

# For Lease - 7333 North Freeway

Houston, TX 77076

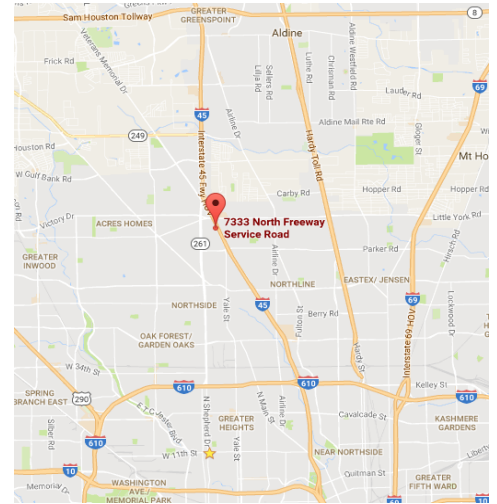
**CALL FOR RENTAL RATE**

**Two Full Floors Coming Soon!**



## Available Space

Suite 127	3,659	SF
Suite 210	2,200	SF
Suite 212	1,200	SF
Suite 220	1,260	SF
Suite 250	3,564	SF
Suite 260	961	SF
Suite 290	2,986	SF
Suite 300	16,729	SF
Suite 400	9,397	SF
(Second Generation Surgery Center)		
Suite 500	16,323	SF



## Property Information

- Visibility on I-45
- Medical Office Building
- On the Metro Bus Line
- On-site Security and Pharmacy

**For Leasing inquiries, please contact:**

**713-961-4666**

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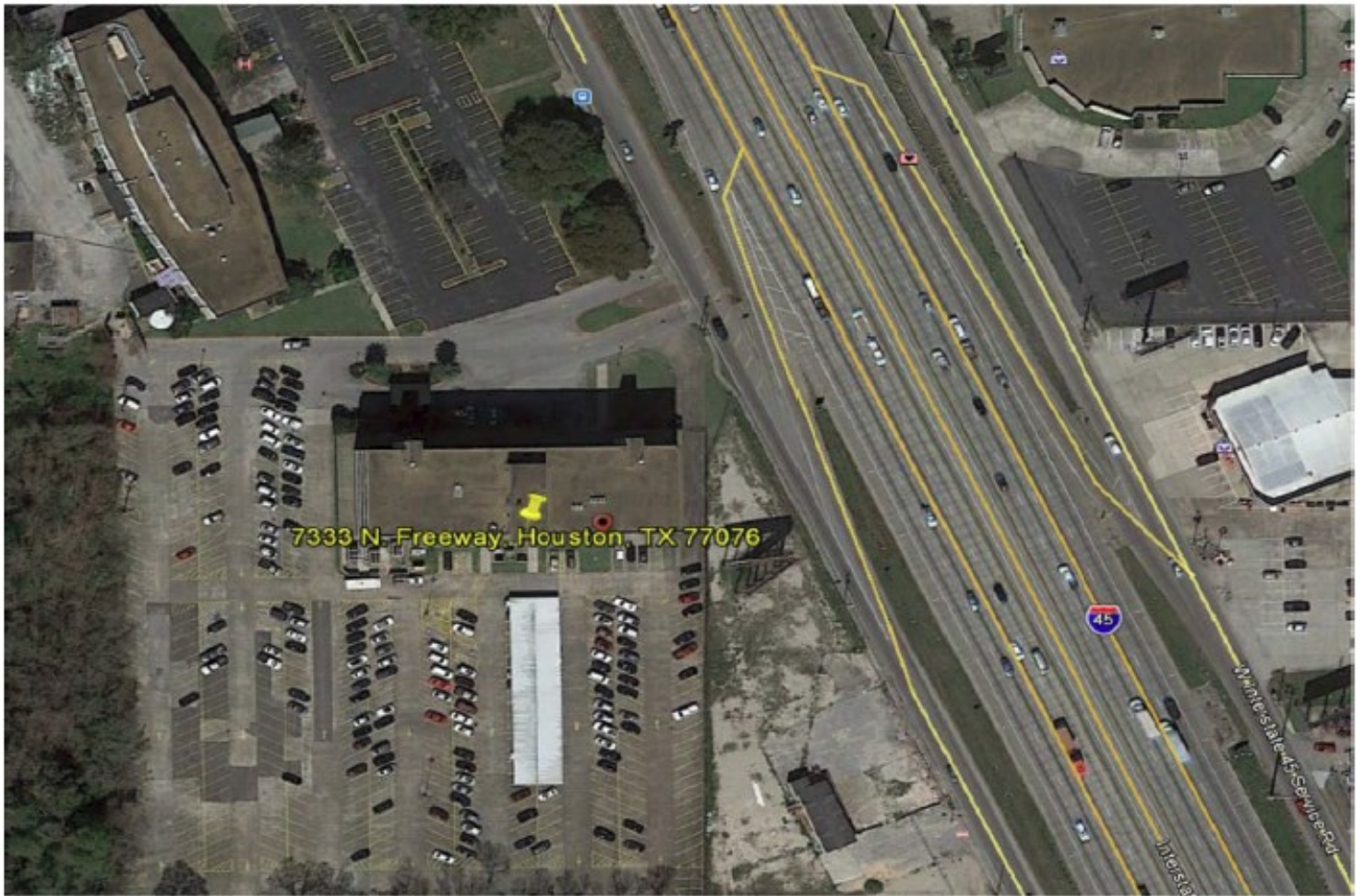
**CMI BROKERAGE**

