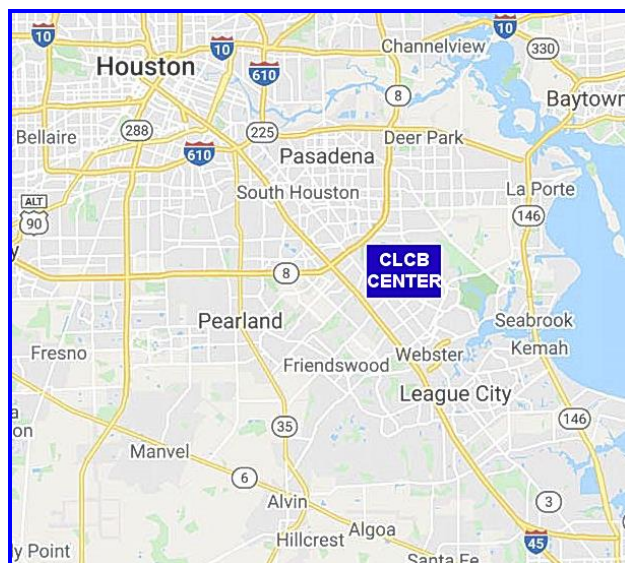


CLEAR LAKE CITY BOULEVARD CENTER

1604 & 1616 Clear Lake City
Blvd. (at El Camino Real)
Houston, TX 77060
(Suburban Southeast Houston)

FOR LEASE
**Professional Office
& Retail**
1,536 & 1,600 +/- SF



EXCLUSIVELY LISTED
MCADAMS ASSOCIATES BROKERAGE
FOR ADDITIONAL INFORMATION
VALERIE STAPLES
vsstaples@comcast.net 281-610-7401

HIGHLIGHTS

30,061 SF Combined Center Buildings

10 Tenants - Most Very Long Time

- + Credit Union
- + Dentist
- + Upscale Bar
- + Feline Veterinary
- + Pizzeria
- + Surgery/Medi-spa
- + Vision Center Eyecare
- + Animal Hospital
- + Orthodontist
- + Dentist

Two Available Suites:

- + 1,536 SF Former Hair Salon
- + 1,600 SF Former Insurance Office

Hard NE Corner of Clear Lake City Blvd.

& El Camino Real – Traffic Growing

+ 32,000 VPD on Clear Lake City Blvd

+ 14,500 VPD on El Camino Real

+ Traffic Light & Left-Turn Lanes at Corner

Well-Educated, Upper Income Population

+ 71,000 – 3 Miles + 205,000 – 5 Miles

+ 28,300 – 3 Miles + 77,900 – 5 Miles

• Strong Area Incomes – 3 Miles

+ \$ 92,600 – Median

+ \$128,200 – Average

May 21 2020

CLEAR LAKE CITY ONE OF FIRST MASTER PLANNED COMMUNITIES PRIME RESIDENTIAL FOR AEROSPACE & PORT INDUSTRIES

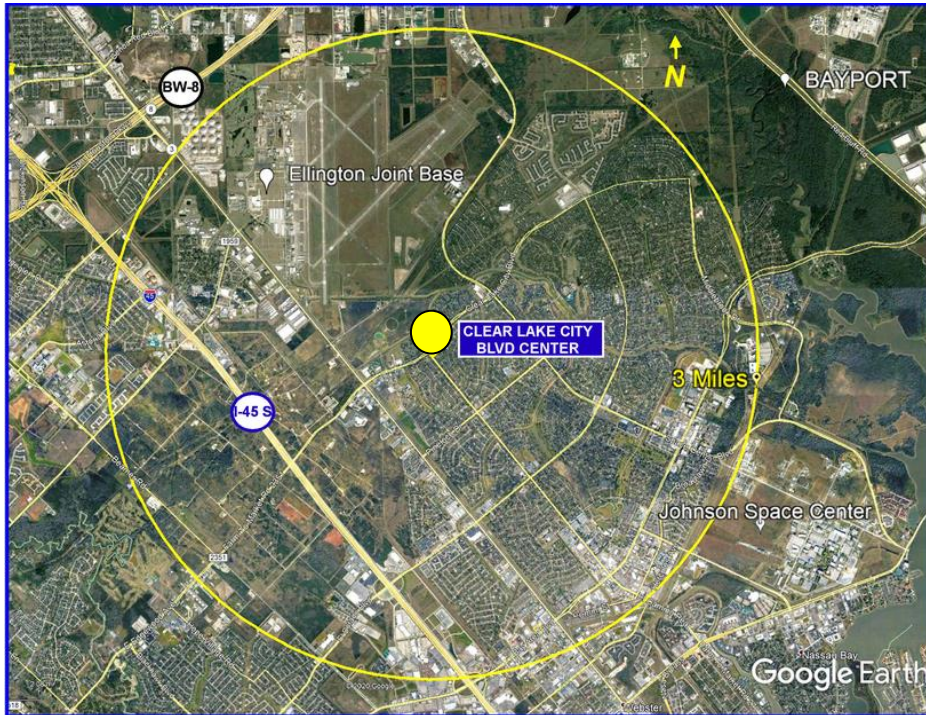


- Clear Lake City was developed to house thousands of NASA employees & contractors
- Has since expanded into prime residential for Houston Ship Channel workers as well
- Clear Lake City Boulevard is one of three primary thoroughfares from I-45 into the community



