



Blossom Hotel Plaza **Commercial Space FOR LEASE**
7118 Bertner Ave, Houston, 77030



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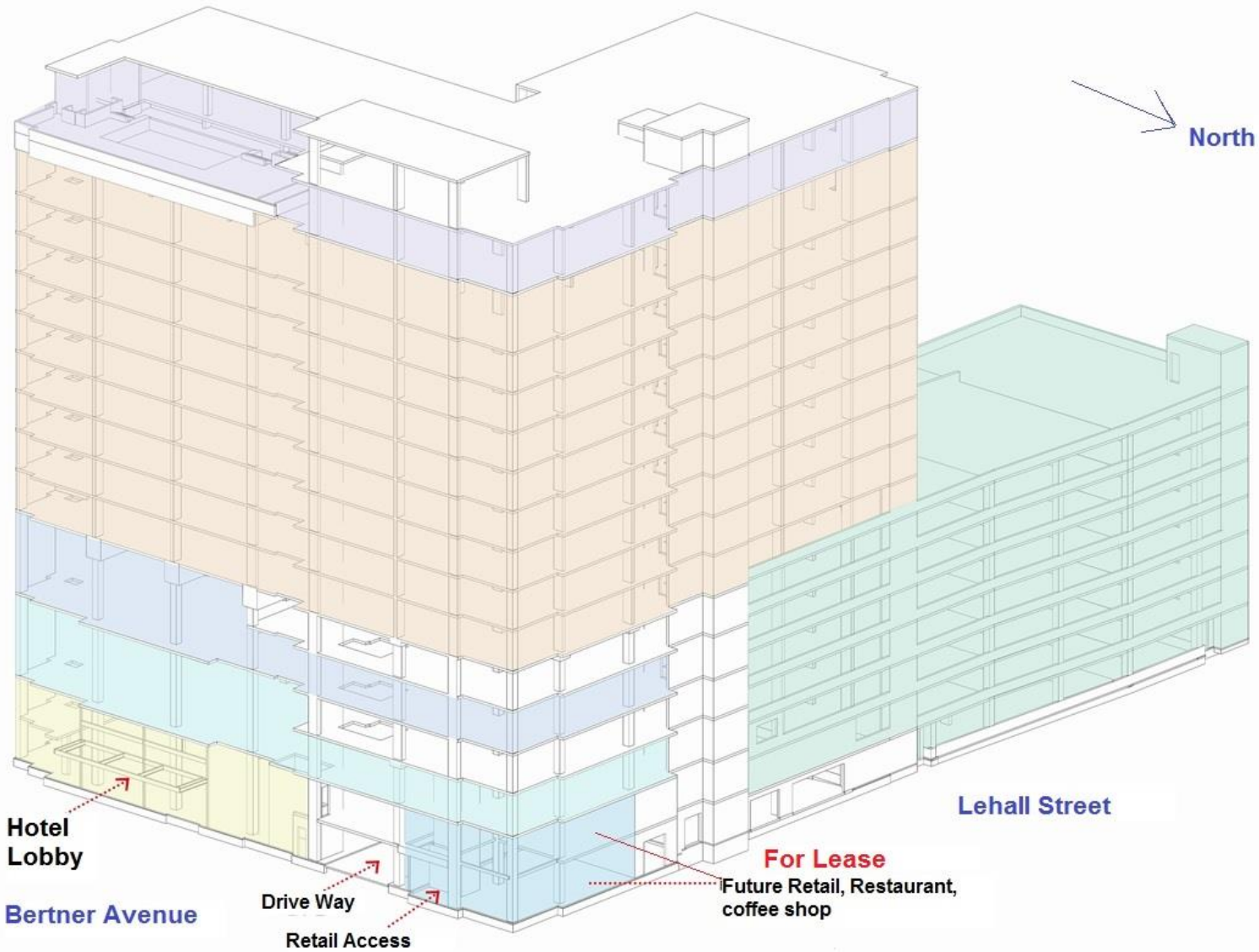
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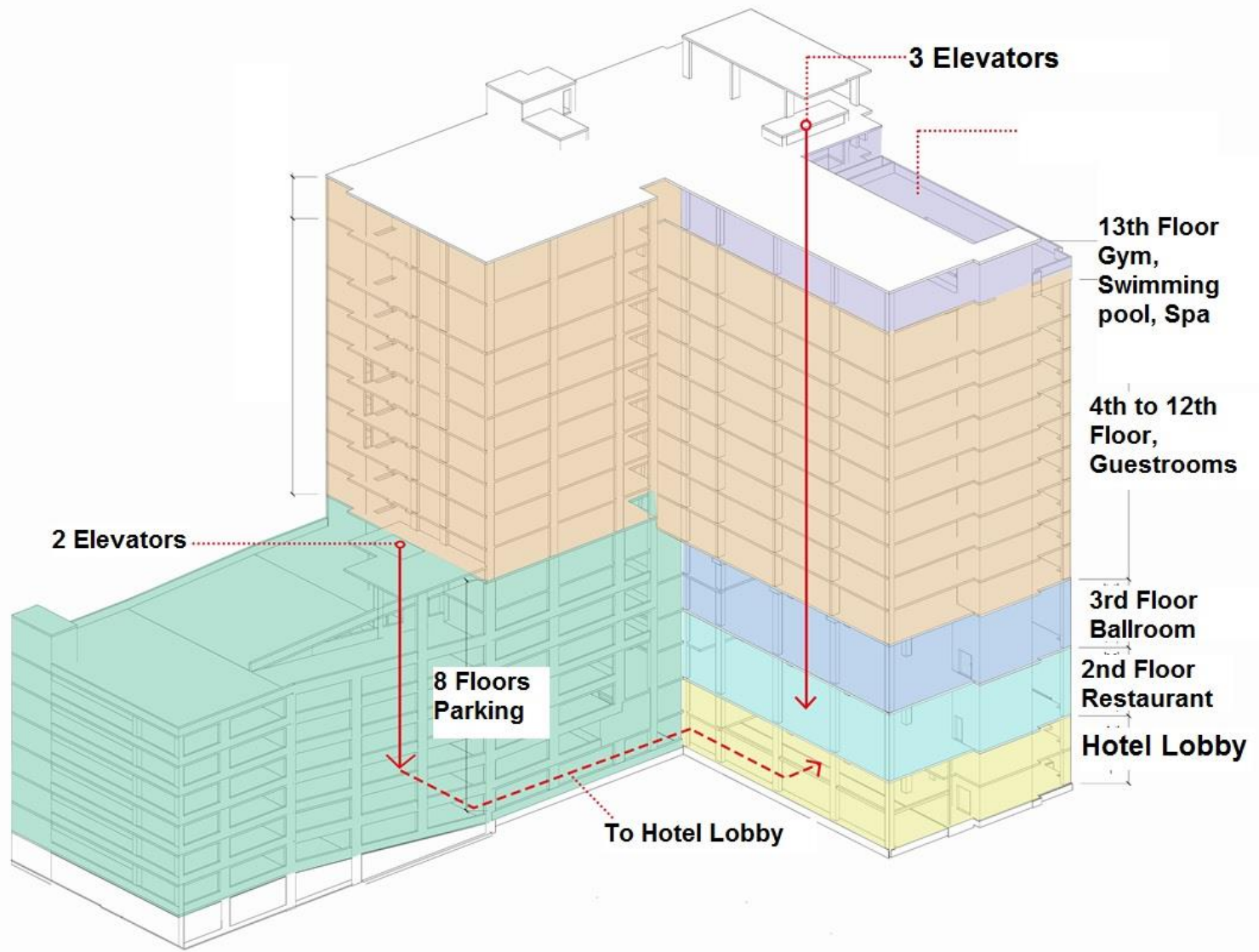


