility users
- Strategically located within minutes of Brazosport College, Brazosport High School, and Texas Gulf Coast Regional Airport
- Excellent access to State Highway 288 and surrounding residential neighborhoods

FOR LEASE

TOTAL SF: 27,850
AVAILABLE SF: 15,165
MIN CONTIGUOUS SF: 1,100
MAX CONTIGUOUS SF: 11,200
CONTACT FOR MORE INFORMATION

Traffic Counts

Dixie Drive 15,750 VPD
 Oyster Creek 13,352 VPD

Demographics	YEAR: 2026	1 MILE	3 MILE	5 MILE
Population		8,790	46,097	50,645
Daytime Population		6,524	43,820	56,946
Average HH Income		\$134,197	\$115,935	\$117,179
Total Households		3,237	18,141	19,791

Area Retailers & Businesses



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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

weitzman®

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Available Space

806 North Dixie Dr

A Proposed Starbucks	2,100 sf
B	7,700 sf
C	1,400 sf

810 North Dixie Dr

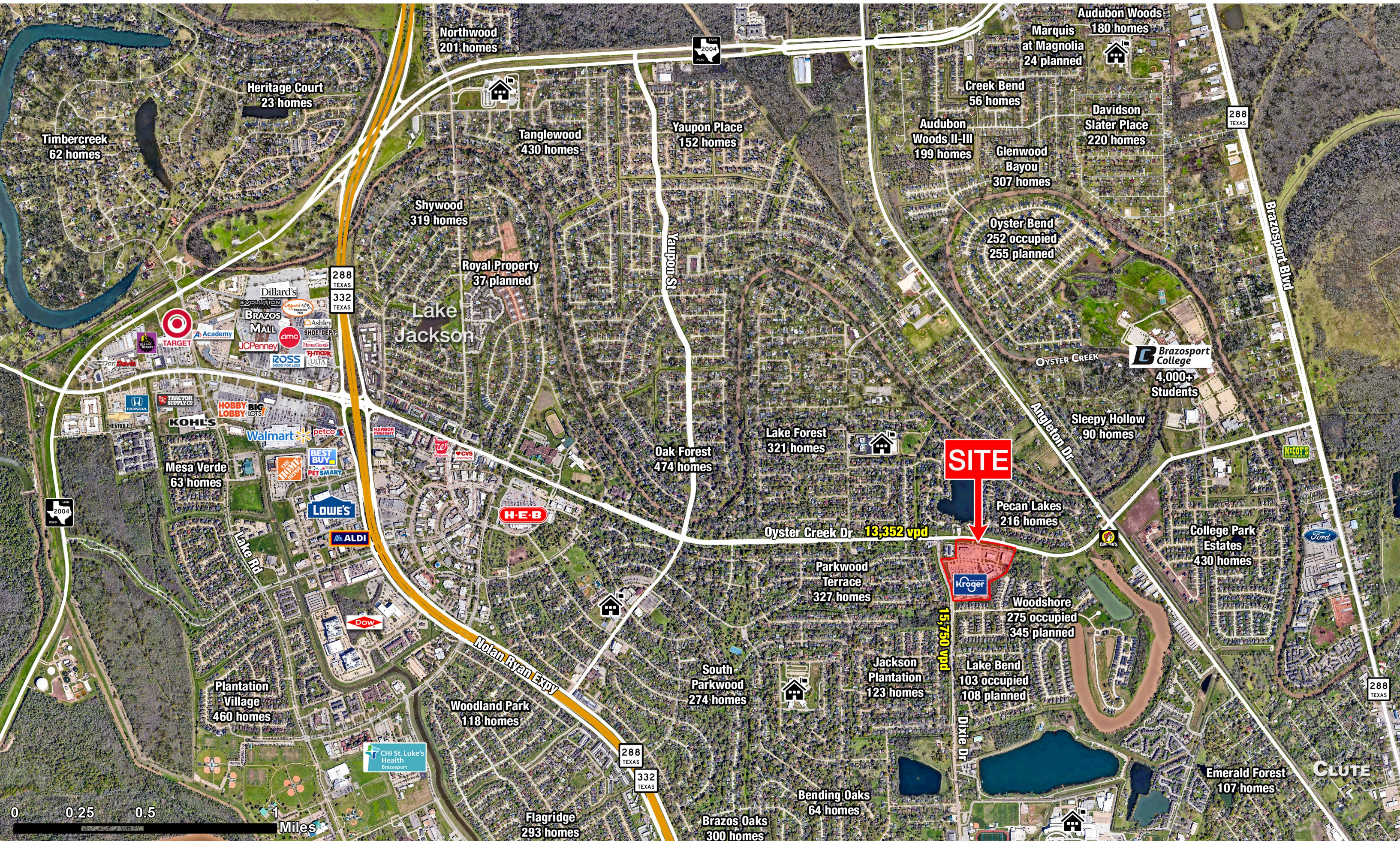
D	1,440 sf
G-1	1,425 sf
L	1,100 sf

Current Tenants

810 North Dixie Dr

A	Woodshore Family Dentistry	2,160 sf
E	Nails of America	3,000 sf
F	Tea-Licious & Boba	1,200 sf
J	The UPS Store	1,425 sf
K	Serenity Reflexology	1,200 sf
M	Center Court Pizza & Brew	3,500 sf





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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish:

- (i) the broker's duties and responsibilities to you and your obligations under the agreement;**
- and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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

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- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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Weitzman

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Robert E. Young, Jr.

Designated Broker of Firm

James Nathan Namken

Licensed Supervisor of Sales Agent/ Associate

Travis Kyle Knight

Sales Agent/Associate's Name

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Date

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