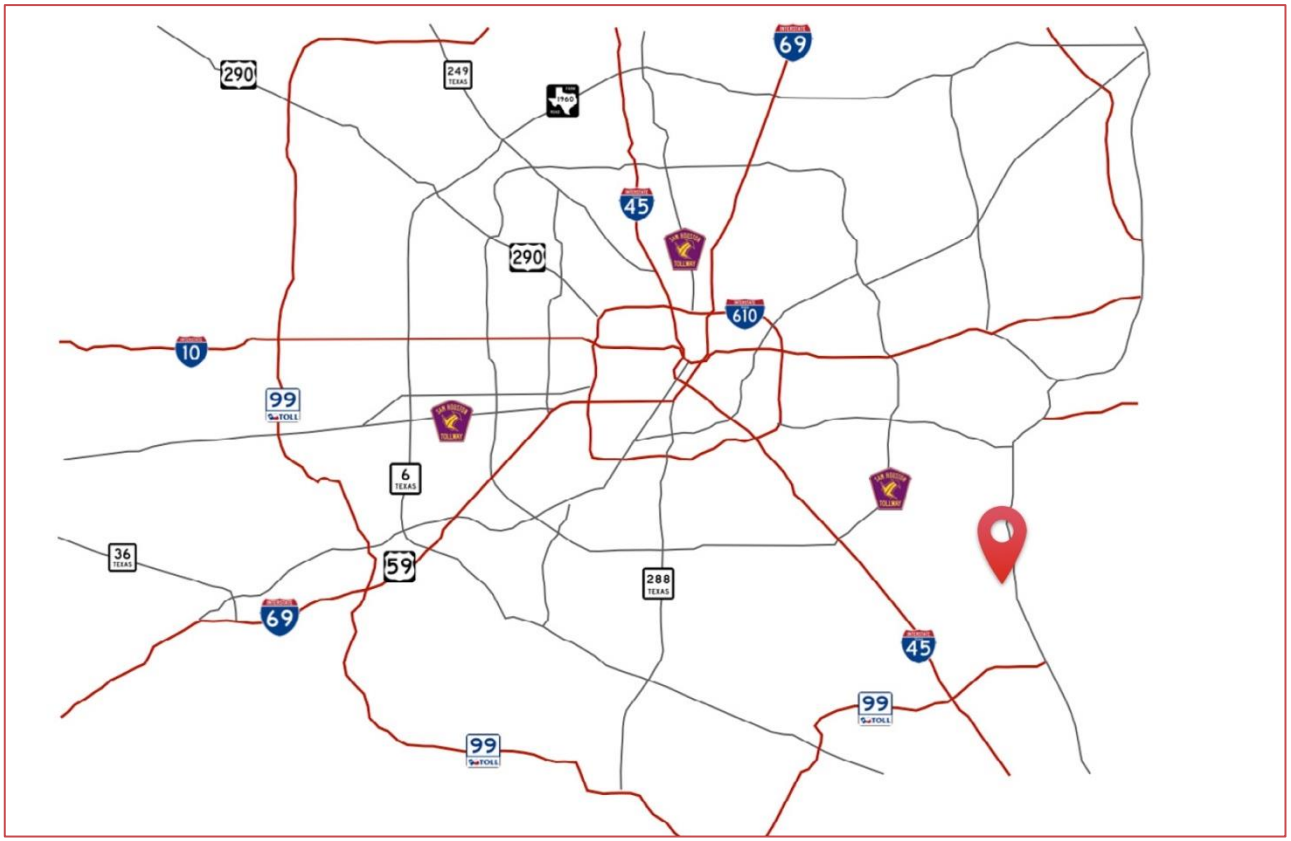
Lakeside Shopping Center

5,016 SF AVAILABLE

2900 NASA Road 1, Seabrook, TX 77586

Ronald Patrice | *Broker*
ronald@kmrealty.net | 713.275.2616

KM Realty
5555 San Felipe , Suite 510, Houston, Texas 77506
713.275.2603 | kmrealty.net