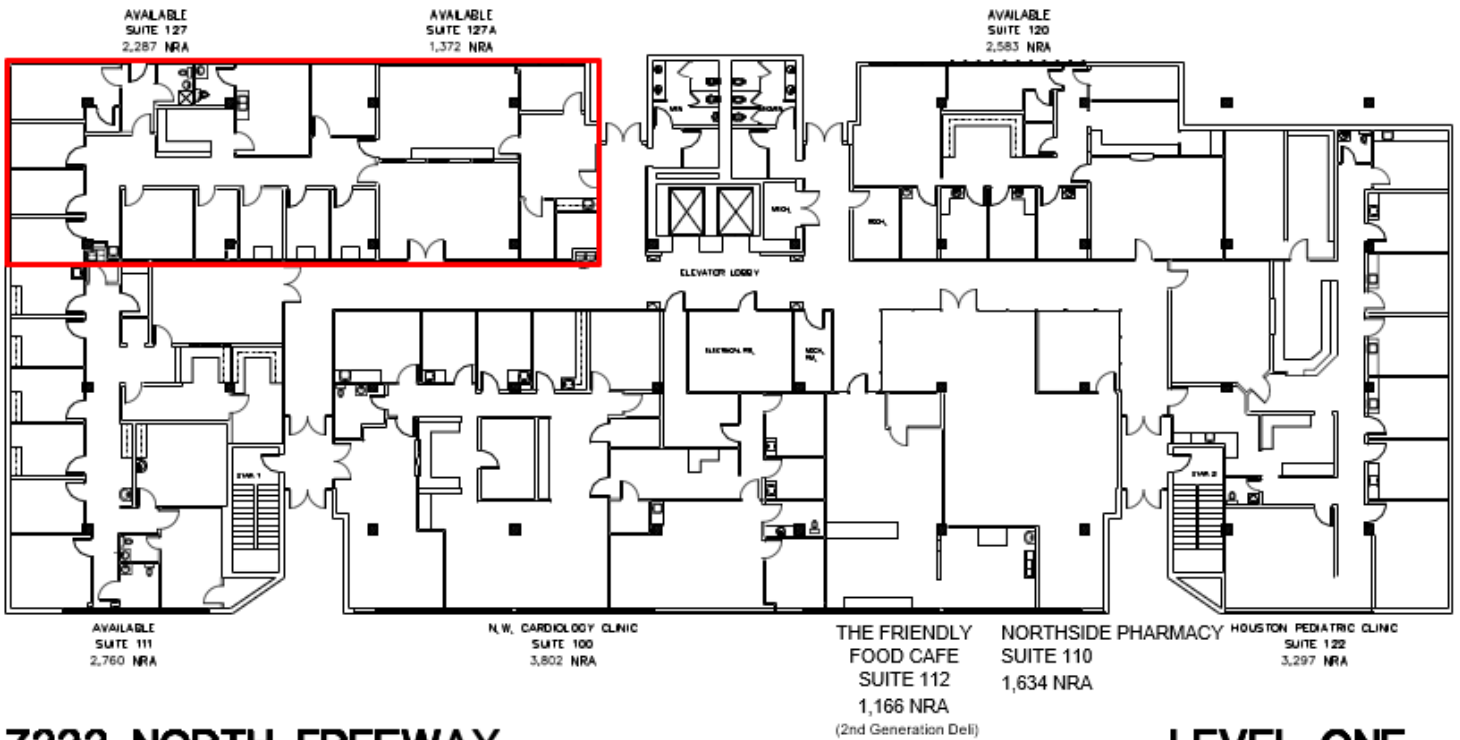
820 Gessner, Suite 1525  
Houston, TX 77024

