

13 +/- acres in Katy, TX

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P R Associates Commercial



COLONIA PARKWAY/GRAND PARKWAY

Katy, TX 77494

County:	Fort Bend
Property Type:	Land Retail (land)
Lot Size:	13.00 Acres
Price:	\$8,494,200
Price/Acre:	\$653,400

Unit Description

Property Description

13 +/- Acre land in Katy, TX. Entrance to subdivision, Easy access to I-10, Surrounded by many new residential development, All utilities available, Excellent Retail Development Opportunity.

Location Description

Colonial Pkwy/Grand Pkway



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Silverlake Center

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9721 Broadway
Pearland, TX 77584

County:	Brazoria
Property Type:	Shopping Center Strip Center
GLA:	20,628 SF
Occupancy:	100%
Price:	Not Disclosed
Net Lease Investment:	Yes

Property Description

Silverlake Phase I Center is located in Pearland at FM 518 which offers +/- 15,903 SF Inline Space and +/- 4,725 Norton Grill Restaurant on PAD Site, near entrance to Silverlake Subdivision, great exposure with over 250' of retail frontage on FM 518, Easy access in and out of property, minutes from Randall, Walmart, Target, Kroger, and Major freeways. ***100% OCCUPANCY; RENT ESCALATION ARE BUILT INTO LEASES; TRIPLE NETS (NNN) PAST THROUGH TO TENANTS***

Location Description

FM 518/Broadway



- Great Location
- Strong Demographics
- Surrounded by Major Residential Development
- High Traffic Count
- Close to Medical Corridor
- Great Visibility

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La Michoacana Market Center

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1535 Elton St
Houston, TX 77034

County:	Harris
Property Type:	Retail Free Standing Bldg
Building Size:	10,000 SF
Occupancy:	100%
Price:	\$1,200,000
Price/SF	\$120.00
Cap Rate:	8.50%
Net Lease Investment:	Yes

Property Description

+/- 10,000 SF La Michoacana Market Center with strong Hispanic demographics, retail frontage, Visible from I-45.***100% OCCUPANCY; RENT ESCALATION ARE BUILT INTO LEASES; TRIPLE NETS (NNN) PAST THROUGH TO TENANTS***PROPERTY HAS ADDITIONAL LAND TO BUILD FREE STANDING PAD SITE (UPSIDE POTENTIAL)***

Location Description

Located on 45 South/College



- Retail Frontage
- Easy Accessibility of I-45
- Great Location
- Strong Hispanic Demographics
- High Traffic Count

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Fairmont Parkway - Direct Lease

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P R Associates Commercial



4002 Fairmont Parkway
Pasadena, TX 77504

County:	Harris
Suite/Floor:	1
Space Type:	Shopping Center Strip Center
Lease Type:	NNN
Date Available:	Immediate
Space Available:	2,232 SF
Rental Rate:	\$13.20/SF/Year
GLA:	6,408 SF
Year Built:	1983

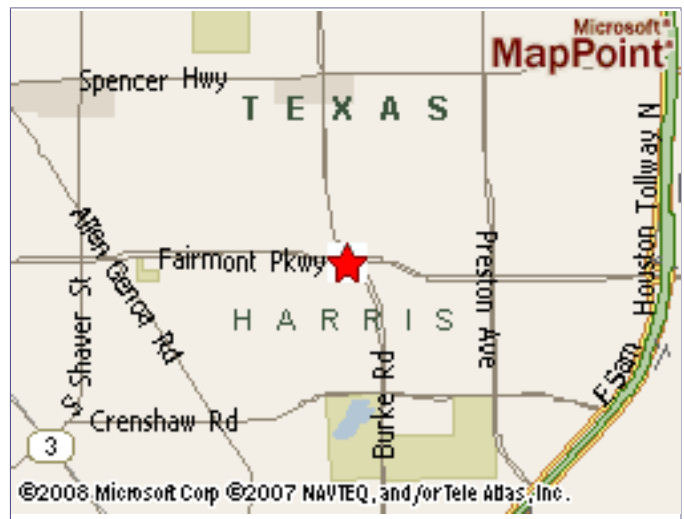
Space Description

Property Description

2232 SF available for immediate move in. Ideal for a restaurant, office, insurance company, or donut shop, bakery, cell phone, retail

Location Description

Fairmont Parkway/S Burke Drive



- High Traffic Count
- Close to Major Fwy

- Strong Demographics
- Retail Frontage

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Beltway 8 Sterling Garden Center - *Direct Lease*

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P R Associates Commercial



6609 W Sam Houston Pkwy South
Houston, TX 77072

County:	Harris
Suite/Floor:	2
Space Type:	Shopping Center Strip Center
Lease Type:	NNN
Date Available:	Immediate
Space Available:	10,000 SF
Rental Rate:	\$15.60/SF/Year
Divisible To:	1,500 SF
Maximum Contiguous:	5,000 SF
GLA:	29,000 SF
Year Built:	2006

