



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

### Features

- 123,000 SF, Kroger Marketplace-anchored retail center
- Drive-thru end cap available
- Woodshore is the only master-planned community in Lake Jackson/Clute
- 1 mile West of Brazosport College
- Just North of Brazoswood HS

### FOR LEASE

**TOTAL SF:** 16,450  
**AVAILABLE SF:** 13,865  
**MIN CONTIGUOUS SF:** 1,200  
**MAX CONTIGUOUS SF:** 9,800  
**CONTACT FOR MORE INFORMATION**

### Traffic Counts

Dixie Drive	15,800 VPD
Oyster Creek	22,840 VPD

### Demographics

YEAR: 2024	1 MILE	3 MILE	5 MILE
Population	8,839	43,701	49,686
Daytime Population	6,336	42,430	54,899
Average HH Income	\$135,151	\$112,677	\$115,366
Total Households	3,173	16,605	18,923

### Area Retailers & Businesses



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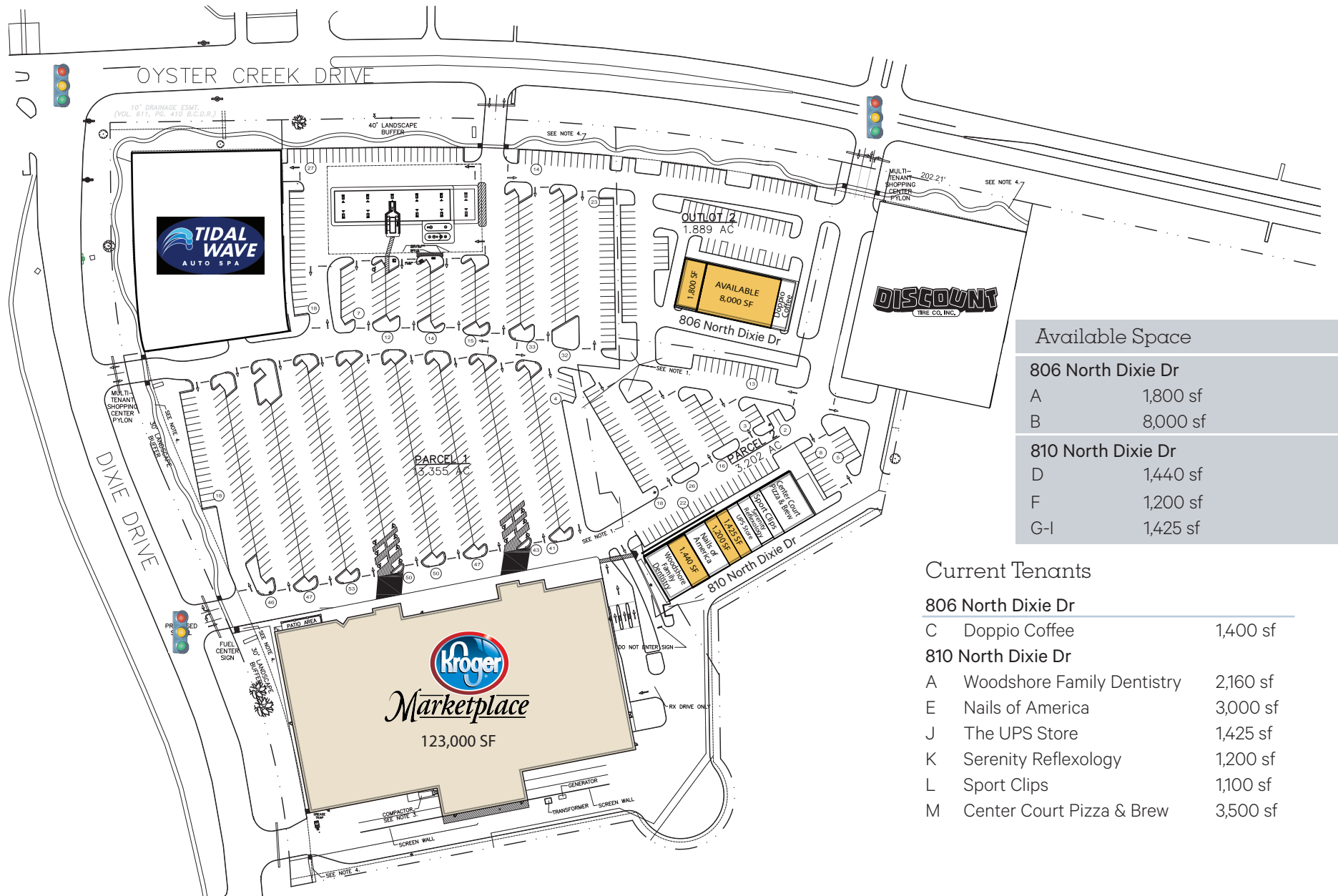
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**weitzman®**

