

# Veterans Memorial Center

14002 Bammel North Houston Rd | Houston, TX 77014

Retail  
Leasing Opportunity

Leasing Brochure

±1,169 SF



# MATTHEWS™

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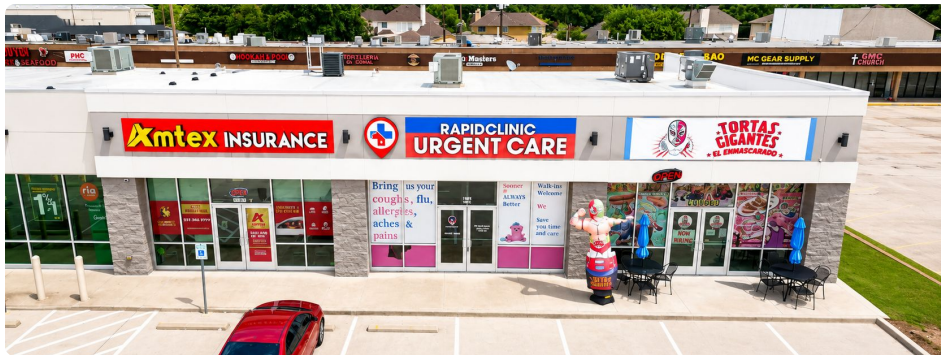
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# Project Scope

**±1,169 SF**  
Available

**\$27.5/SF + \$14.70/SF NNN**  
Asking Rent

**Negotiable**  
Tenant Improvements



## Project Scope

- **High-Volume Traffic** – Positioned on the hard corner of Bammel North Houston Rd and Veterans Memorial Dr, the property benefits from consistent traffic counts around ±30,000 AADT.
- **Densely Populated** - The surrounding trade area features a dense primary market with over 337,000 residents living within a 5-mile radius.
- **Modern Construction & Versatile Layout** - Built as a modern retail center in 2020, this well maintained ±6,000 SF facility offers an architectural curb appeal.
- **Regional Accessibility** - Sitting just minutes from major transportation corridors like State Highway 249 (Tomball Parkway), the Sam Houston Tollway (Beltway 8), and I-45.

## Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	19,212	124,779	347,406
Current Year Estimate	18,660	121,627	337,509
2020 Census	17,504	113,842	309,612
Growth Current Year-Five-Year	2.96%	2.59%	2.93%
Growth 2020-Current Year	6.60%	6.84%	9.01%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	6,544	44,004	126,661
Current Year Estimate	6,340	42,412	121,472
2020 Census	5,858	38,647	107,848
Growth Current Year-Five-Year	3.22%	3.75%	4.27%
Growth 2020-Current Year	8.23%	9.74%	12.63%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$91,862	\$113,092	\$103,212





**Klein Cain High School**  
±4,000 Students



**Verena at Cypresswood**  
±161 Units



**Brill Elementary School**  
±920 Students

**Klein High**  
±3,500 Students

**Edwin M Wells Middle**  
±850 Students



**Champions Golf Club**  
Golf Course



**Yeager Elementary**  
±700 Students



**The Émile Apartments**  
±240 Units



**St. Luke's Health - The Vintage Hospital**  
±106 Beds



**Subject Property**

249

±43,000 VPD



**Kaiser Elementary**  
±740 Students

**Park on Napoli**  
±239 Students



**Klein Forest High**  
±3,500 Students

Bammel N-Houston Rd ±43,000 VPD





Bammel N Houston Rd ≈ 43,000 VPD

**PL\$**

**Amtext**  
INSURANCE

Space Available

Tortas Gigantes  
El Enmascarado





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**Broker of Record**

**Patrick Graham**

Broker Lic. No.: 528005 (TX)  
Firm Lic. No.: 9005919 (TX)



**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.

**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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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](http://www.trec.texas.gov)

IABS 1-0

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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