[www.cmirealestate.com](http://www.cmirealestate.com)

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**7333 N. FREEWAY, HOUSTON, TX 77076**

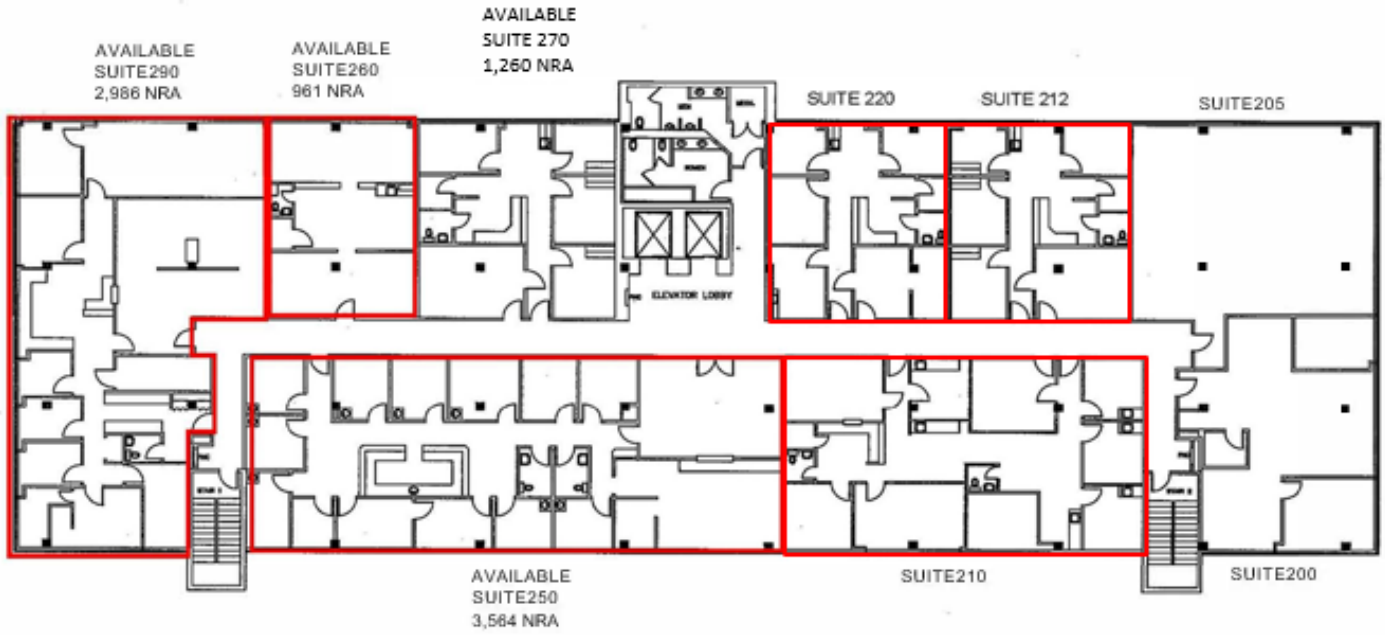




**7333 NORTH FREEWAY**

**LEVEL ONE**





**7333 NORTH FREEWAY**

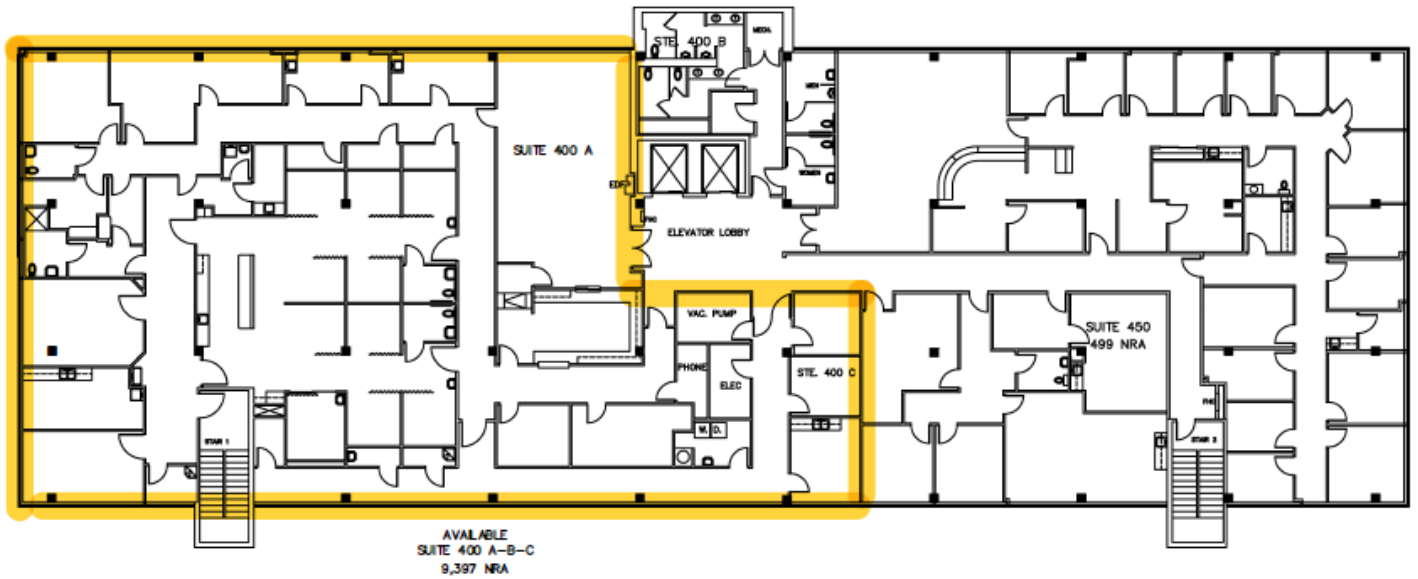
**LEVEL TWO**



03 THIRD FLOOR PLAN

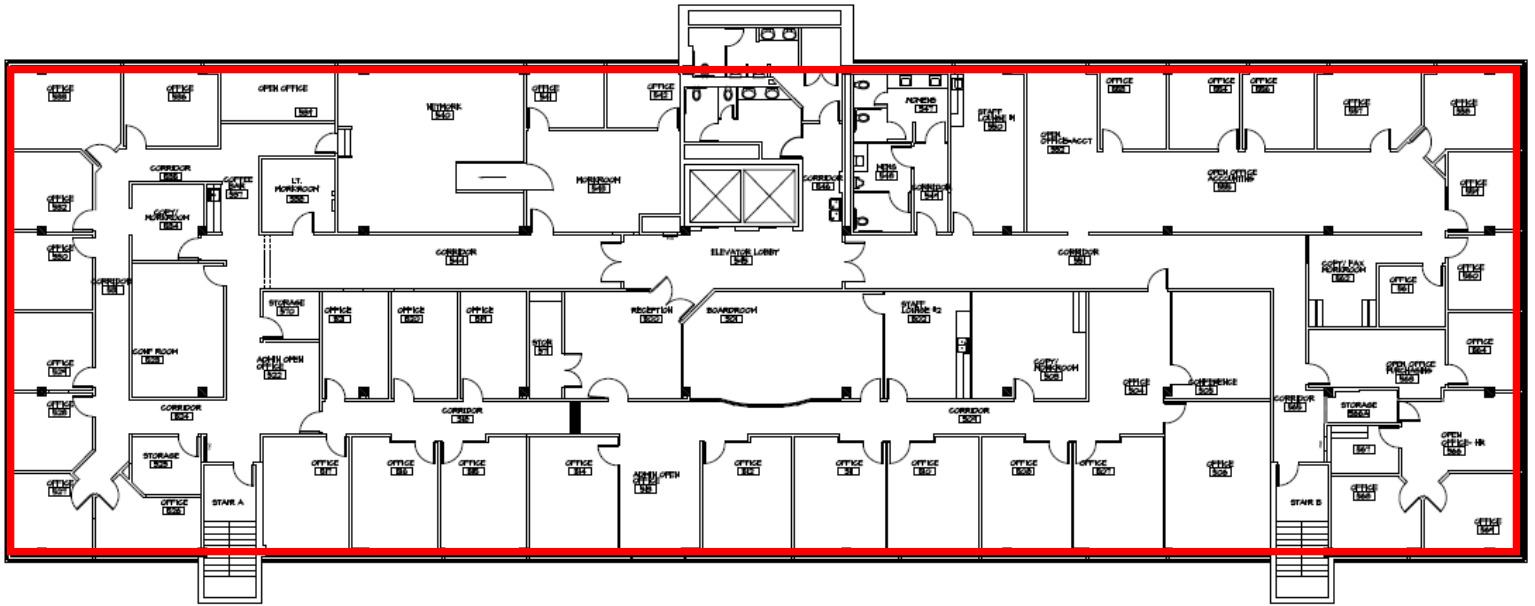
7333 NORTH FREEWAY

LEVEL THREE



7333 NORTH FREEWAY

LEVEL FOUR



7333 NORTH FREEWAY

LEVEL 5   
**LEVEL FIVE**

# Demographics

## Traffic Count Report

Miramar Shopping Center 2000-2199 Bayport Blvd, Seabrook, TX 77586						
Building Type: <b>General Retail</b> Secondary: - GLA: <b>88,191 SF</b> Year Built: <b>1963</b> Total Available: <b>20,276 SF</b> % Leased: <b>86.6%</b> Rent/SF/Yr: <b>\$13.45</b>						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 el Mar Ln	Bayport Blvd	0.05 W	2018	3,902	MPSI	.09
2 Bayport Blvd	Hialeah Dr	0.02 S	2018	28,636	MPSI	.12
3 Capri Ln	Bayport Blvd	0.05 W	2018	1,794	MPSI	.20
4 Bayport Blvd	Delabrook	0.04 N	2020	36,364	MPSI	.37
5 Repsdorph Rd	Acadiana Ln	0.06 W	2018	7,611	MPSI	.38
6 2nd St	Anders Ave	0.01 NW	2018	3,508	MPSI	.53
