



FOR LEASE

1821 El Dorado Blvd.

RETAIL

- 1,171 Square Feet
- Good Foot Traffic
- West End Cap
- Space Center at El Dorado
- Tenants- Shipleys, Nail Salon, Dojo, Japanese Restaurant, Dominoes, Barbershop, Alterations



**TOTAL MONTHLY
RENT = \$2,694.00**

El Dorado Blvd. Shopping Center
1821 El Dorado Blvd Houston, Texas 77062

Doug Byerly

PO Box 202
Seabrook, Texas 77586
832-876-2541 cell

1821 EL DORADO BLVD.

1821 EL DORADO BLVD
HOUSTON, TEXAS 77062

RETAIL

1,171 SQ. FEET

BASE 1.75 CENTS MONTHLY \$21.00 ANNUALLY

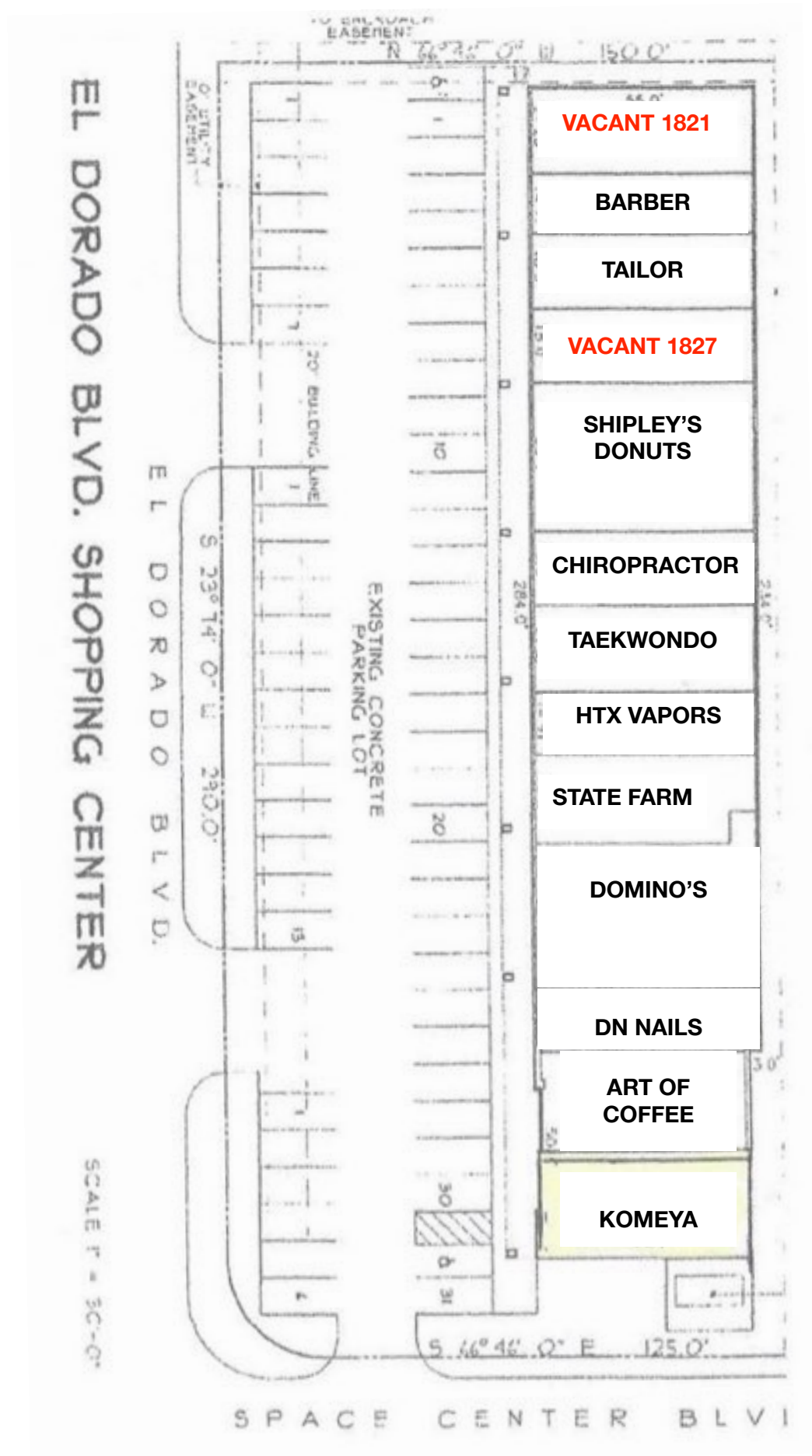
CAM .55 CENTS MONTHLY \$6.60 ANNUALLY

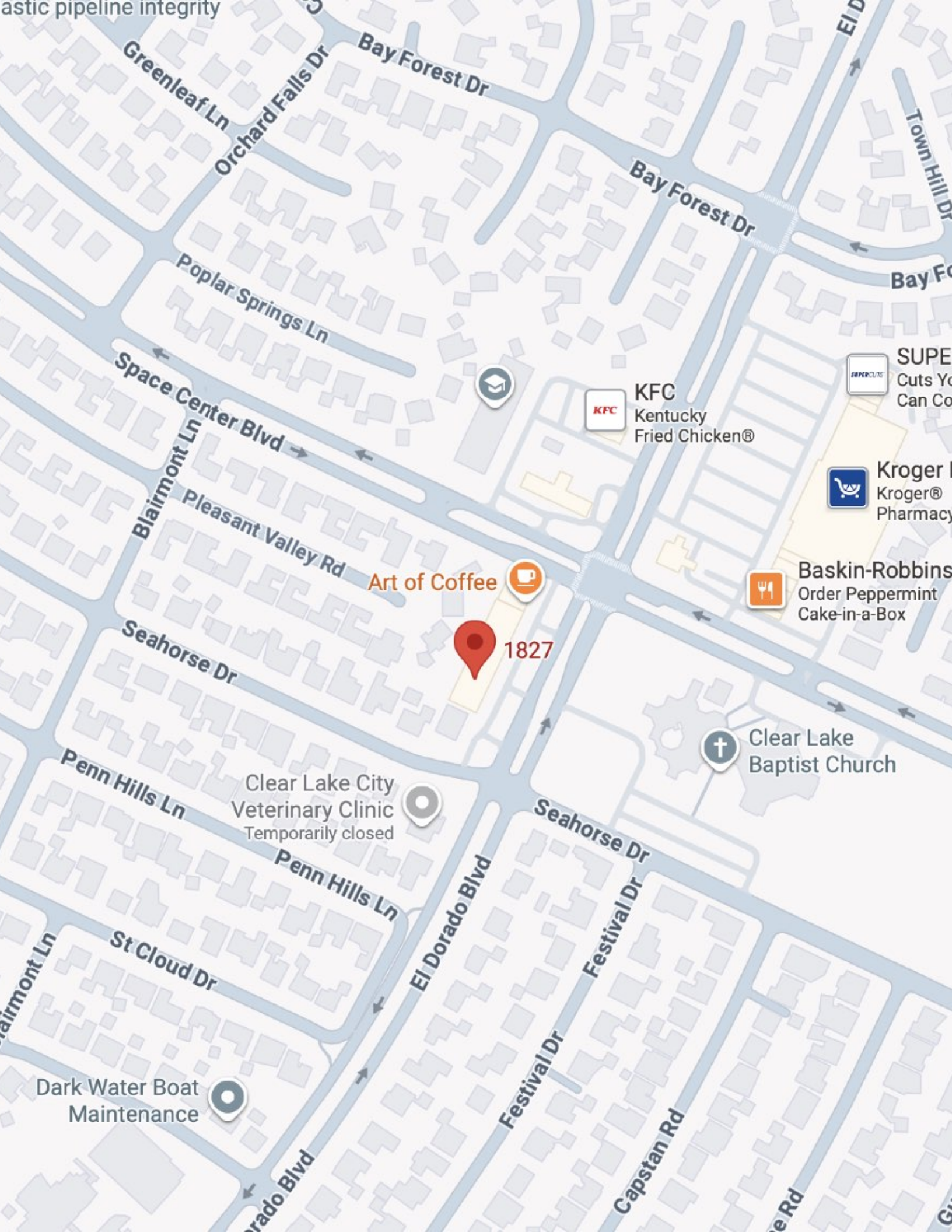
BASE \$2,050.00 + CAM \$644.00* = \$2,694.00 TOTAL

*CAM ADJUSTED ANNUALLY

1821 El Dorado Blvd.			
Term	36-60 months		
HVAC	100%		
Lighting	2X4 Fluorescent		
Electrical	100 Amps		
Frontage	19.5 ft All Glass	All Glass	Facing South
Water	Hot Water tank		No sprinkler
Tenant Paid Utilities	Electricity	Internet/Phone	
Break Bar	Yes		
Restroom	One		
Layout	Lobby with multiple small rooms		
Outside Doors	All Glass 36" Front Door	36" Metal back door	
Outside Greenspace	Behind Building		
Previous Tenant	Medical Salon		
Free Rent - TI Dollars	30-90 days	TI Dollars - No	
Year Built	1980		
Total Building	15,493 sq. ft.	Frontage El Dorado Blvd	
Total Land Parking	47,045 sq. Ft.	58 Parking Spaces	

Site Plan





Greenleaf Ln

Orchard Falls Dr

