



Marshall C. Bumpus

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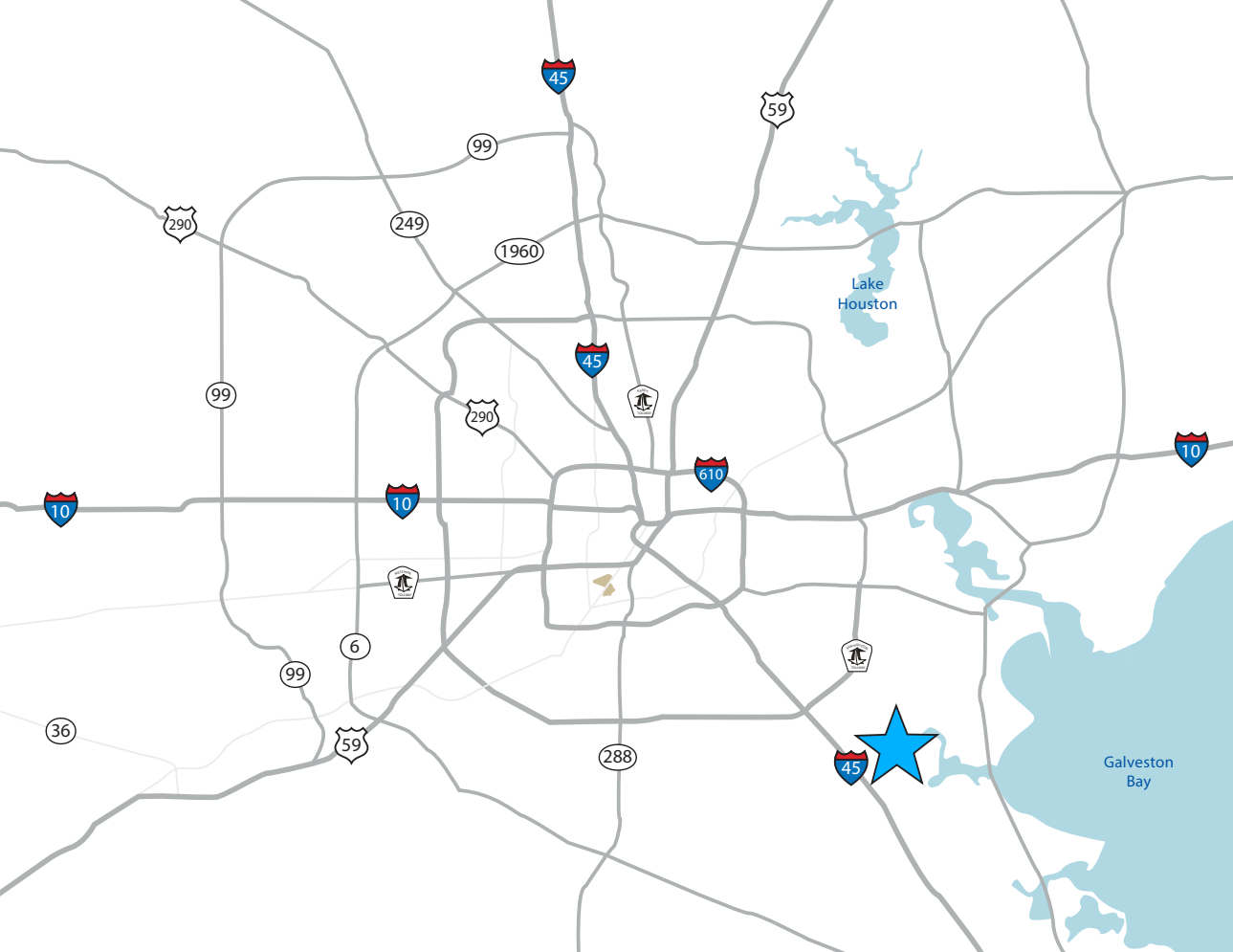
Brett Vinzant

brett@wellspringcre.com | (713) 331-1626 x1

Wellspring Commercial Real Estate

8558 Katy Freeway, Ste 105, Houston, TX 77024

The information contained herein was obtained from sources deemed reliable; however, Wellspring Commercial Real Estate makes no guarantees, warranties, or representations as to the accuracy or completeness or thereof. The presentation of this property is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.



