

FOR LEASE

MIRAMAR SHOPPING CENTER

SEABROOK, TX

Shopping Center Size

93,292 SF

2014 Bayport Blvd

Seabrook, TX 77586

AVAILABLE SPACE

SUITE 40 - 2,400 SF Available 2/1/2021

SUITE 170 - 1,208 SF Available Now

\$16.00 SF/YR/NNN



cmī brokerage

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MIRAMAR SHOPPING CENTER

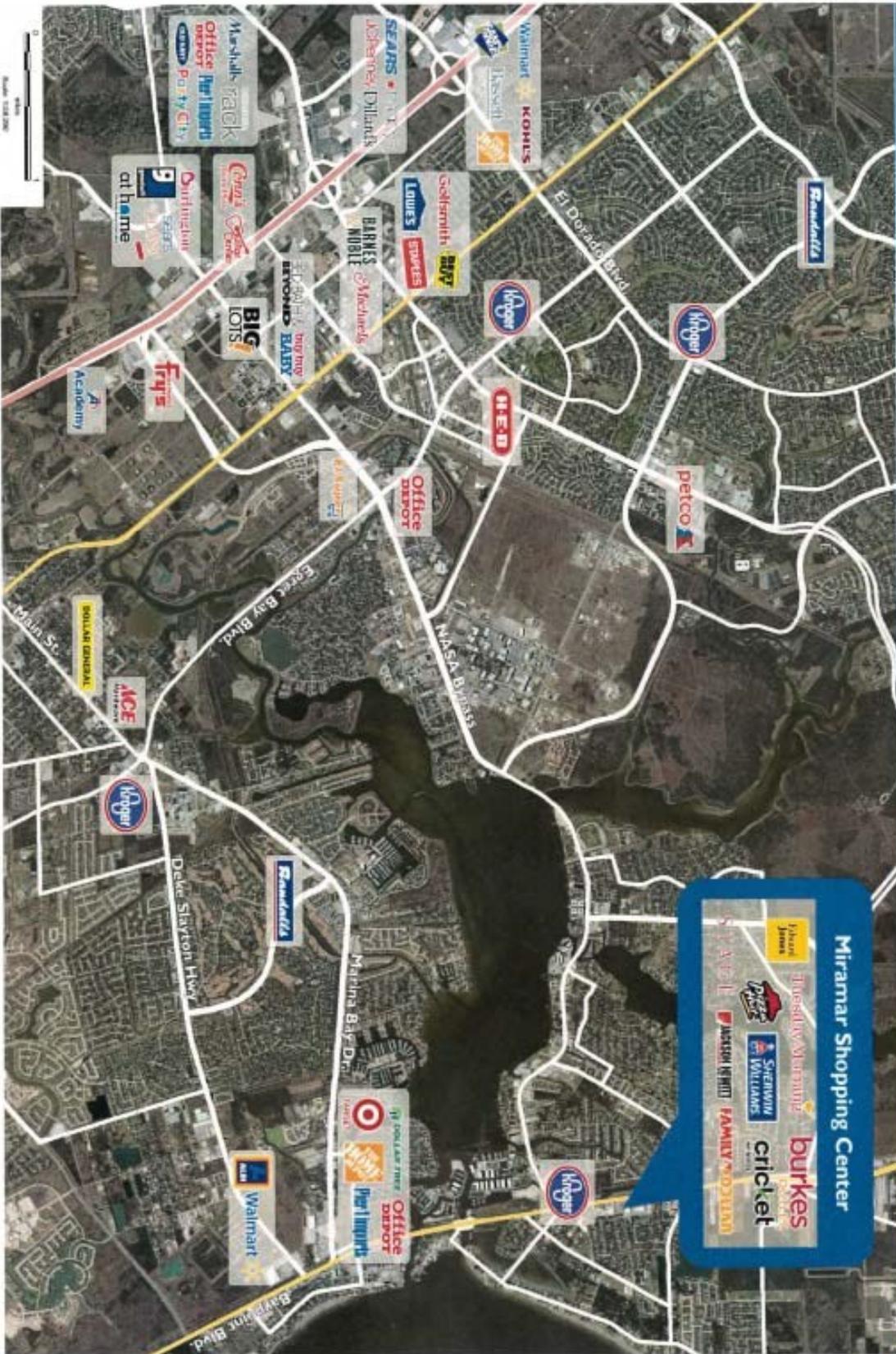
2000-2100 State Highway 146 | Seabrook, TX 77586

SPACE	TENANT	SQ. FT.
OUT1	Rustic Design Company (Temp)	5,500 SF
00010	Seabrook Trophy & Awards	4,069 SF
00040	Beacon Federal Credit Union	2,400 SF
00050	PT Nails	1,208 SF
00060	Enterprise Rent A Car	1,200 SF
00070	Hi-Tech Cuts	1,188 SF
00080	Burkes Outlet	15,967 SF
00100	Tuesday Morning	8,460 SF
00120	Allcar Insurance Agency	766 SF
00130	Edward Jones	1,588 SF
00150	Kids Workshop	2,392 SF
00160	Mama Bella's Beauty Salon	1,208 SF
00170	Cricket	1,208 SF
00180	Sherwin Williams	3,972 SF
00190	Family Dollar	9,000 SF
00200	Tiger's Den	7,000 SF
00210	Stage Stores	22,000 SF
00220	Pizza Hut	1,666 SF
00230	Jackson Hewitt	2,500 SF
TOTAL SQ. FT.		93,292



