



**RETAIL
CENTER
FOR
LEASE**

Located in
Nassau Bay,
Southeast
Houston
Region

**Presented
by Cadillo
Companies,
LLC**

Houston TX
77098

OFFERING MEMORANDUM

Release for Q1 2026



EXECUTIVE SUMMARY

1740 E Nasa Pkwy Nassau Bay TX 77058

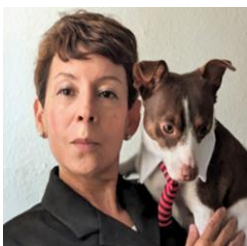
Across NASA and renowned Space Center Houston, a tourist destination



LEASE TERMS & HIGHLIGHTS

TOTAL LEASABLE SF: 13,987 SF
MINIMUM UNIT SIZE: 1,277+ SF
LEASE RATE: Negotiable
LEASE TYPE: NNN
NNN RATE: \$9.00 psf Year 1
MONTHLY RENT: Negotiable
LEASE TERM: 3 Years minimum
BUILDOUT ASSISTANCE: Available
DRIVE-THRU: Not available
USE RESTRICTIONS: No chicken/financial

1. Large windows, high ceilings, new construction
2. Located on Nasa Pkwy across NASA Space Center
3. Complex co-tenants: Wendy's, Five Guys, Salata+
4. Adjacent to Nassau Bay Town Square
5. Trade area with lots of commercial activity!
6. High area population 1/3/5m radius: 6,913/54,817/168,599!!
7. Cars per Day approximately 45,000+
8. AHI 1/3/5-m radius: \$75k+/\$84k+/\$90k+
9. Easy ingress/egress with high visibility & traffic



Contact:
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M (949) 463-7830

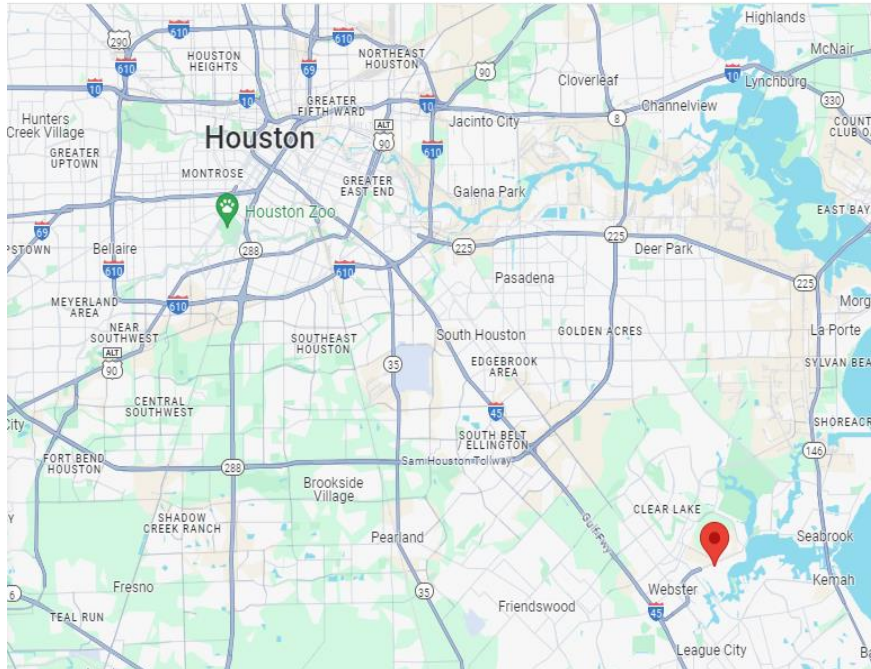
Cadillo Companies, LLC.
3740 Greenbriar St. #541542
Houston TX 77098
O 713-570-6243
www.cadillocos.com



TRADE AREA & REGION DEMOGRAPHICS

1740 E Nasa Pkwy Nassau Bay TX 77058

Across NASA and Space Center Houston, a tourist destination



REGION DEMOGRAPHICS

Population: 169k+
HouseHolds (HH): 84k+
Average HH Income: \$90k+

TRADE AREA DEMOGRAPHICS

	3-mil	5-mil
Population	54,817+	168,599+
AHI	\$84k+	\$90k+
HH units	37,692+	84,535+
Unemploy ment*	3.1%+	3.05%+

Calculated based on 3-mil, 5 mil distance

TRADE AREA



Nassau Bay is situated East of Hwy 45 in Harris County, with access to 3 major corridors, 2 airport systems, and it neighbors large employers and Master Planned Communities, including NASA.

Nassau Bay is in Nassau Lake where Nasa Rd and Nasa Pkwy are major arteries that go through Nassau Bay towards Clear Lake, Galveston Bay, and Seabrook, another nearby coastal community.

This Retail Center will be conveniently located across NASA, and the Lyndon B Johnson Space Center - an entertainment and tourist destination drawing millions of visitors each year.

Nearby developments: Texas Dept of Transportation continues its widening of Hwy 146 on the East, a 5 year project.



