



## SOUTHWAY SHOPPING CENTER | SWC HIGHWAY 59 & S. GESSNER RD., HOUSTON, TX 77036

### Features

- 100% Leased
- Established Power Center in Sharpstown
- Last remaining space, 2nd gen retail next to Marshalls
- National anchor lineup to feed small shop traffic
- Excellent visibility and access from US-59 (171,00 VPD)
- Accessible via Gessner, Beechnut and US-59
- Hard corner with signalized intersection and freeway frontage
- Pylon signage available

### FOR LEASE

**TOTAL SF: 181,809**

**CONTACT FOR MORE INFORMATION**

### Traffic Counts

S. Gessner Rd.	30,009 VPD
US-59	171,032 VPD

### Demographics

**YEAR: 2024**

**1 MILE**

**3 MILE**

**5 MILE**

Population	20,373	230,256	552,712
Daytime Population	26,561	244,529	594,910
Average Household Income	\$74,728	\$65,531	\$85,053
Households	7,055	85,342	215,534

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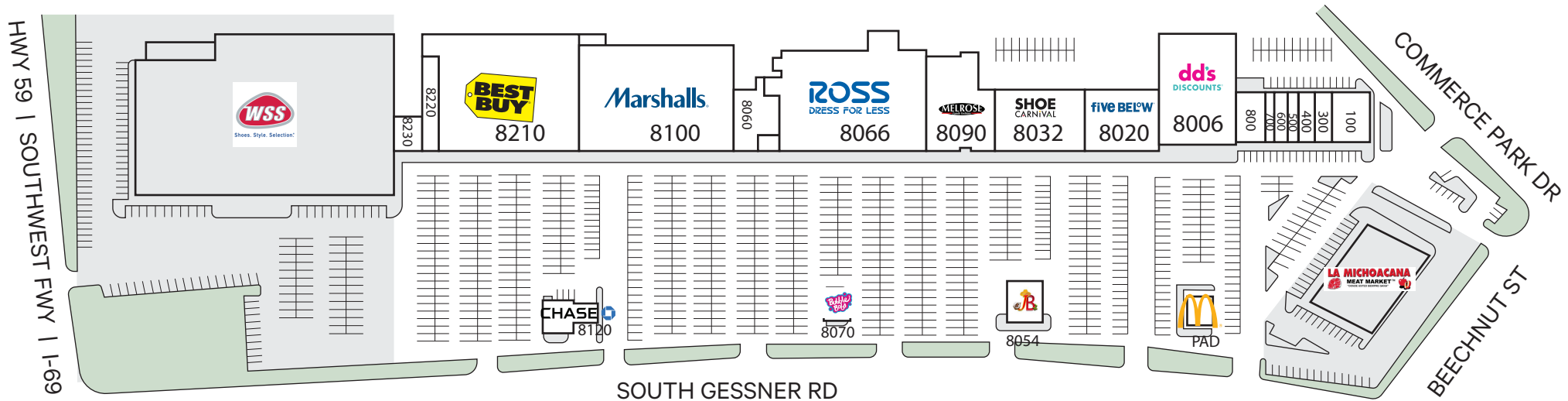
### Area Retailers & Businesses