Space for lease	1,500 SF 1 st Floor, Street direct access 3,500 SF 2 nd Floor
Address	7118 Bertner Ave, Houston, TX 77030
Year Built	2019
Hotel	267 Rooms, Full Service
Building Area	412,552 SF
Floors	13 Floors
Street Frontage	Bertner Avenue and Lehall Street
Parking	266









3 Elevators

**13th Floor
Gym,
Swimming
pool, Spa**

**4th to 12th
Floor,
Guestrooms**

**3rd Floor
Ballroom**

**2nd Floor
Restaurant**

Hotel Lobby

2 Elevators

**8 Floors
Parking**

To Hotel Lobby

Hotel Lobby



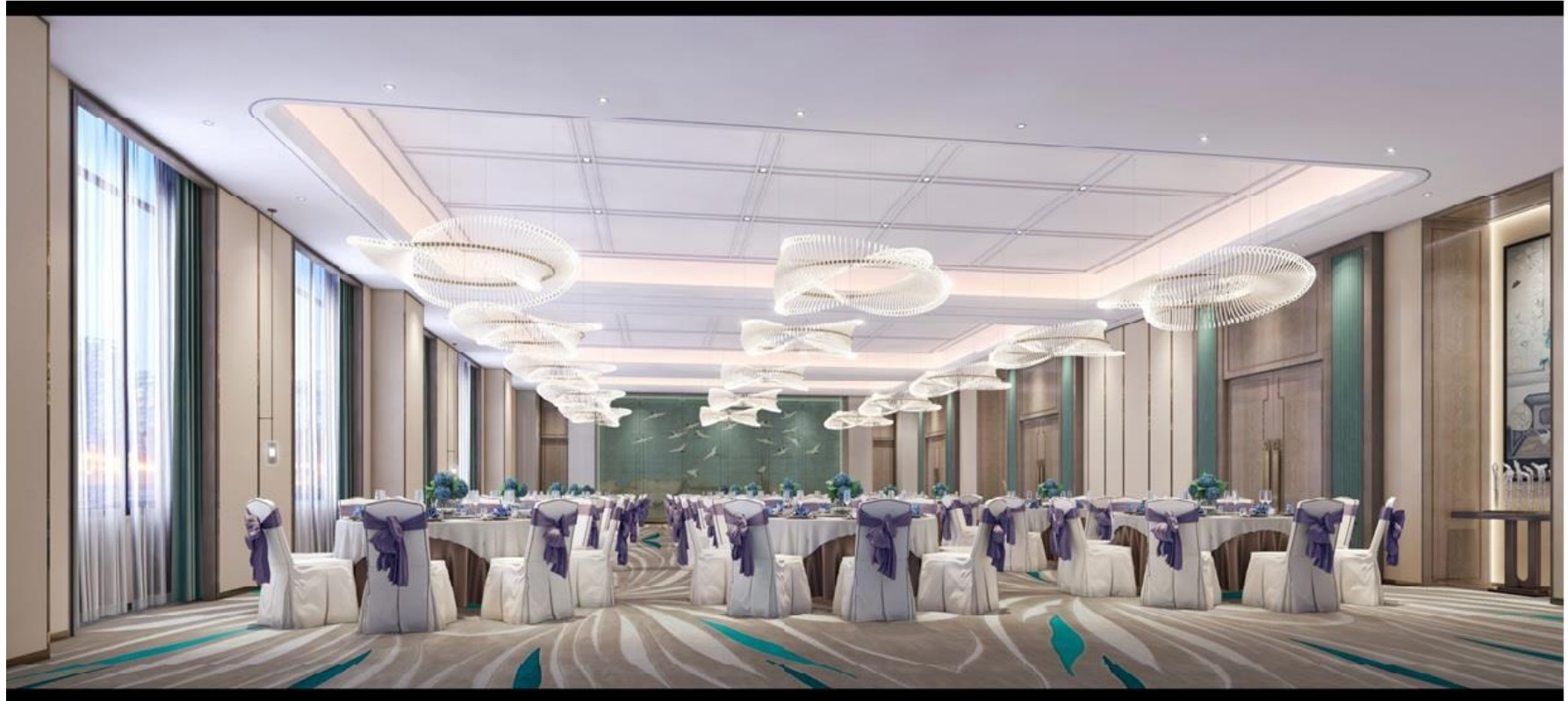
Hotel Lobby



Hotel Lobby



Ballroom



Prime Location in Texas Medical Center



Trade Area

Traffic Count Report

Park Harbor Retail Center-LSE

1855 Barker Cypress Rd, Houston, TX 77084

Building Type: **General Retail**