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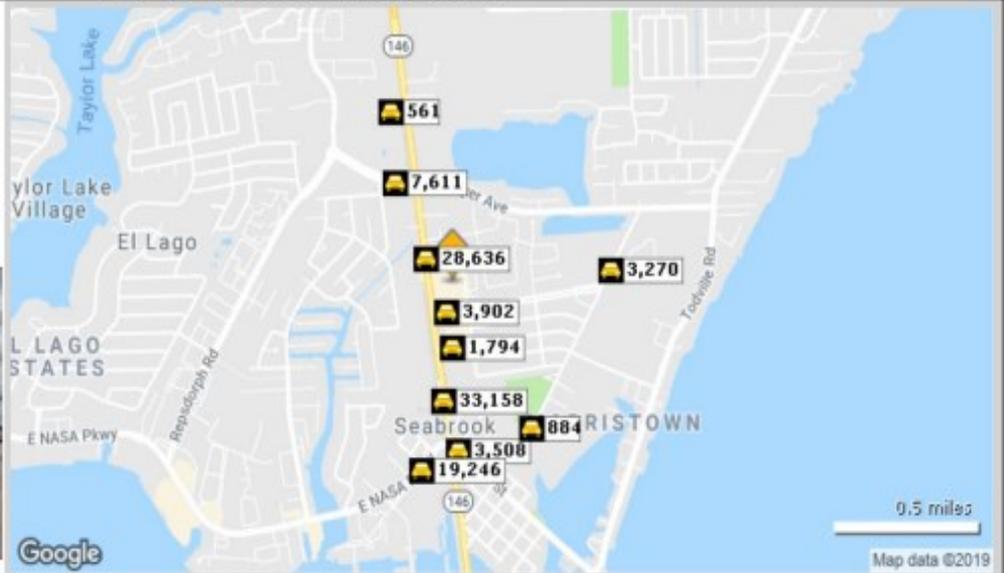


Traffic Count Report

Miramar Shopping Center

2000-2199 Bayport Blvd, Seabrook, TX 77586

Building Type: **General Retail**
 Secondary: -
 GLA: **88,191 SF**
 Year Built: **1963**
 Total Available: **23,208 SF**
 % Leased: **100%**
 Rent/SF/Yr: **\$16.00**



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	2018	33,158	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

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Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	11,571	38,067	97,209
2019 Estimate	10,837	35,554	89,382
2010 Census	9,135	31,326	73,094
Growth 2019 - 2024	6.77%	7.07%	8.76%
Growth 2010 - 2019	18.63%	13.50%	22.28%
2019 Population by Hispanic Origin	1,587	5,029	15,795
2019 Population	10,837	35,554	89,382
White	9,379 86.55%	31,371 88.23%	77,469 86.67%
Black	532 4.91%	1,473 4.14%	4,302 4.81%
Am. Indian & Alaskan	55 0.51%	180 0.51%	542 0.61%
Asian	599 5.53%	1,752 4.93%	4,991 5.58%
Hawaiian & Pacific Island	12 0.11%	32 0.09%	107 0.12%
Other	260 2.40%	745 2.10%	1,971 2.21%
U.S. Armed Forces	14	56	69
Households			
2024 Projection	4,850	15,569	38,772
2019 Estimate	4,551	14,515	35,688
2010 Census	3,905	12,730	29,476
Growth 2019 - 2024	6.57%	7.26%	8.64%
Growth 2010 - 2019	16.54%	14.02%	21.07%
Owner Occupied	2,740 60.21%	9,911 68.28%	24,321 68.15%
Renter Occupied	1,811 39.79%	4,603 31.71%	11,367 31.85%
2019 Households by HH Income	4,553	14,515	35,687
Income: <\$25,000	575 12.63%	1,448 9.98%	4,558 12.77%
Income: \$25,000 - \$50,000	817 17.94%	2,587 17.82%	5,977 16.75%
Income: \$50,000 - \$75,000	775 17.02%	2,265 15.60%	4,879 13.67%
Income: \$75,000 - \$100,000	524 11.51%	1,467 10.11%	4,171 11.69%
Income: \$100,000 - \$125,000	608 13.35%	1,919 13.22%	4,065 11.39%
Income: \$125,000 - \$150,000	373 8.19%	1,300 8.96%	2,872 8.05%
Income: \$150,000 - \$200,000	445 9.77%	1,472 10.14%	4,317 12.10%
Income: \$200,000+	436 9.58%	2,057 14.17%	4,848 13.58%
2019 Avg Household Income	\$102,180	\$115,717	\$114,318
2019 Med Household Income	\$80,224	\$91,317	\$89,561



Information About Brokerage Services

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 coincidental 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.

CMI Brokerage an Affiliate of Central Management, Inc.	390205	cmi@cmirealestate.com	(713)961-4666
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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

IABS 1-0 Date