LOCATION

2900 NASA Road 1, Seabrook, TX 77586

AVAILABLE

Suite 140: 1,100 SF
Suite 150: 1,100 SF
Suite 160: 1,100 SF
Suite 180: 1,716 SF

RATE

Please call for pricing

PROPERTY INFORMATION

- **Affluent Lakeside Demographics:** The immediate one-mile radius is backed by highly lucrative purchasing power, showcasing an average household income of $129,223.
- **Expansive Consumer Pool:** The location taps into a massive regional audience, drawing from a population of 412,746 residents within a five-mile span.
- **Built-In Customer Base:** Drives recurring daily traffic through a strong existing tenant lineup that includes Snap Fitness, Wongs Chef, and Creative Nails 2.
- **High-Profile Trade Corridor:** Strategically positioned near heavy-hitting national anchors and daily-needs operators like Kroger, AutoZone, and Taco Bell.
- **Extensive Suite Optionality:** Delivers superb leasing flexibility with 7,416 SF of total availability, offering five distinct floor plans ranging from efficient 1,100 SF spaces to a larger 2,400 SF layout.

Visitor data from Placer.ai

2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	50,870	123,076	412,746
AVG HH INCOME	$129,223	$125,487	$119,975

CO-TENANTS

Athena's Corner Greek Cuisine, Creative Nails 2, Bay Area Natural Wellness, Snap Fitness, Wongs Chef, Iguanas Ranas Cantina, etc.

AREA RETAILERS

The Healthy Crave, Sam's Sunset Kitchen, Pelican Breakfast & Lunch, Circle K, Barge 295, O'Reilly Auto Parts, Viola & Agnes' Neo Soul Cafe, Village Pizza & Seafood, Mario's Pizza & Pasta, Margarita Jones, Apollo Tires & Wheel, Tookie's Seafood, Dairy Queen, Damn Fine Pizza, Kroger, Boondoggles, Taco Bell, Jack in the Box, AutoZone, etc.

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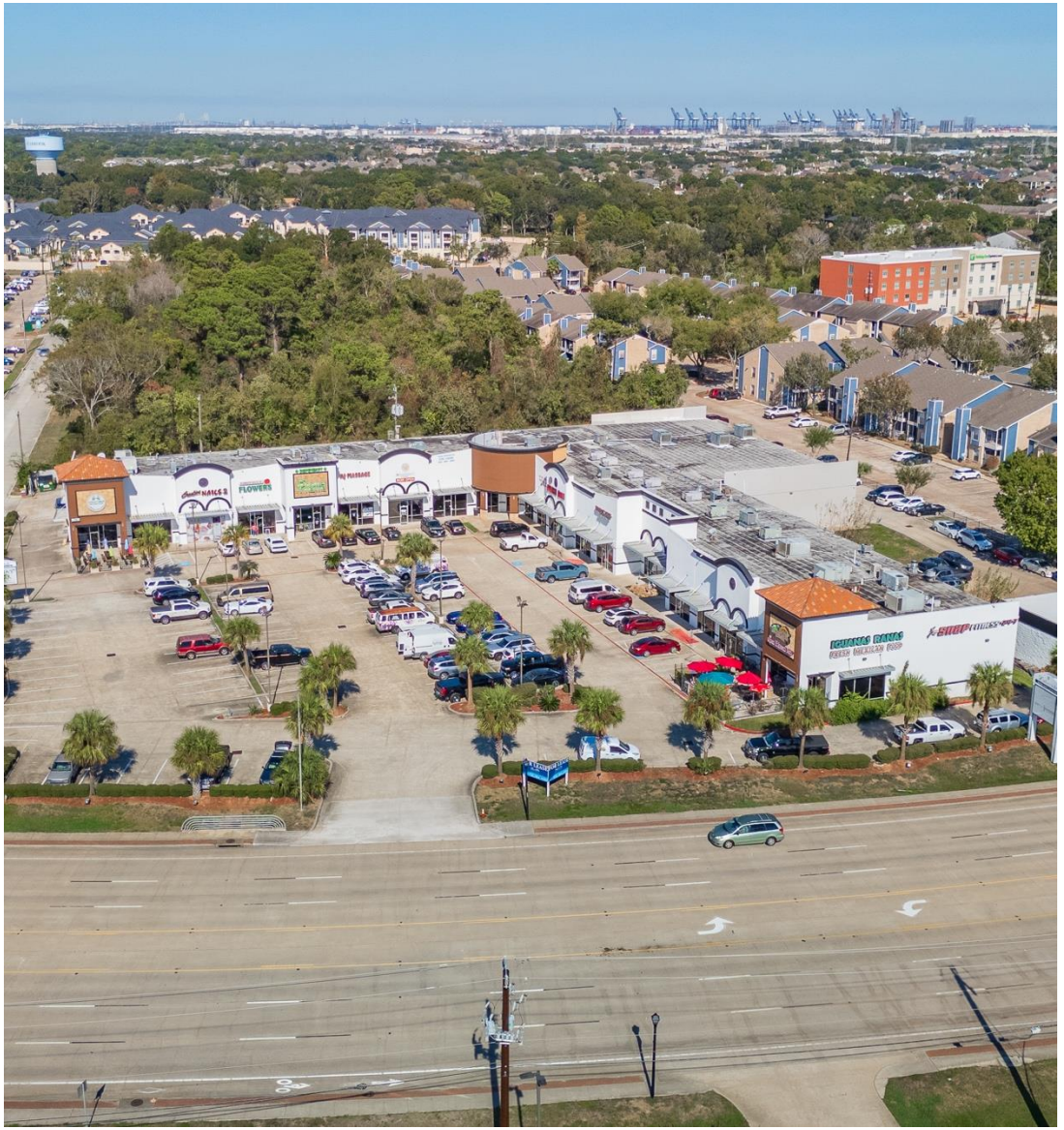
Lakeside Shopping Center offers a premier commercial leasing opportunity positioned along a highly traveled waterfront corridor at **2900 NASA Road 1, Seabrook, TX 77586**. The retail property benefits from a uniquely **high-density lakeside market** characterized by strong consumer spending power and strong neighborhood demographics.