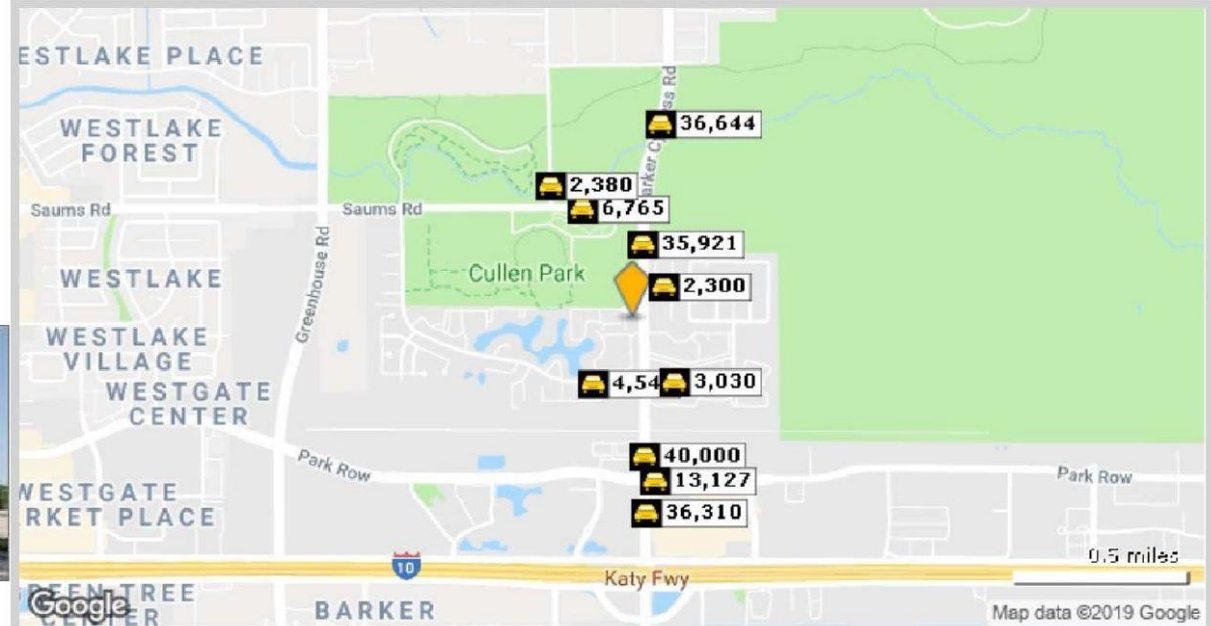
Secondary: -

GLA: **17,550 SF**

Year Built: **2007**

Total Available: **2,625 SF**

% Leased: **85.04%**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Mayde Creek Farms Ln	Waterelm Dr	0.02 W	2017	2,300	MPSI	.14
2 S Parkview Dr	Lake Harbor Way	0.09 W	2017	4,540	MPSI	.21
3 S Parkview Dr	Barker Cypress Rd	0.08 W	2017	3,030	MPSI	.22
4 Barker Cypress Rd	Saums Rd	0.10 N	2017	35,921	MPSI	.23
5 Saums Rd	Groeschke Rd	0.09 W	2017	6,765	MPSI	.36
6 Barker Cypress Rd	Park Row	0.07 S	2017	40,000	MPSI	.39
7 Groeschke Rd	Saums Rd	0.07 S	2017	2,380	MPSI	.46
8 Park Row	Barker Cypress Rd	0.02 W	2017	13,127	MPSI	.47
9 Barker Cypress Rd	Park Row	0.09 N	2017	36,310	MPSI	.56
10 Barker Cypress Rd	Groeschke Rd	0.17 N	2017	36,644	MPSI	.58