7 Meyer Ave	Brookwood Ct	0.06 NE	2018	884	MPSI	.54
8 Meyer Rd	Rippling Brook Dr	0.04 NE	2018	3,270	MPSI	.56
9 Humble Dr	Bayport Blvd	0.05 E	2018	561	MPSI	.59
10 Nasa Road 1	4th St	0.01 NE	2018	19,246	MPSI	.60



## Demographic Summary Report

### Miramar Shopping Center

2000-2199 Bayport Blvd, Seabrook, TX 77586

Building Type: **General Retail**  
 Secondary: -  
 GLA: **88,191 SF**  
 Year Built: **1963**

Total Available: **20,276 SF**  
 % Leased: **86.6%**  
 Rent/SF/Yr: **\$13.45**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2026 Projection	10,573	37,717	93,708
2021 Estimate	10,255	36,439	89,501
2010 Census	8,561	31,392	73,074
Growth 2021 - 2026	3.10%	3.51%	4.70%
Growth 2010 - 2021	19.79%	16.08%	22.48%
<b>2021 Population by Hispanic Origin</b>	1,648	5,415	16,508
<b>2021 Population</b>	10,255	36,439	89,501
White	8,853 86.33%	32,052 87.96%	76,802 85.81%
Black	512 4.99%	1,560 4.28%	4,797 5.36%
Am. Indian & Alaskan	56 0.55%	184 0.50%	556 0.62%
Asian	564 5.50%	1,802 4.95%	5,199 5.81%
Hawaiian & Pacific Island	9 0.09%	35 0.10%	96 0.11%
Other	261 2.55%	806 2.21%	2,050 2.29%
U.S. Armed Forces	0	80	181
<b>Households</b>			
2026 Projection	4,206	15,364	37,576
2021 Estimate	4,093	14,829	35,939