- Clear Lake City adjoins Ellington Joint Reserve Base, home to multiple agencies and services
- The community is also home to a large number of Houston Central Business District workers

CLEAR LAKE CITY BLVD - MAJOR ENTRANCE INTO COMMUNITY AEROSPACE & PORT SUPPORT SOLID INCOMES



HIGHLIGHTS

- Surrounded by Solid Jobs
+ NASA Johnson Space Center
+ Ellington Joint Base
+ Bayport Industry & Shipping
- Clear Lake City Blvd
+ Entrance into Premier Master Planned Community
+ El Camino Real-Major Street
- High Visibility at Prime Corner
+ 32,000 VPD & Growing
+ Traffic Light & Left-turn lanes
- Solid Area Population
+ 71,200 – 3 Miles
+ 205,500 – 5 Miles
+ 15% Growth since 2010
- Strong Incomes – 3 Miles
 - \$ 92,000 – Median
 - \$128,000 – Average

STRONG DEMOGRAPHICS

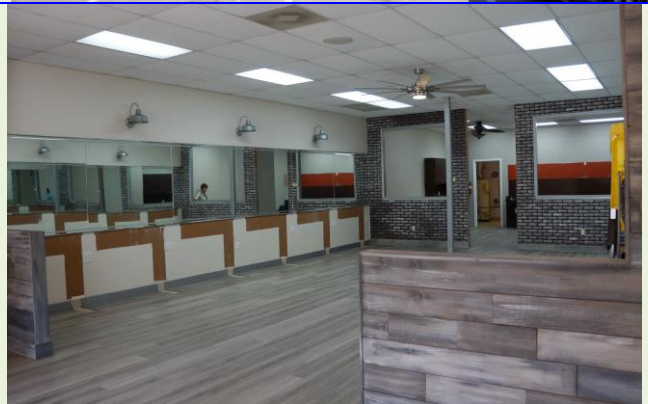
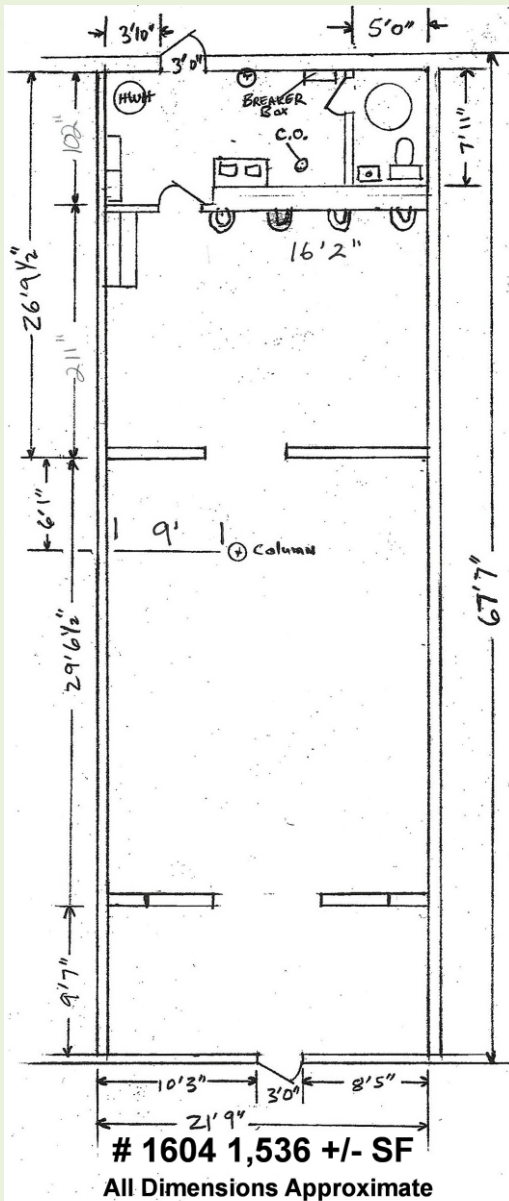
RADIUS	1-Mile	3-Mile	5-Mile
2019 Population	10,401	71,274	205,568
2019 Households	3,718	28,313	77,903
2010–2019 Pop. Growth	13%	15%	14%
2019 Median HH Income	\$137,030	\$92,650	\$91,160
2019 Average HH Income	\$150,000	\$128,250	\$118,450
Families as % of HH	79%	66%	68%
% College Degree & Above	53%	50%	46%