Bay Forest Dr

Bay Forest Dr

Poplar Springs Ln

Space Center Blvd

Blairmont Ln

Pleasant Valley Rd

Seahorse Dr

Penn Hills Ln

Clear Lake City
Veterinary Clinic
Temporarily closed

Penn Hills Ln

St Cloud Dr

Dark Water Boat
Maintenance

El Dorado Blvd

Seahorse Dr

Festival Dr

Festival Dr

Capstan Rd

KFC
Kentucky
Fried Chicken®

Kroger
Kroger®
Pharmacy

Baskin-Robbins
Order Peppermint
Cake-in-a-Box

Clear Lake
Baptist Church

Art of Coffee
1827



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.

2-10-2025



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.**

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>Noble House Real Estate</u>	<u>436423-B</u>	<u>doug@noblehouse realestate.com</u>	<u>(832)876-2541</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Douglas Byerly</u>	<u>436423-B</u>	<u>doug@noblehouse realestate.com</u>	<u>(832)876-2541</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Douglas Byerly</u>	<u>436423-B</u>	<u>doug@noblehouse realestate.com</u>	<u>(832)876-2541</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Douglas Byerly</u>	<u>436423-B</u>	<u>doug@noblehouse realestate.com</u>	<u>(832)876-2541</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

This form is for the exclusive use of the subscriber named below. Any use by others is strictly prohibited. Use of this form does not indicate membership in Texas REALTORS®