

FOR LEASE



South Fondren Place Retail Space For Lease

14603-14643 Main St / 12152-12170 Ormandy (Highway 90) | Houston, TX 77035

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LANDPARK

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PROPERTY INFO



PROPERTY DESCRIPTION

This impressive retail property is perfect for businesses of all types and sizes. Located at the highly desirable address of 14603-14643 Main Street, in the bustling city of Houston, TX, this property is ideal for lease and offers a generous 31,100 square feet of total space. The building features retail store front and the second building directly behind the retail center are Industrial/warehouse spaces. With plenty of room to expand, this property is perfect for any business looking to grow and succeed in the thriving Houston market. Don't miss out on this excellent opportunity to lease a prime commercial property in a highly sought-after location.

SPACE AVAILABILITY

UNIT	SF	RATE
12154	1,200 SF	\$10.00/sf (NNN)
12162	1,200 SF	\$10.00/sf (NNN)
12164	1,200 SF	\$10.00/sf (NNN)
14619	900 SF	\$10.00/sf (NNN)
14621	900 SF	\$10.00/sf (NNN)
14623	1,000 SF	\$10.00/sf (NNN)
14625	1,000 SF	\$10.00/sf (NNN)
14627	1,000 SF	\$10.00/sf (NNN)
14629	1,000 SF	\$10.00/sf (NNN)
14633	1,000 SF	\$10.00/sf (NNN)
14641	1,000 SF	\$10.00/sf (NNN)

PROPERTY HIGHLIGHTS

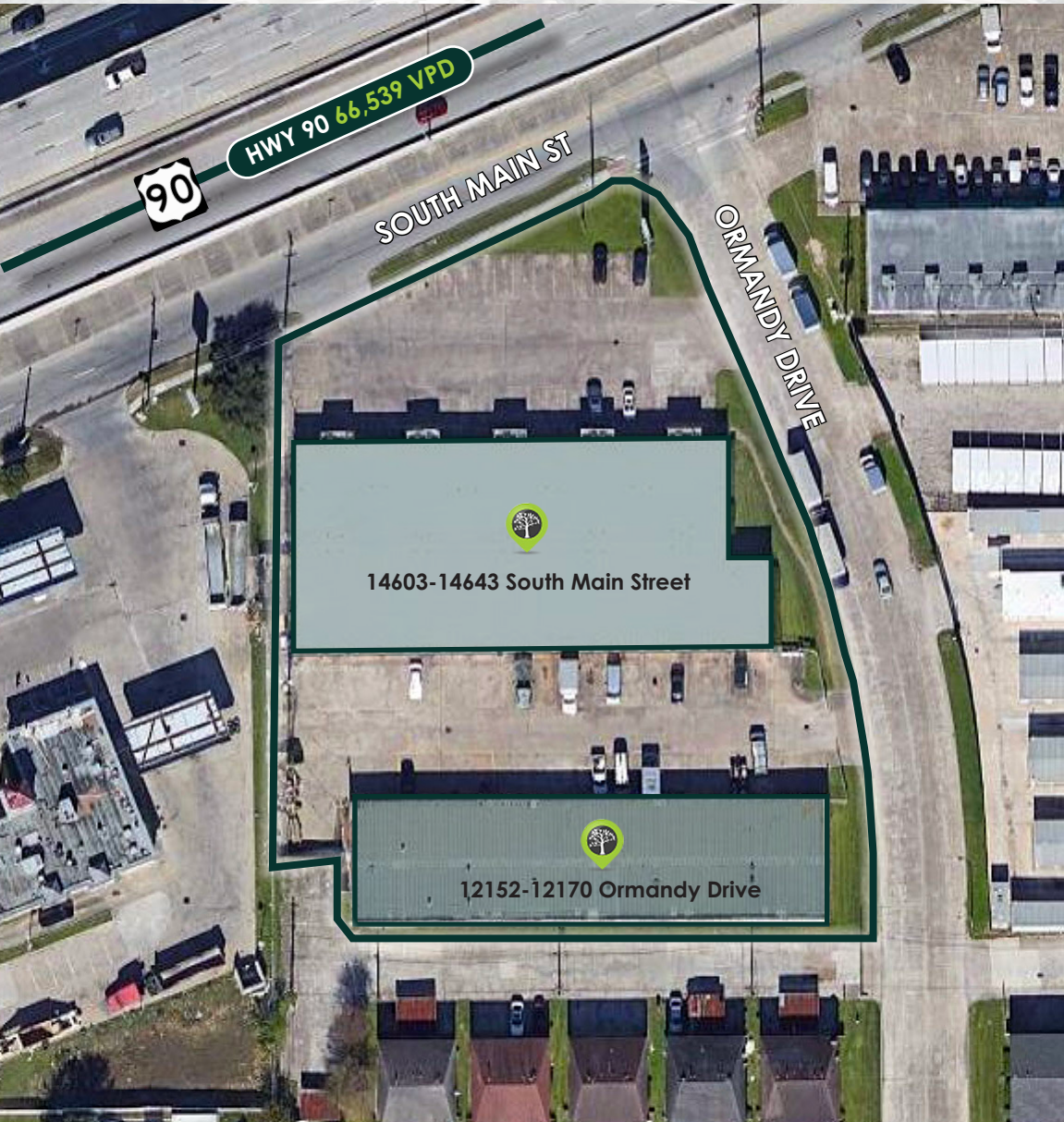
-  Retail & Light Industrial Tenants
-  Access to Highway 90
-  Available Space: 1,000 SF to 2,000 SF
-  Pylon Signage Available
-  Frontage on Heavily Trafficked Hwy 90