The surrounding immediate trade area boasts an **exceptional audience profile**, featuring an immediate one-mile population of 50,870 residents with a lucrative average household income of $129,223. This extensive customer reach scales into a massive regional market, encompassing 412,746 residents and a robust civilian workforce of 214,859 individuals within a five-mile radius.

The plaza features an **active and diverse mix** of internet-resistant service, medical, and dining co-tenants, including Athena's Corner Greek Cuisine, Creative Nails 2, Bay Area Natural Wellness, Snap Fitness, Wongs Chef, and Iguanas Ranas Cantina. Additionally, the center is integrated into a **vibrant commercial landscape** surrounded by recognizable regional and national brands such as Kroger, AutoZone, Jack in the Box, Pelican Breakfast & Lunch, and Tookie's Seafood.

Prospective tenants can capitalize on a **total of 7,416 SF** of available space currently layout-ready for a variety of business concepts. The flexible leasing options include three highly efficient 1,100 SF floor plans (Suites 140, 150, and 160), and a mid-sized 1,716 SF layout (Suite 180).



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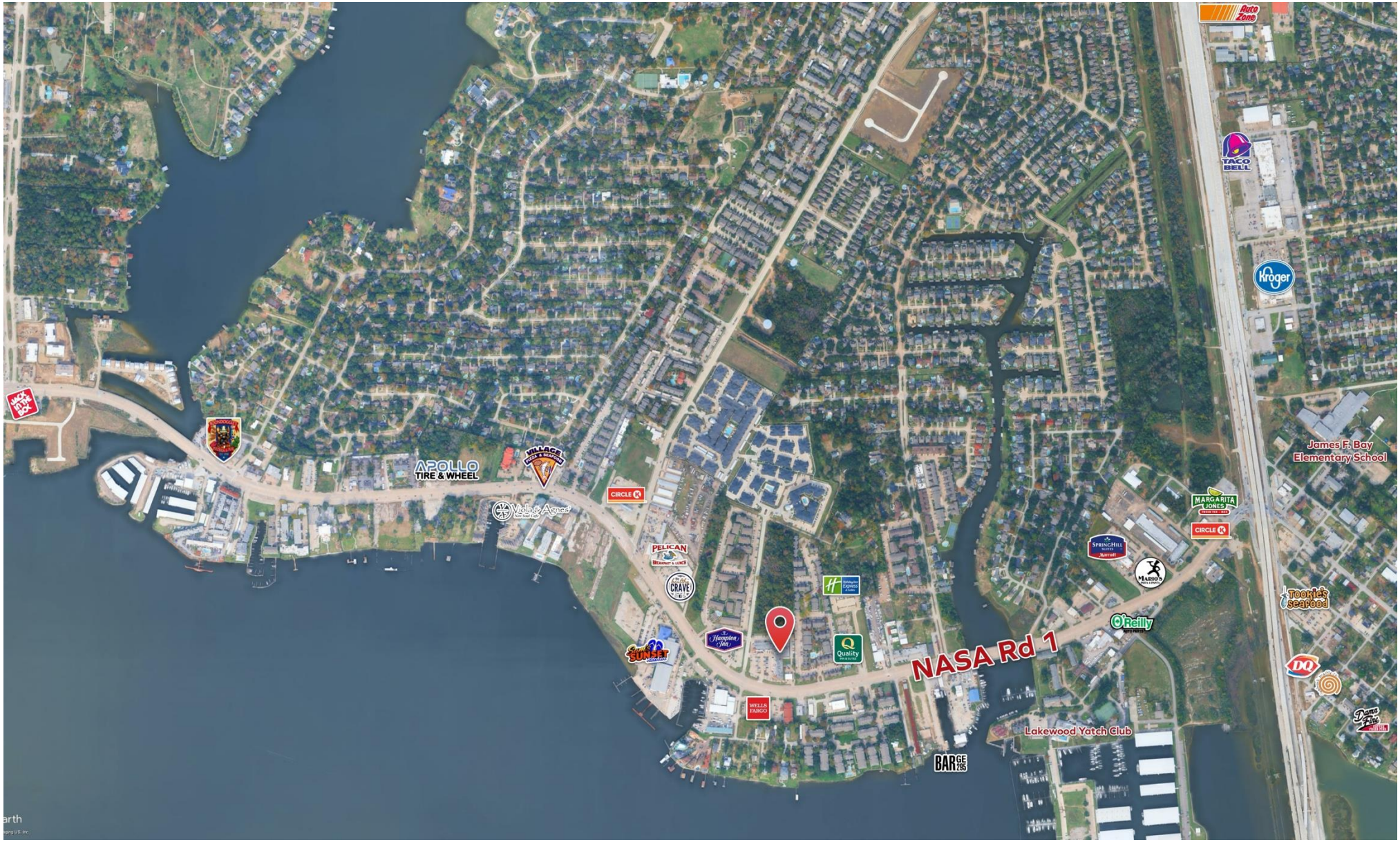