PROPERTY INFORMATION

LOCATION

SWC Bay Area Blvd & Space Center Blvd,
Clear Lake, Texas 77058

LEASE RATE Call Broker for Pricing

AVAILABLE

- 1,200 SF (2nd gen restaurant with grease trap)
- 3,050 SF White Box Space
- 2,323 SF 2nd Gen Space
- 2,349 SF 2nd Gen Space

2025 DEMOGRAPHICS

	Total Population	Daytime Population	AVG HH Income
1 mi	10,574	11,161	\$97,499
3 mi	83,099	98,823	\$121,027
5 mi	158,360	175,063	\$124,835

TRAFFIC COUNTS

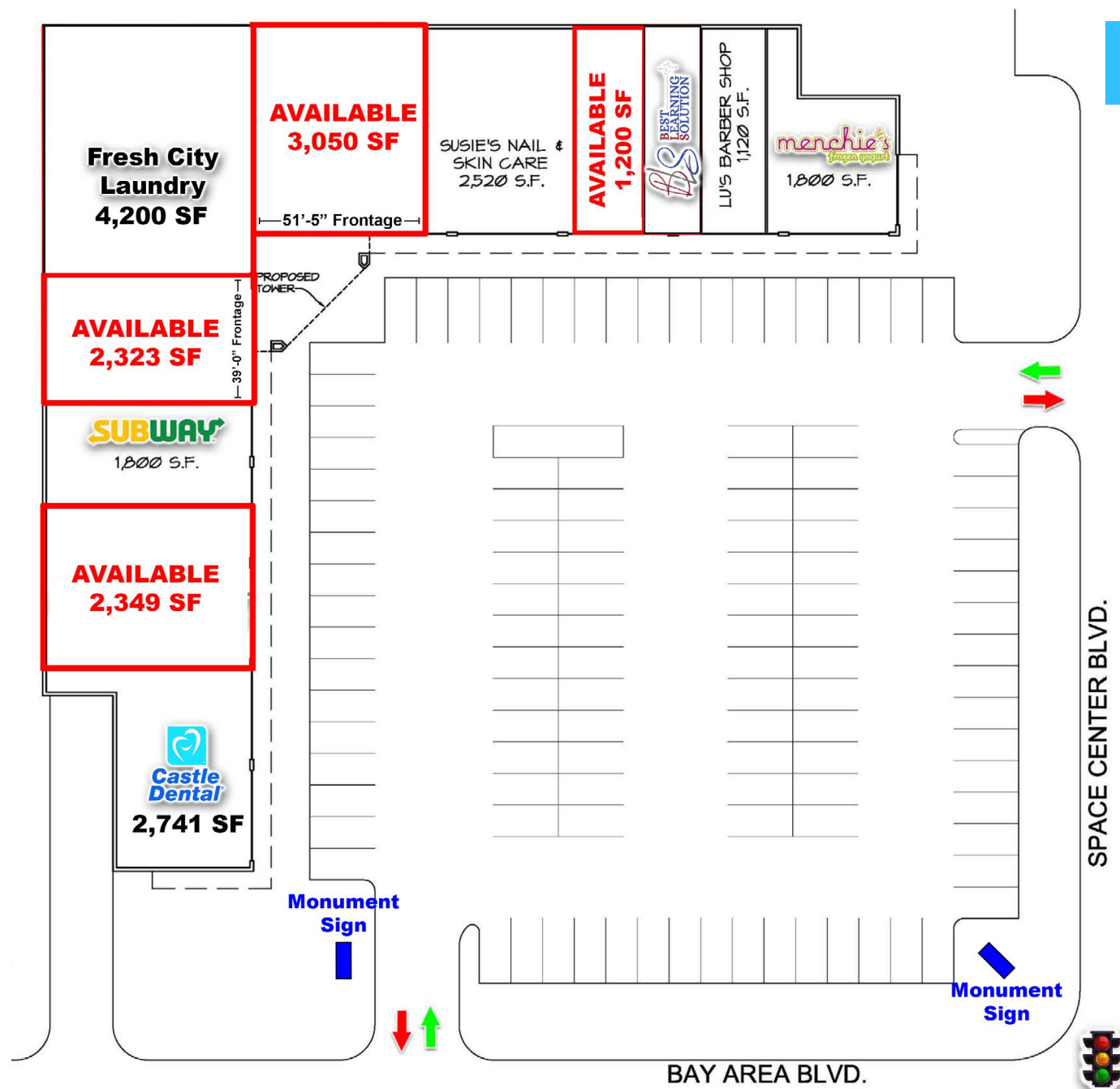
Bay Area Blvd: 30,750 VPD (TXDOT 2024)