LONG-TIME TENANTS

CURRENT TENANT BUSINESS

JSC FEDERAL CREDIT UNION	SUKKAR SURGERY & MEDISPA
NVA FELINE MEDICAL CENTER	BAY VISION CENTER
DASSANI DENTISTRY	NVA BAY GLEN ANIMAL HOSPITAL
VILLAGE PIZZA & SEAFOOD	LINDSAY & MAGRUDER ORTHODONTICS
ROSEWATER BAR	CLAUDETTE STUART DENTISTRY
AVAILABLE-1,536 SF	AVAILABLE-1,600 SF
FORMER HAIR SALON	FORMER INSURANCE OFFICE

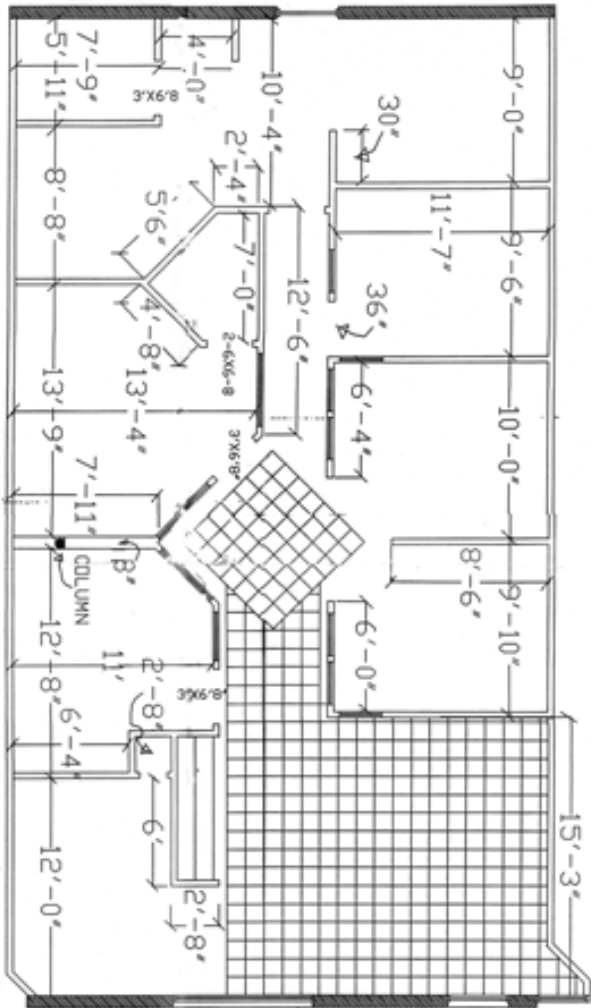
1604 CLCB – 1,536+/- SF



1604 CLCB – 1,536 +/- SF - CONTINUED



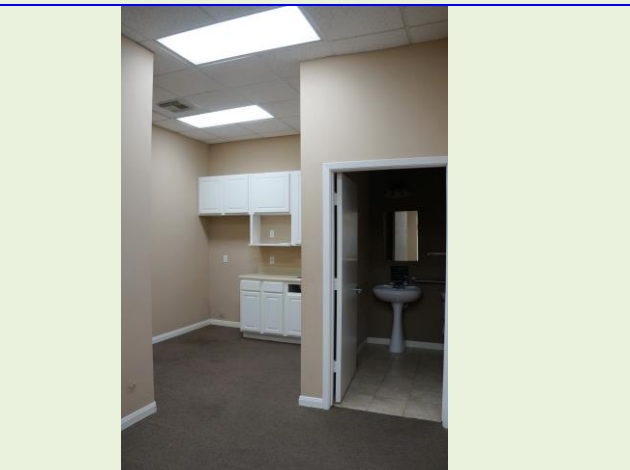
1616 CLCB - SUITE 107- 1,600 +/- SF



**NOTE: THIS IS ORIGINAL FLOOR PLAN.
USER SHOULD VERIFY.**



1616 CLCB - SUITE 107- 1,600 +/- SF - CONTINUED



NOTICE

NOTICE: The information in this document has been obtained from sources we deem reliable. However, we make no guarantee, warranty or representation, expressed or implied, as to its accuracy or completeness. References to age, rentable areas and land areas are approximate and operating / financial projections are for example only. User should investigate to verify the information and bears all risk for any inaccuracies or omissions.

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MCADAMS ASSOCIATES 2020



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FOR ADDITIONAL INFORMATION, PLEASE CONTACT
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CLEAR LAKE CITY BLVD CENTER



Information About Brokerage Services

11-2-2015

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.

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.

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.

<u>McAdams Associates</u>	<u>438677</u>	<u>martymcadams@aol.com</u>	<u>(281) 358-0799</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Marty McAdams</u>	<u>438677</u>	<u>martymcadams@aol.com</u>	<u>(832) 483-7393</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Marty McAdams</u>	<u>438677</u>	<u>martymcadams@aol.com</u>	<u>(832) 483-7393</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Valerie Staples</u>	<u>189667</u>	<u>vsstaples@comcast.net</u>	<u>(281) 610-7401</u>
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

TAR 2501

McAdams Associates, 2206 Parkdale Dr Kingwood, TX 77339
Marty McAdams

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Info Broker