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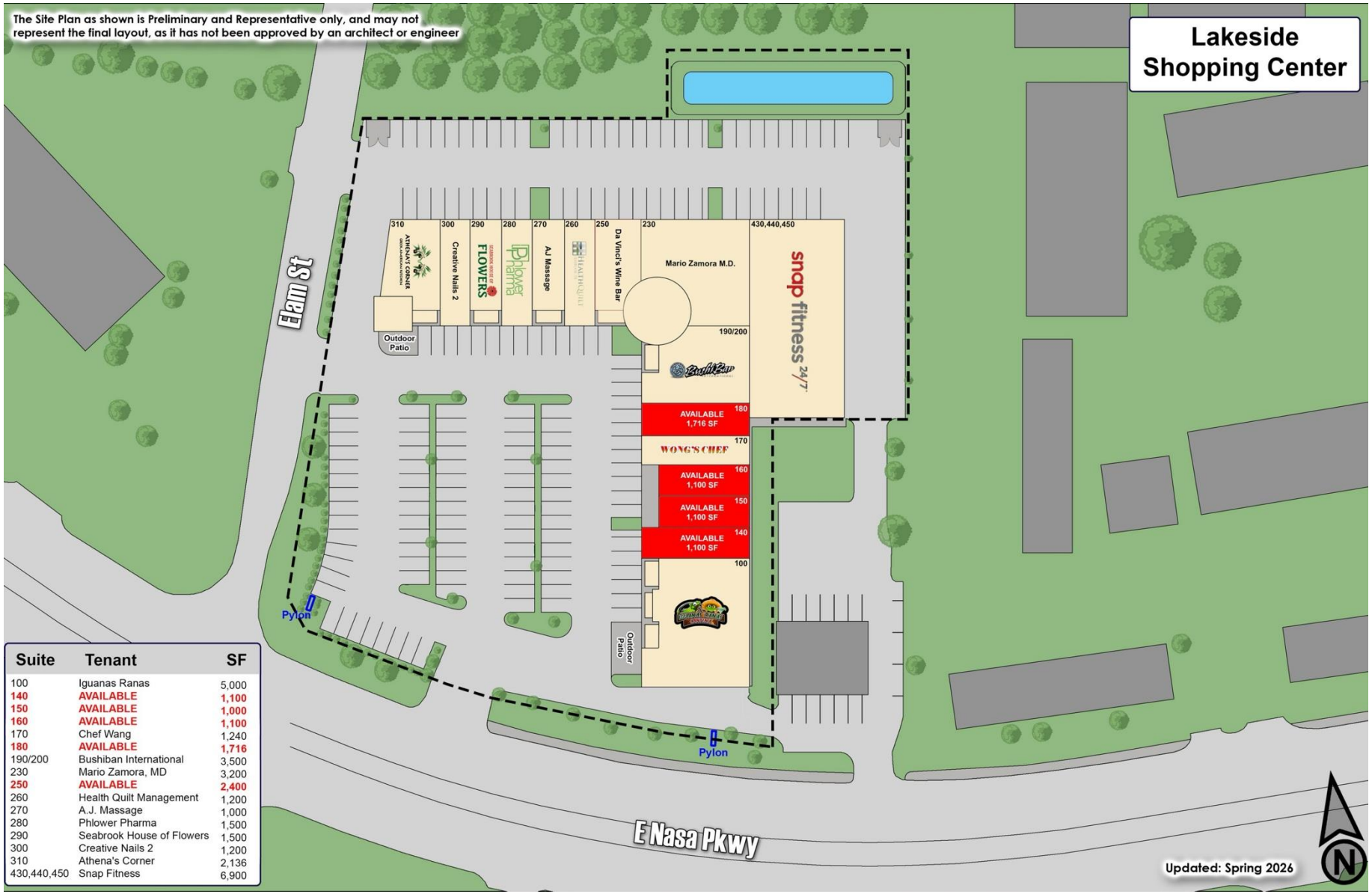

Suite	Tenant	SF
100	Iguanas Ranas	5,000
140	AVAILABLE	1,100
150	AVAILABLE	1,000
160	AVAILABLE	1,100
170	Chef Wang	1,240
180	AVAILABLE	1,716
190/200	Bushiban International	3,500
230	Mario Zamora, MD	3,200
250	AVAILABLE	2,400
260	Health Quilt Management	1,200
270	A.J. Massage	1,000
280	Phlower Pharma	1,500
290	Seabrook House of Flowers	1,500
300	Creative Nails 2	1,200
310	Athena's Corner	2,136
430,440,450	Snap Fitness	6,900