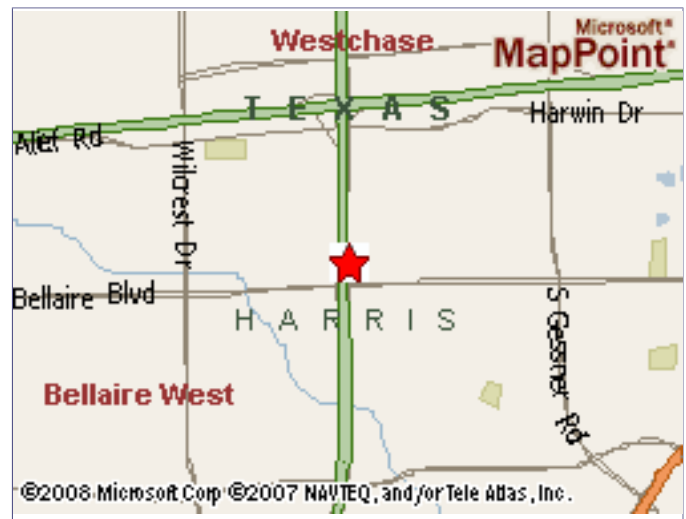
Space Description

Property Description

Two story strip center "Beltway 8 Sterling Gardens", Located in heart of China-Viet Town, Easy access to major freeways, Tenants includes: First American Title, Quizno, Donut Shop, BBQ Restaurant, Jills Dry Cleaner, Bubble T Tapioca, and Cabo Cajun Restaurant. +/- 10,000 SF Available, Ideal for Mortgage Company, Insurance Agency, Law Office, Travel Agency, Gym, and other retail or office uses.

Location Description

Beltway 8/Bellaire



- Easy Accessibility
- Strong Demographics
- High Traffic Count
- Close to Beltway
- Great Location
- Heart of China-Viet Town

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Gladebrook Center (PRICE REDUCED!)

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P R Associates Commercial



14641 Gladebrook
Houston, TX 77068

County:	Harris
Property Type:	Shopping Center Neighborhood Center
GLA:	12,600 SF
Occupancy:	60%
Price:	\$1,880,000
Price/SF	\$149.21
Cap Rate:	9.70%
Net Lease Investment:	Yes

Property Description

Gladebrook Center is conveniently located at the entrance of a subdivision off busy intersection of Gladebrook Dr. & FM 1960. This center was renovated in 2006. New Pylon Sign 4/08, Anchor Tenant include J. Durham Steak House & Jazz Bar (7,000 SF) ***5.6% ACTUAL CAP / 9.7% PRO-FORMA CAP....REMAINING VACANCY OF 5,600 SF WILL FETCH A LEASING RATE OF \$1.10 - \$1.20 PSF PLUS (NNN)***

Location Description

FM 1960/GLADEBROOK



- LOW MAINTENANCE
- HIGH TRAFFIC COUNT
- RETAIL FRONTAGE OFF FM 1960

- GREAT LOCATION
- STRONG DEMOGRAPHICS
- LONG TERM LEASES

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Gladebrook Center - Direct Lease

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P R Associates Commercial



14641 Gladebrook
Houston, TX 77068

County:	Harris
Suite/Floor:	1
Space Type:	Retail Restaurant
Lease Type:	NNN
Date Available:	Immediate
Space Available:	5,600 SF
Rental Rate:	\$15.00/SF/Year
Divisible To:	1,000 SF
Building Size:	12,600 SF
Year Built:	1982

Space Description

Property Description

Gladebrook Center is conveniently located at entrance to subdivision off busy FM 1960. This center currently has 5600 +/- SF available for retail or office use. Ideal for Bakery and or Deli (Equipment Included). Owner will subdivide (1,000 SF min).

Location Description

FM 1960/Gladebrook



- Great Location
- Entrance to Subdivision
- Same Location over 15 years

- Strong Demographic
- High Traffic Count

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12345 Bellaire Blvd - Direct Lease

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P R Associates Commercial



12345 Bellaire Blvd
Houston, TX 77072

County:	Harris
Suite/Floor:	1
Space Type:	Shopping Center Strip Center
Lease Type:	NNN
Date Available:	Immediate
Space Available:	5,000 SF
Rental Rate:	\$15.00/SF/Year
Divisible To:	1,200 SF
Maximum Contiguous:	2,500 SF
GLA:	21,000 SF
Year Built:	2006

Space Description

Property Description

New Shopping Center comming November 2006 with +/- 21,000 SF available to lease. Ideal for retail, restaurant, pharmacy, medical office, national bank, dry clean, washateria, mini-grocer, etc.. Center has great great visibility and frontage on Bellaire Blvd. Trememdous traffic count on Bellaire, minutes from Hong Kong 4. Lease space can be subdivide upon request.