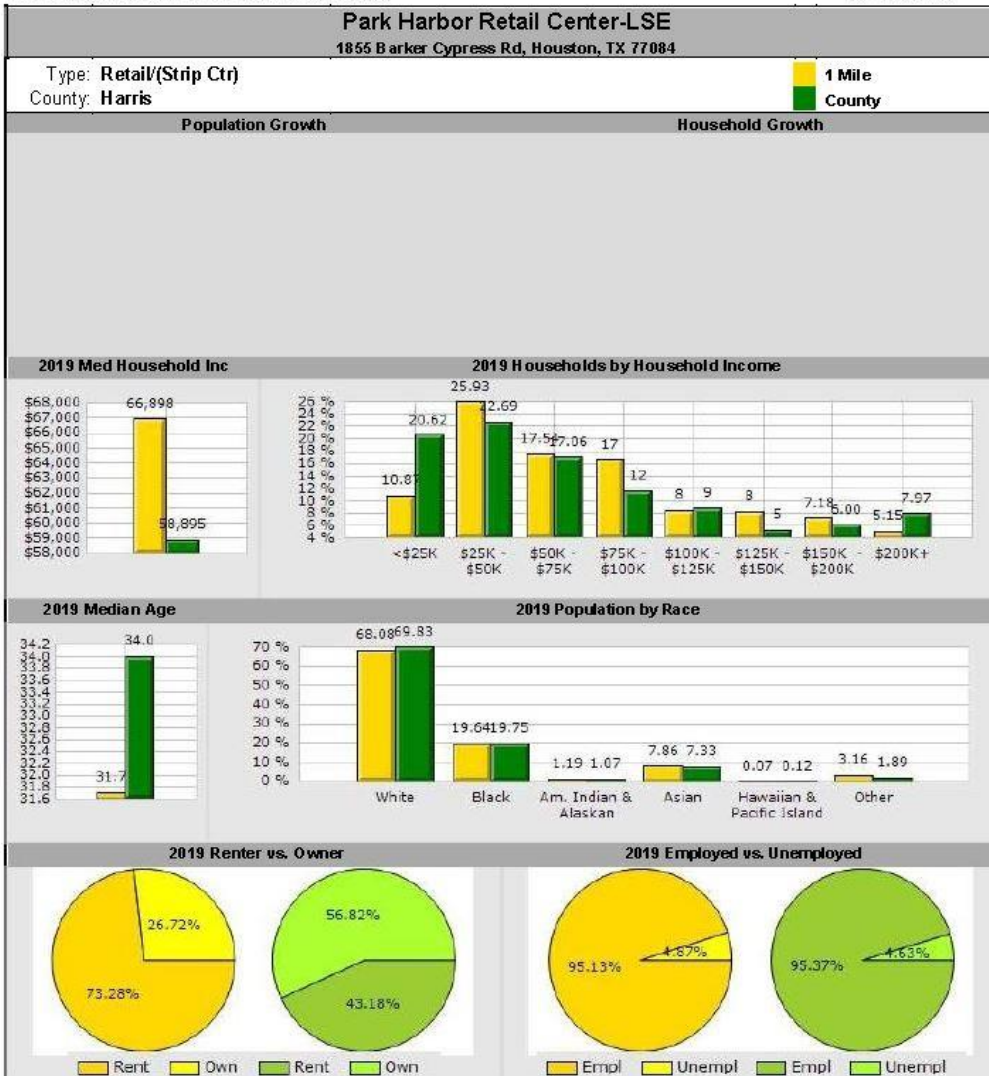


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Demographic Market Comparison Report

1 mile radius



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Demographic Market Comparison Report

1 mile radius


Park Harbor Retail Center-LSE				
1855 Barker Cypress Rd, Houston, TX 77084				
Type:	Retail/(Strip Ctr)			
County:	Harris			
	1 Mile		County	
Population Growth				
Growth 2010 - 2019	5.46%		15.64%	
Growth 2019 - 2024	4.98%		6.38%	
Empl	3,982	95.13%	2,339,506	95.37%
Unempl	204	4.87%	113,702	4.63%
2019 Population by Race				
	7,306		4,732,658	
White	4,974	68.08%	3,304,951	69.83%
Black	1,435	19.64%	934,619	19.75%
Am. Indian & Alaskan	87	1.19%	50,857	1.07%
Asian	574	7.86%	346,801	7.33%
Hawaiian & Pacific Island	5	0.07%	5,914	0.12%
Other	231	3.16%	89,516	1.89%
Household Growth				
Growth 2010 - 2019	3.94%		15.67%	
Growth 2019 - 2024	4.81%		6.45%	
Renter Occupied	2,164	73.28%	716,859	43.18%
Owner Occupied	789	26.72%	943,256	56.82%
2019 Households by Household Income				
	2,954		1,660,115	
Income <\$25K	321	10.87%	342,295	20.62%
Income \$25K - \$50K	766	25.93%	376,671	22.69%
Income \$50K - \$75K	518	17.54%	283,247	17.06%
Income \$75K - \$100K	492	16.66%	192,445	11.59%
Income \$100K - \$125K	248	8.40%	145,766	8.78%
Income \$125K - \$150K	245	8.29%	87,798	5.29%
Income \$150K - \$200K	212	7.18%	99,628	6.00%
Income \$200K+	152	5.15%	132,265	7.97%
2019 Med Household Inc	\$66,898		\$58,895	
2019 Median Age	31.70		34.00	