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Available Space	
<b>806 North Dixie Dr</b>	
A	1,800 sf
B	8,000 sf
<b>810 North Dixie Dr</b>	
D	1,440 sf
F	1,200 sf
G-I	1,425 sf

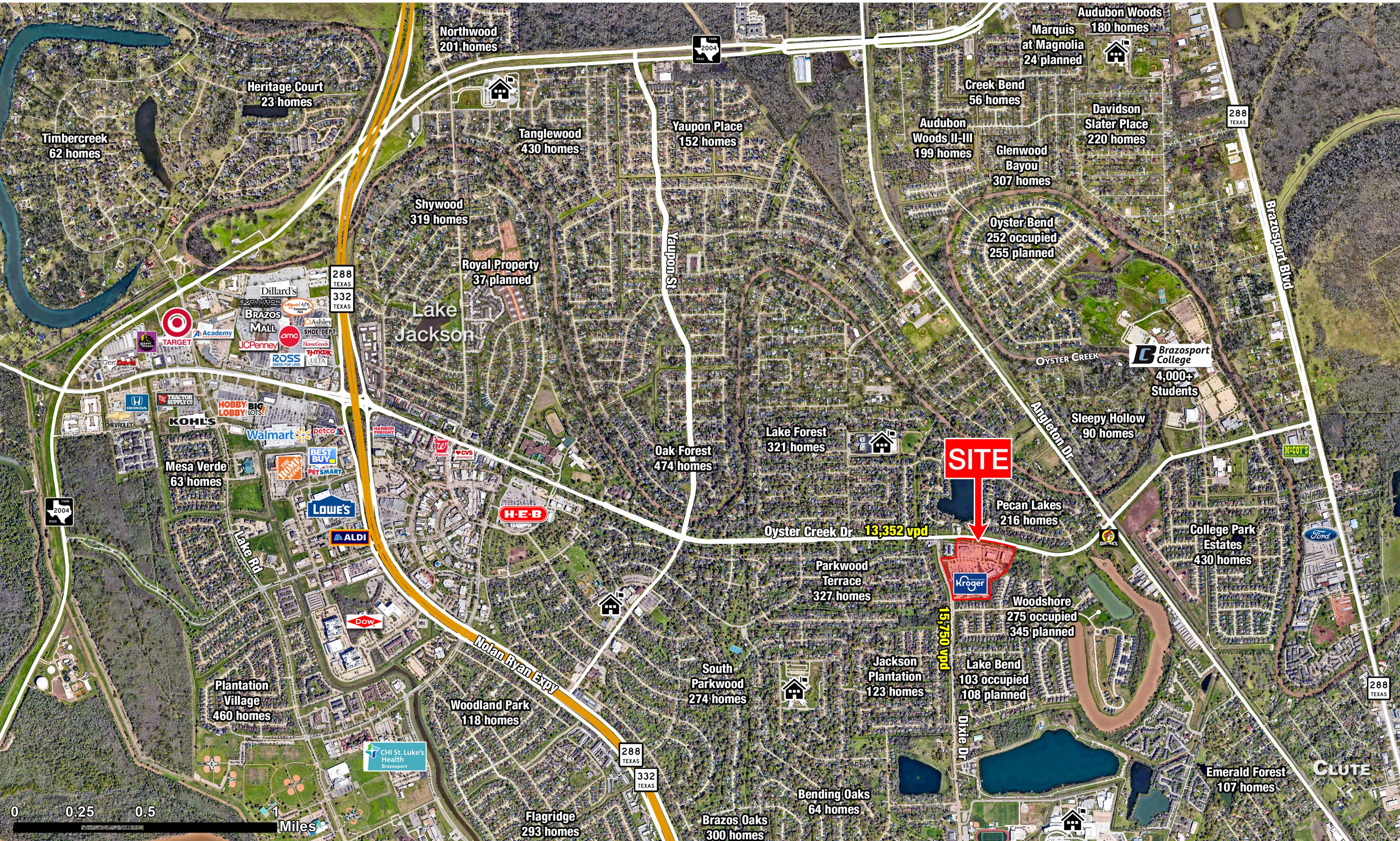
## Current Tenants

<b>806 North Dixie Dr</b>		
C	Doppio Coffee	1,400 sf
<b>810 North Dixie Dr</b>		
A	Woodshore Family Dentistry	2,160 sf
E	Nails of America	3,000 sf
J	The UPS Store	1,425 sf
K	Serenity Reflexology	1,200 sf
L	Sport Clips	1,100 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.

## 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.**

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