Location Description

Bellaire/Cook



- Great Location
- Strong Demographic
- Busy Intersection
- High Traffic Count

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Lamar Corners - Direct Lease

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4601 Ave H
Rosenberg, TX 77471

County:	Fort Bend
Suite/Floor:	1
Space Type:	Shopping Center Neighborhood Center
Lease Type:	Modified Gross
Date Available:	Immediate
Space Available:	5,978 SF
Rental Rate:	\$10.80/SF/Year
Divisible To:	1,800 SF
GLA:	21,078 SF
Year Built:	1980

Space Description

Property Description

Lease space available at Lamar Corner Shopping Center. Located on busy Hwy 90, Space has been built out, Excellent for retail, medical offices, professional services, restaurant, pharmacy, grocery, etc.

Location Description

Hwy 90



- Great Location
- Retail Frontage
- Close to Major Freeway

- Strong Demographics
- Low Maintenance
- High Traffic Count

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4646 Michoud Blvd - Direct Lease

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P R Associates Commercial



4646 Michoud Blvd New Orleans, LA 70129

County:	Orleans
Suite/Floor:	D1
Space Type:	Retail Restaurant
Lease Type:	Full Service Gross
Date Available:	Immediate
Space Available:	2,167 SF
Rental Rate:	\$21.48/SF/Year
Building Size:	2,167 SF
Year Built:	1969

Space Description

Property Description

2,167 square feet retail space.

Location Description

Located in East New Orleans with plenty of parking spaces. Visible from main highway located off from Chef Menteur Highway.



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32.0496 +/- Acres Beechnut/Wilcrest - Direct Lease

P R Associates Commercial

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0000 BEECHNUT
HOUSTON, TX 77072

County:	Harris
Property Type:	Land Commercial/Other (land)
Lot Size:	32.05 Acres
Price:	\$10,470,735
Price/Acre:	\$326,700

Unit Description

Property Description

32.0496 +/- acres in southwest area. Close to china-viet town. All Utilities, Master and Engineering plans available. Ideal for community development mixed with townhomes, retail center, and professional office building. Detention pond is grandfathered in for surrounding land parcels

Location Description

Southside of Beechnut between Wilcrest and Boone



- Great location
- Easy access to major freeways
- Major Developed Area
- Strong Demographic
- Low Tax

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Oyster Creek Shopping Center - Direct Lease

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P R Associates Commercial

6705 Highway 6 @ Lake Olympia Pkwy

Missouri City, TX 77459



County:	Fort Bend
Suite/Floor:	1
Space Type:	Retail Retail (Other)
Lease Type:	NNN
Date Available:	Immediate
Space Available:	2,000 SF
Rental Rate:	\$18.00/SF/Year
Divisible To:	800 SF
Building Size:	10,030 SF
Year Built:	2004

Space Description

Property Description

+/- 2000 SF Dental Office available at Oyster Creek Shopping Center. Space is built out and ready to open for busines. Center has great visablity on HWY 6, High Traffic Count, and surrounded by many residential development.

Location Description

Highway 6 between Dewalt and Lake Olympia Parkway



- Great Location
- High Traffic Count
- Strong Demographics

- Surround by New Homes
- Hwy 6 Retail Frontage
- Growing Area

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Landmark Square

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12989 Bellaire Blvd.
Houston, TX 77072

County:	Harris
Property Type:	Retail Retail (Other)
Building Size:	6,000 SF
Price:	\$495,888
Price/SF	\$82.65
Property on Ground Lease:	Yes

Property Description

CONTEMPORARY STYLE business development in Chinatown OF Southwest Houston. Combine retail & residence into ONE! 11 units available (unit 2,3,4,5,8,10,11,12,13,14, & 15). Low tax area (approx. 2.66%). 3-story per unit, +/- 6000 SF/Unit Just a few Ideas.... 1st Floor - Commercial Usage (i.e. restaurant, bakery, medical clinic, beauty salon, travel agency, retail store, law office, insurance agency, mortgage company, real estate office, CPA firm, Tilt company, etc... 2nd Floor - Residence Condo (3 bedroom/2 bathroom) or Office Usage 3rd Floor - Flexible area (i.e. attic, storage)

Location Description

Located at Southwest Houston, Texas. Store front facing Bellaire Blvd, one of Houston's busiest business street, and surrounded by residential area and shopping centers. Easy access to major freeways.