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PROPERTY HIGHLIGHTS



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- 31,100 Square Feet Mixed - Use Property
- 1.65 Acre Lot Size
- Frontage on Heavily Trafficked Hwy 90

DEMOGRAPHICS	1 mi	3mi	5mi
Population	14,067	142,687	385,088
Average HH Income	\$56,200	\$74,199	\$76,366
Traffic Count	Hwy 90: 66,539 VPD Fondren Rd: 14,188 VPD		

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The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

SOUTH FONDREN PLACE - SITE PLAN



ORMANDY DRIVE

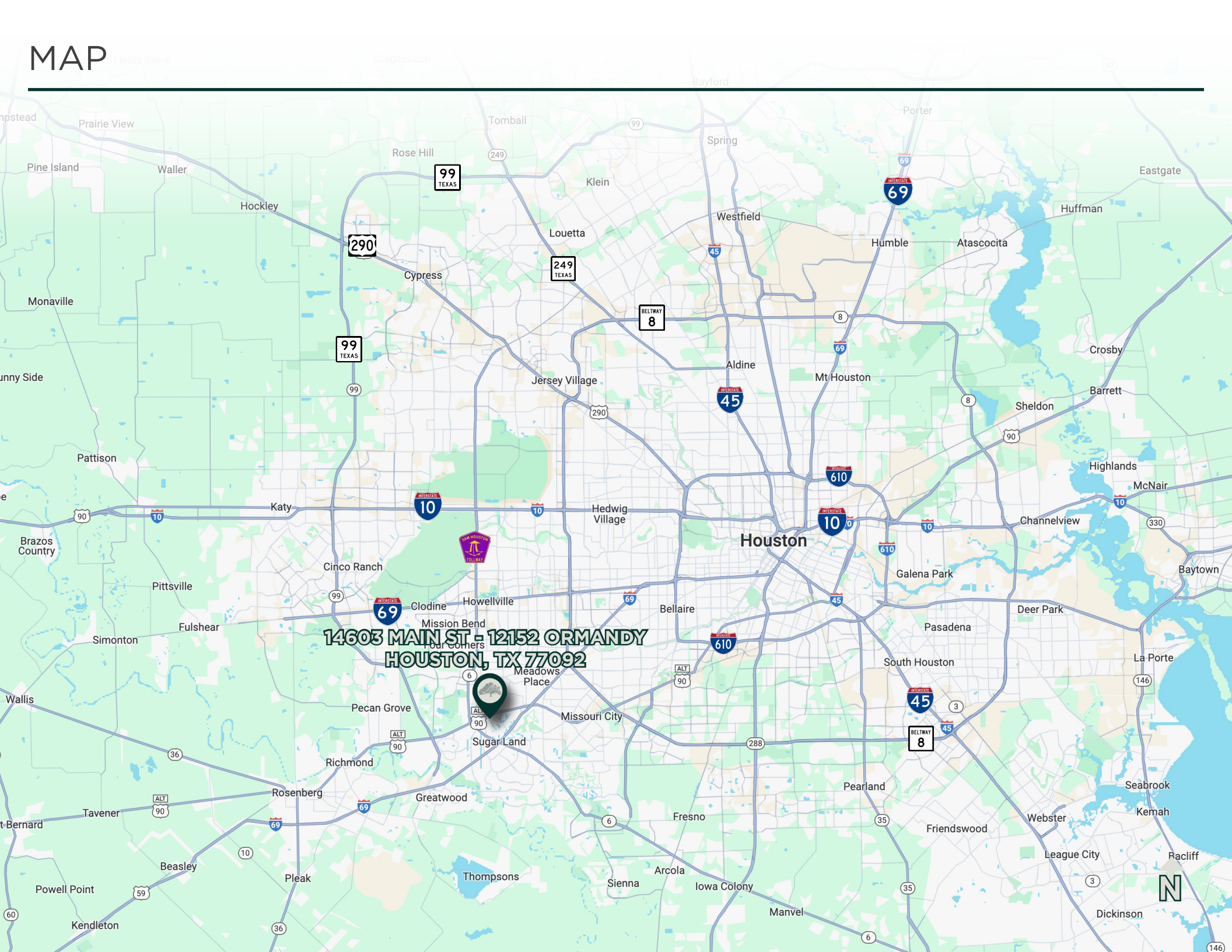
900 SF Unit 14603	AVAILABLE 1,000 SF Unit 14623	1,200 SF Unit 12152
HMF InkUnit 14605	AVAILABLE 1,000 SF Unit 14625	AVAILABLE 1,200 SF Unit 12154
Holyghost Fire Church Unit 14607	AVAILABLE 1,000 SF Unit 14627	Whale Pools LLC Unit 12156
THC Club 900 SF Unit 14609	AVAILABLE 1,000 SF Unit 14629	Icehon Unit 12158
Silk Studio Houston Unit 14611	Jerry Noble Unit 14631	Anthony Omolabi Unit 12160
Lawanna Mcconnell Unit 14613	AVAILABLE 1,000 SF Unit 14633	AVAILABLE 1,200 SF Unit 12162
Lucien Gomez Unit 14615	Straight Shot 1,000 SF Unit 14635	AVAILABLE 1,200 SF Unit 12164
Drew Fadez 900 SF Unit 14617	Marble Slab Creamery Unit 14637	Jose Luis Vasquez Unit 12166
AVAILABLE 900 SF Unit 14619	1,000 SF Unit 14639	Jose Luis Vasquez Unit 12168
AV AILABLE 900 SF Unit 14621	AVAILABLE 1,000 SF Unit 14641	Texas Event Depot 1,200 SF Unit 12170
	1,000 SF Unit 14643	

SOUTH FONDREN PLACE - AERIAL



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MAP





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.

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BuyerTenantSellerLandlord Initials

Date