2010 Census	3,504	12,746	29,590
Growth 2021 - 2026	2.76%	3.61%	4.55%
Growth 2010 - 2021	16.81%	16.34%	21.46%
Owner Occupied	2,604 63.62%	10,095 68.08%	23,994 66.76%
Renter Occupied	1,490 36.40%	4,734 31.92%	11,945 33.24%
<b>2021 Households by HH Income</b>	4,093	14,829	35,939
Income: <\$25,000	379 9.26%	1,297 8.75%	4,270 11.88%
Income: \$25,000 - \$50,000	835 20.40%	2,411 16.26%	5,227 14.54%
Income: \$50,000 - \$75,000	694 16.96%	2,437 16.43%	5,770 16.05%
Income: \$75,000 - \$100,000	475 11.61%	1,643 11.08%	3,865 10.75%
Income: \$100,000 - \$125,000	359 8.77%	1,713 11.55%	4,387 12.21%
Income: \$125,000 - \$150,000	427 10.43%	1,489 10.04%	3,607 10.04%
Income: \$150,000 - \$200,000	395 9.65%	1,568 10.57%	3,553 9.89%
Income: \$200,000+	529 12.92%	2,271 15.31%	5,260 14.64%
<b>2021 Avg Household Income</b>	\$110,683	\$120,104	\$116,732
<b>2021 Med Household Income</b>	\$82,289	\$94,316	\$92,480



## 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.*

11-2-2015



**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James W. Sinclair, Jr	398231	jsinclair@cmirealestate.com	(713) 961-4666
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials		Date	