- Low Tax
- Great Location
- Frontage on Bellaire
- For Sale or Lease Option

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35 +/- Acres on Bellaire Blvd/Synott

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12000 Bellaire Blvd
Houston, TX 77036

County:	Harris
Property Type:	Land Commercial/Other (land)
Lot Size:	35.00 Acres
Price:	Not Disclosed

Unit Description

Property Description

32.50 +/- Acres land in growing southwest Houston, Excellent for Retail Shopping Center, Residential Development, Office Condo. Frontage on Bellaire Blvd and Synott Rd LAND WRAP AROUND KROGER GROCERY SHOPPING CENTER.**
AVAILABLE OPTIONS: 1) Tract 'A' 12.5 +/- Acres \$14.50/sq. ft. w/877 ft. of Frontage on Bellaire 2) Tract 'B' 20 +/- Acres \$8.00/sq. ft. 3) Tract 'C' 32.5 Acres \$10.50/sq. ft.

Location Description

Bellaire Blvd./Synott Rd.

Zoning Description

Zone X



- Great For Retail Shopping Center
- Low Tax
- Growing Location
- Retail Frontage
- High Traffic Count
- Strong Demographic

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The Shops at Veterans Memorial - Direct Lease

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P R Associates Commercial



11098 Veteran Memorial Drive Houston, TX 77067

County:	Harris
Suite/Floor:	1
Space Type:	Shopping Center Neighborhood Center
Lease Type:	NNN
Date Available:	Immediate
Space Available:	86,800 SF
Rental Rate:	\$15.00/SF/Year
Divisible To:	1,000 SF
Maximum Contiguous:	28,800 SF
GLA:	86,800 SF
Year Built:	2006

Space Description

Supermarket, Grocery

Property Description

Over 86,800 Retail Space Available. Strong & diverse consumer market, ideal for Supermarket, Restaurant, Furniture Store, Banks, Pharmacy, Clinic, and other retail uses. Frontage on busy Veterans Memorial Drive (est. 36,000 cars/day). *Ask us about our different sale options.

Location Description

Veterans Memorial Drive/ Beltway 8



- High Traffic Count
- Diverse Market
- Easy Accessibility
- Great Location
- Surrounded by New Homes & Apartments
- Strong Demographic

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1.8 +/- Acres Bellaire/Cook - Direct Lease

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P R Associates Commercial



10000 Bellaire Blvd
Houston, TX 77072

County:	Harris
Property Type:	Land Commercial/Other (land)
Lot Size:	78,408 SF
Price:	\$705,672
Price/Acre:	\$392,040

Unit Description

Property Description

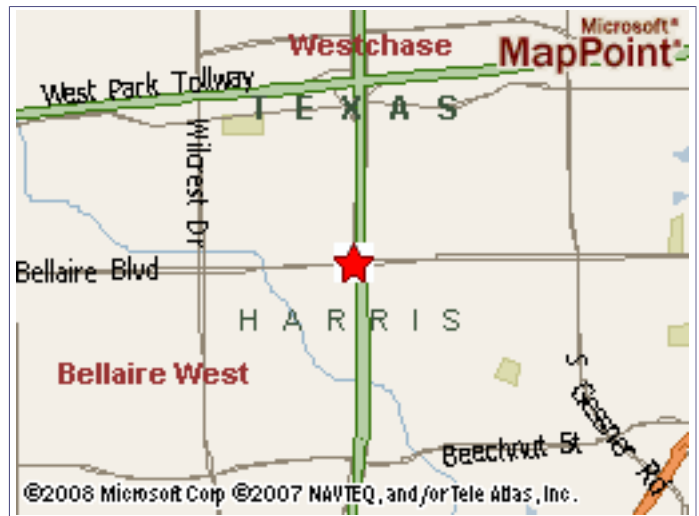
Estimate +/-1.8 Acres on Bellaire. Ideal for retail, medical, office condos. Located in heart of China-Vietnam Town. All utilities are available

Location Description

Corner of Bellaire and Cook Next to EZ Pawn and Public Storage.

Zoning Description

X



- Great Location!
- Tremendous Growth
- Close to Hong Kong Mall
- New Home Development Comming

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Lac Hong Square - Direct Lease

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6628 Wilcrest Dr
Houston, TX 77072

County:	Harris
Suite/Floor:	1
Space Type:	Shopping Center Strip Center
Lease Type:	NNN
Date Available:	Immediate
Space Available:	3,650 SF
Rental Rate:	\$12.00/SF/Year
Divisible To:	1,400 SF
GLA:	21,000 SF
Year Built:	2005

Space Description

Property Description

3,650 sf available for retail/office space great for medical office, law firm, dentist, chiropratic or any other professional services. Tenants include Enterprise and Anchor by Lac Hong Adult Day Care Center

Location Description

West on Bellaire to Wilcrest make right, property on left before bandlon.



- Great Location
- Near Residential
- Great Tenant Mix
- High Traffic
- Low Maintenance
- Great For Medical Professional

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