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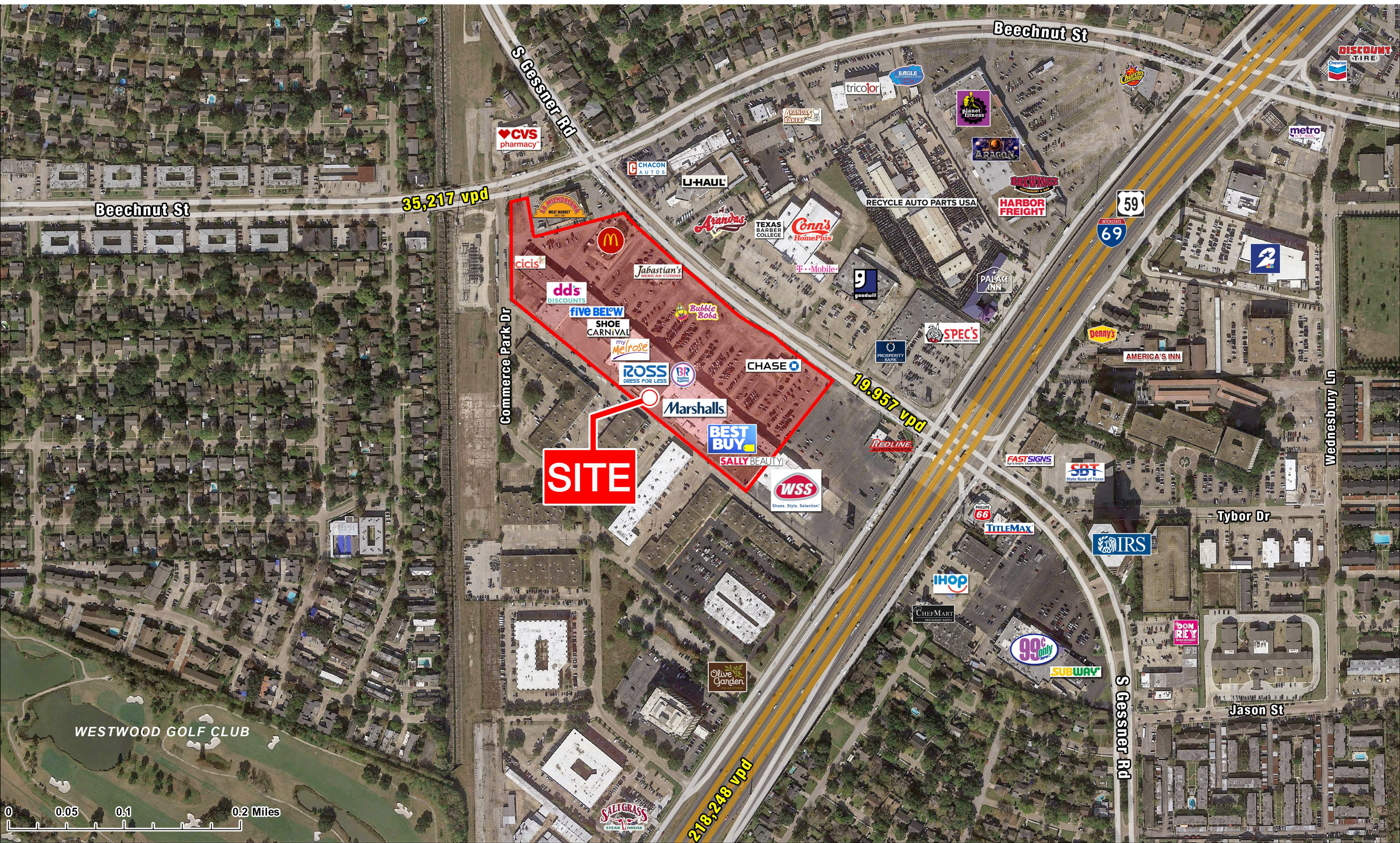
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## Current Tenants

100	Cici's Pizza	4,000 sf	8054	Jabastian's Mexican Cuisine	2,990 sf
300	Ava Furniture	1,519 sf	8060	Ashley Stewart	4,776 sf
400	Smile Doctors	2,122 sf	8066	Ross	31,815 sf
500	Scrubs to the Rescue	1,300 sf	8070	Bubble Boba	1,136 sf
600	Vilma's Insurance	1,215 sf	8076	Baskin Robbins	1,275 sf
700	FJ Florist	1,215 sf	8090	Melrose	12,680 sf
800	Posh Nail Salon	2,880 sf	8100	Marshalls	34,327 sf
8006	D.D.'s Discounts	18,000 sf	8120	JP Morgan Chase Bank	3,396 sf
8010	McDonald's	3,041 sf	8210	Best Buy	30,000 sf
8020	Five Below	8,933 sf	8220	H&R Block	1,500 sf
8032	Shoe Carnival	12,000 sf	8230	Sally Beauty	1,689 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.

## 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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Buyer/Tenant/Seller/Landlord Initials

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Date



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