Space Center Blvd: 15,925 VPD (TXDOT 2021)

PROPERTY INFORMATION

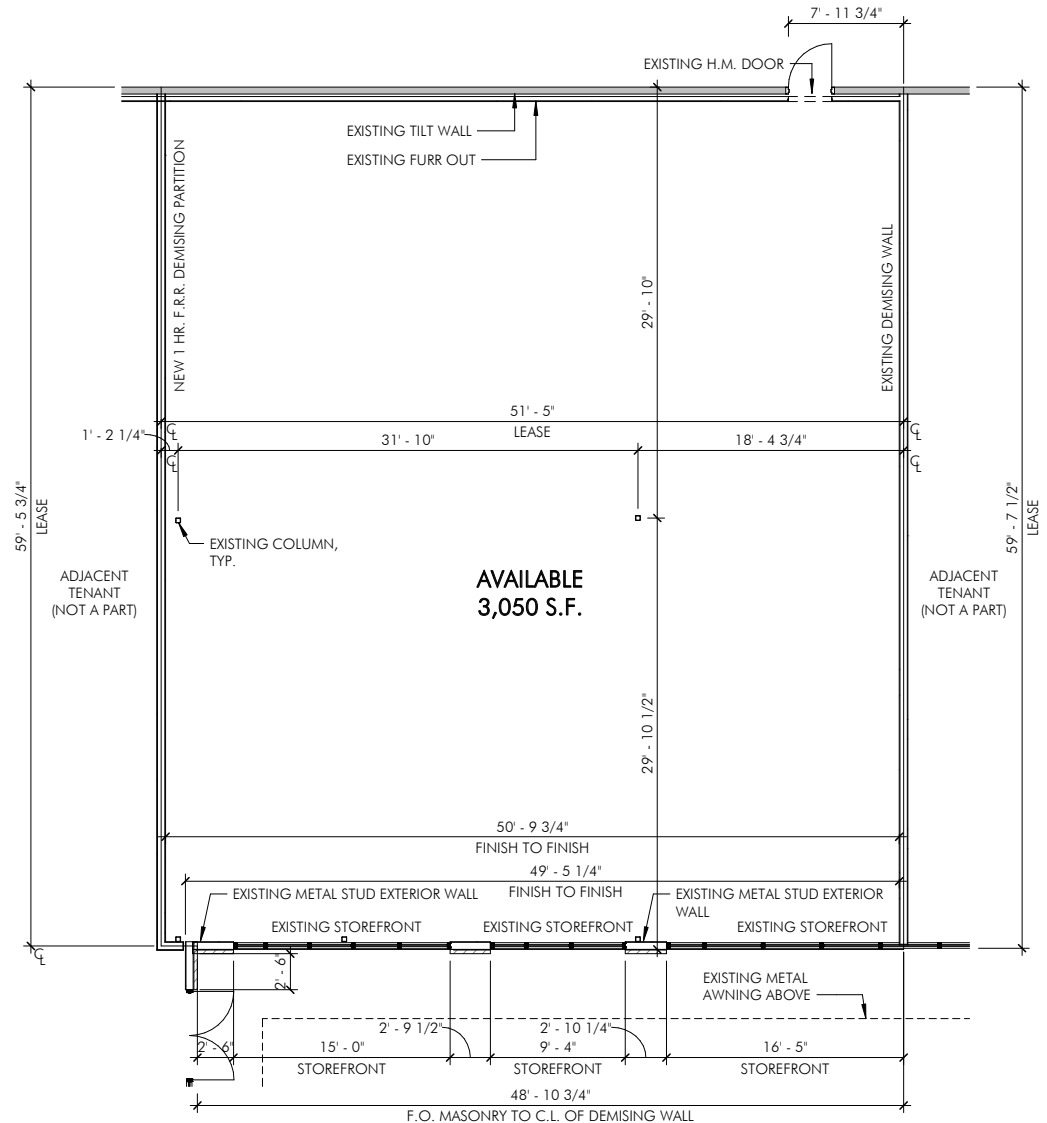
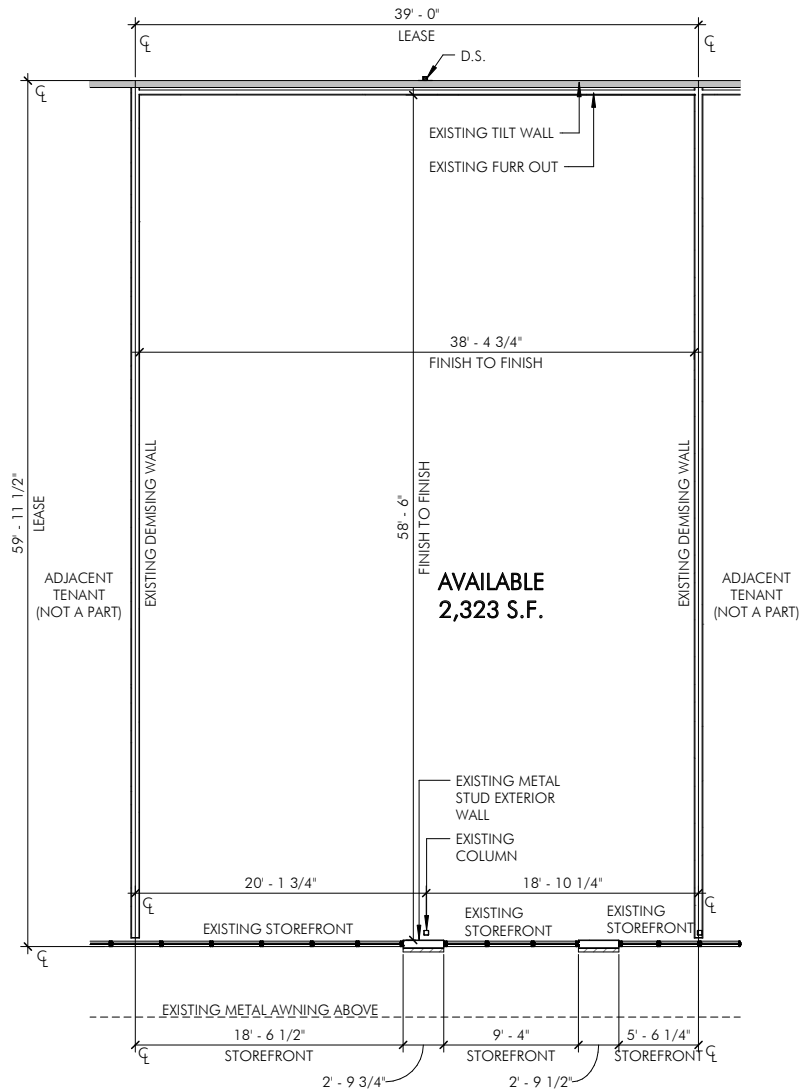
- Retailers in center include Castle Dental, Susie's Nail & Skin Care, Menchie's Frozen Yogurt, Lu's Barber Shop, Subway and Best Learning Solution
- Area retailers include Petco, CVS Pharmacy, Walgreens, McDonald's, Jack in the Box, Arby's, Popeye's, Pizza Hut & many more
- Close proximity to NASA and to University of Houston Clear Lake

SITE PLAN



NOTE: VERIFY ALL EXISTING MEASUREMENTS AND CONDITIONS IN FIELD PRIOR TO CONSTRUCTION

FLOOR PLANS



INTERSECTION AERIAL

UCL
9,053
Students



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MARKET AERIAL



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FACING SOUTHWEST

AVAILABLE
2,323 SF

AVAILABLE
3,050 SF

AVAILABLE
1,200 SF

AVAILABLE
2,349 SF

SUBWAY

Castle
Dental

BEST
LEARNING
SOLUTION
menchie's
frozen yogurt

Bay Area Blvd

30,750 VPD (24)

Space Center Blvd

15,925 VPD (21)

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FACING NORTH



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FACING NORTHEAST



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FACING SOUTH



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SITE AERIAL

Space Center Blvd

15,925 VPD (21)

Bay Area Blvd

30,750 VPD (24)

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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.

2-10-2025



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. **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 about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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

IABS 1-1