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Demographic Summary Report

Park Harbor Retail Center-LSE						
1855 Barker Cypress Rd, Houston, TX 77084						
Building Type: General Retail						
Secondary: -						
GLA: 17,550 SF						
Year Built: 2007						
Radius	1 Mile	3 Mile	5 Mile			
Population						
2024 Projection	7,669	91,470	287,441			
2019 Estimate	7,305	85,597	267,381			
2010 Census	6,927	71,703	213,975			
Growth 2019 - 2024	4.98%	6.86%	7.50%			
Growth 2010 - 2019	5.48%	19.38%	24.96%			
2019 Population by Hispanic Origin	2,843	32,781	102,906			
2019 Population	7,305	85,597	267,381			
White	4,975	61,011	193,242	71.28%	72.27%	
Black	1,435	12,423	36,350	14.51%	13.59%	
Am. Indian & Alaskan	87	804	2,547	0.84%	0.95%	
Asian	573	9,166	28,492	10.71%	10.66%	
Hawaiian & Pacific Island	5	107	329	0.13%	0.12%	
Other	231	2,086	6,421	2.44%	2.40%	
U.S. Armed Forces	4	75	175			
Households						
2024 Projection	3,094	31,580	97,762			
2019 Estimate	2,952	29,452	90,859			
2010 Census	2,840	24,122	72,435			
Growth 2019 - 2024	4.81%	7.23%	7.60%			
Growth 2010 - 2019	3.94%	22.10%	25.44%			
Owner Occupied	789	18,547	62,071	62.97%	68.32%	
Renter Occupied	2,164	10,905	28,788	37.03%	31.68%	
2019 Households by HH Income						
Income: <\$25,000	321	2,589	9,686	8.79%	10.66%	
Income: \$25,000 - \$50,000	766	6,197	16,994	21.04%	18.70%	
Income: \$50,000 - \$75,000	518	5,202	16,418	17.66%	18.07%	
Income: \$75,000 - \$100,000	492	4,536	13,628	15.40%	15.00%	
Income: \$100,000 - \$125,000	248	3,555	10,900	12.07%	12.00%	
Income: \$125,000 - \$150,000	245	1,855	6,330	6.30%	6.97%	
Income: \$150,000 - \$200,000	212	2,243	7,383	7.62%	8.13%	
Income: \$200,000+	152	3,274	9,520	11.12%	10.48%	
2019 Avg Household Income	\$86,212	\$103,851	\$102,897			
2019 Med Household Income	\$66,898	\$79,065	\$79,277			



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Daytime Employment Report

1 Mile Radius

Park Harbor Retail Center-LSE

1855 Barker Cypress Rd, Houston, TX 77084

Building Type: **General Retail**

GLA: **17,550 SF**

Year Built: **2007**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	456	7,934	17
Retail & Wholesale Trade	30	694	23
Hospitality & Food Service	19	361	19
Real Estate, Renting, Leasing	10	85	9
Finance & Insurance	18	154	9
Information	3	12	4
Scientific & Technology Services	39	2,701	69
Management of Companies	0	0	0
Health Care & Social Assistance	273	2,192	8
Educational Services	5	421	84
Public Administration & Sales	1	325	325
Arts, Entertainment, Recreation	4	32	8
Utilities & Waste Management	11	254	23
Construction	18	525	29
Manufacturing	3	54	18
Agriculture, Mining, Fishing	1	2	2
Other Services	21	122	6



Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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>Texas George Realty INC DBA Southwest Realty Group</u>	<u>457857</u>	_____	_____
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Kenneth Li</u>	<u>337696</u>	_____	<u>(713)826-3388</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Di Wang</u>	<u>634280</u>	<u>DWANG004@GMAIL.COM</u>	<u>(832)806-8886</u>
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

TXR-2501

IABS 1-0 Date

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