ABOUT THE CENTER

1740 E Nasa Pkwy Nassau Bay TX 77058

-Across NASA and Space Center Houston, a tourist destination-



- Total for lease: 13,987 sf, “shell” condition
- Designed to accommodate 6-8 businesses
- Building depth: 71’ 6”
- Minimum unit width: 18 feet
- Minimum unit size for lease: 1,277 sf
- Units with single and double door: available
- Drive-thru: not available
- Conduits for gas: available
- Shared Grease trap: available
- Parking spaces: 82
- Electricity provider: Centerpoint
- Permitting: through City of Nassau Bay
- Outside seating: Yes, subject to city permit



Access Location:

- Adjacent to Nassau Bay Town Square Center
- Across renown Space Center Houston and NASA
- It offers easy access from high car traffic Nasa Parkway
- Cars per day: 45,000+
- It offers high day-time foot traffic due to strong employer base



Neighboring Retailers include:

- Five Guys
- Salata
- Citris Nails
- Wendy’s
- Chick-fill-A and others

Large local Employers include:

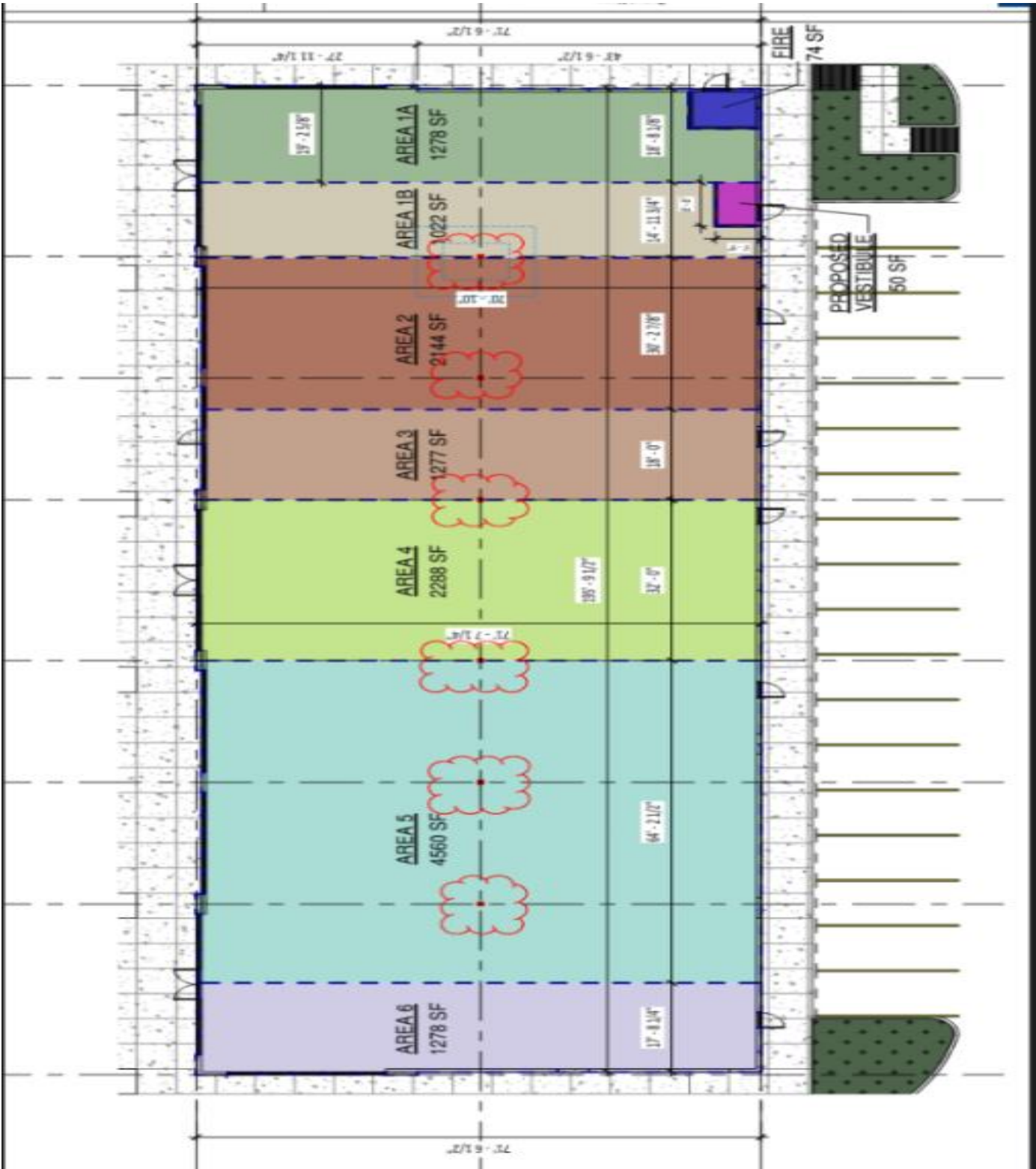
- NASA
- Space Center Houston
- Houston Methodist



FLOOR PLAN

1740 E Nasa Pkwy Nassau Bay TX 77058

-Across NASA and Space Center Houston, a tourist destination-





A LOOK FROM INSIDE

1740 E Nasa Pkwy Nassau Bay TX 77058

-Across NASA and Space Center Houston, a tourist destination-



11-03-2025



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.



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Cadillo Companies, LLC.	9007970	info@cadillocos.com	713-570-6243
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Libia Cadillo	633476	libby@cadillocos.com	713-570-6243
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
EASEMENT AND RIGHT-OF-WAY AGENTS,
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT**

WWW.TREC.TEXAS.GOV

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS THE REAL ESTATE RECOVERY TRUST ACCOUNT WHICH MAY BE
USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, OR
EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.**

**REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE
INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.**

**PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT
OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE
SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE
RECOVERY TRUST ACCOUNT, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



TEXAS REAL ESTATE COMMISSION

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