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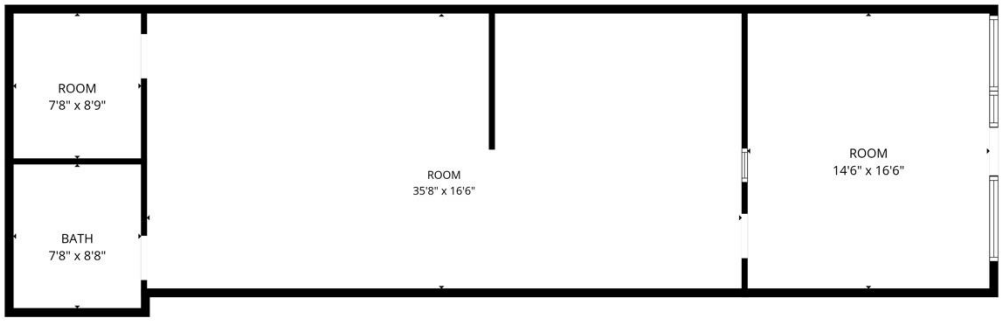
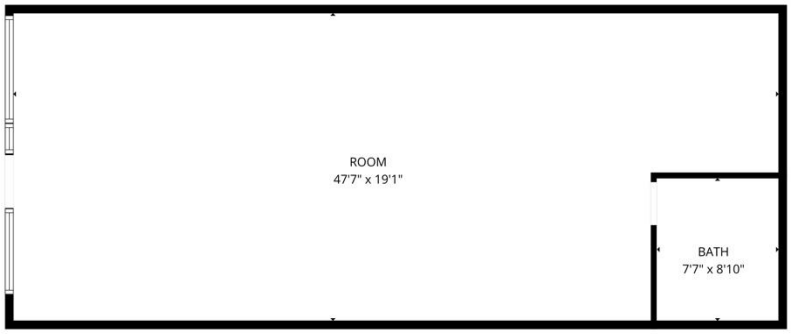
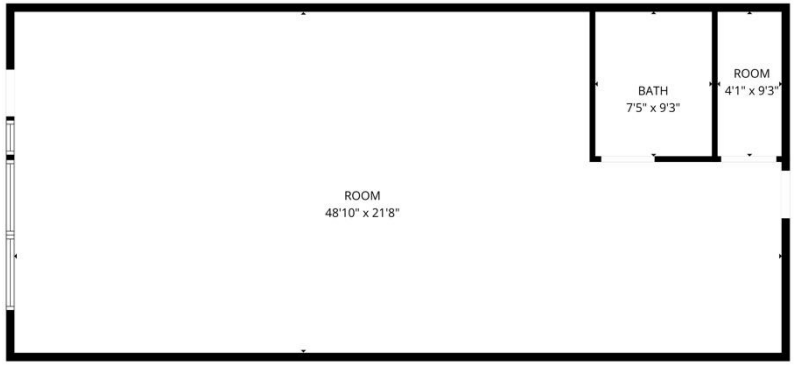


Suite 140: 1,100 SF



Suite 150: 1,100 SF



Suite 160: 1,100 SF

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	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
Population			
2024 Population	50,870	123,076	412,746
2029 Population Projection	53,551	129,283	434,186
Annual Growth 2024-2029	1.1%	1.0%	1.0%
Households			
2024 Households	21,479	51,040	154,963
2029 Household Projection	22,624	53,715	163,245
Annual Growth 2024-2029	1.1%	1.0%	1.1%
Avg Household Size	2.30	2.40	2.60
Avg Household Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	$359,722	$351,125	$309,818
Median Year Built	1991	1990	1990
Household Income			
Avg Household Income	$129,223	$125,487	$119,975
Median Household Income	$101,864	$96,576	$95,375
Population Summary			
Median Age	42.40	39.80	38.40
Avg Age	41.60	39.80	38.70
Employment			
Civilian Employed	26,663	64,967	214,859
Marital Status			
Married	10,301	23,294	78,102
Married No Children	6,590	14,028	44,894
Married with Children	3,711	9,266	33,208

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Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

KM Realty Management LLC	530124	randy@kmrealty.net	713.690.1093
BROKER FIRM NAME	**LICENSE NO.**	**EMAIL**	**PHONE**
Steven T. Stone	618279	steven@kmrealty.net	713.275.2601
DESIGNATED BROKER	**LICENSE NO.**	**EMAIL**	**PHONE**
Ronald Patrice	780842	ronald@kmrealty.net	713.275.2616
SALES AGENT/ASSOCIATE'S NAME	**LICENSE NO.**	**EMAIL**	**PHONE**

BUYER/TENANT/SELLER/LANDLORD INITIALS **DATE**