

LONG POINT SHOPPING CENTER

7800-7844 LONG POINT ROAD, HOUSTON, TEXAS 77055

NORTH BUILDING

1836-B	AVAILABLE	845 SF
1836-A	DAISY'S MULTI SERVICE	654 SF
1834	GOLDEN 1 THAI MASSAGE	1,005 SF
1832	MIRACLE BEAUTY	570 SF
1826	SALAZI CLINIC	3,682 SF
7844	EDC DENTAL	6,110 SF
7840-A	AVAILABLE	3,125 SF
7840-B	RETAIL IN LEASE	16,000 SF
7840-C	AVAILABLE	7,103 SF
7838	SUVIDA HEALTHCARE	14,454 SF

EAST BUILDING

1810	SPRING BRANCH EYE CARE	2,048 SF
1808-B	WHITE BOX AVAILABLE	1,667 SF
1808-A	TAYLOR NAIL BAR	1,589 SF
1808	MI TIERRA CENTROAMERICA	1,598 SF
1806	MI BELLA RESTAURANT	2,362 SF
1807-B	CRICKET WIRELESS	1,583 SF
1804	REGIONAL FINANCE	1,634 SF
1802-A	PHONE REPAIR	1,017 SF
1802-C	MI ESTRELLA BAKERY	4,311 SF
7800-A	SUBWAY	1,350 SF
7800-B	AMAX AUTO INSURANCE	1,650 SF

DEVELOPMENT SYNOPSIS

USING CITY OF HOUSTON 20% RULE

TOTAL LAND AREA	(±3.70 AC.)	161,339 S.F.
TOTAL BUILDING AREA (GLA)		90,648 S.F.
DENSITY		33.7 %
PARKING REQUIREMENTS		
RETAIL & FINANCIAL	(4 SPACE/1,000 S.F.)	27,666 S.F. 111 SPACES
DENTAL/MEDICAL	(3.5 SPACE/1,000 S.F.)	26,294 S.F. 92 SPACES
BARBER/BEAUTY SHOP	(8.0 SPACE/1,000 S.F.)	2,159 S.F. 17 SPACES
SPORTS CLUB/HEALTH SPA	(5.0 SPACE/1,000 S.F.)	16,000 S.F. 80 SPACES
BUSINESS/OFFICE	(2.5 SPACE/1,000 S.F.)	4,687 S.F. 12 SPACES
STORAGE/CORRIDOR	(N/A)	9,684 S.F. N/A
(RESTAURANT AREA UNDER 20% AT MIXED USE BLDGS)		
RESTAURANT	(4 SPACE/1,000 S.F.)	5,159 S.F. 21 SPACES
(RESTAURANT AREA OVER 20% AT MIXED USE BLDGS)		
RESTAURANT	(10 SPACE/1,000 S.F.)	0 S.F. N/A
TOTAL PARKING REQUIRED (GROSS)	90,648 S.F.	333 SPACES
PARKING RATIO REQUIRED		3.7 /1000
TOTAL PARKING PROVIDED		389 SPACES
PARKING RATIO PROVIDED (GROSS)	90,648 S.F.	4.3 /1000
PARKING RATIO PROVIDED (NET**)	79,945 S.F.	4.9 /1000
(**WITHOUT STORAGE/CORRIDOR/MEZZANINE)		
TOTAL H.C. PARKING REQUIRED:		8 SPACES
TOTAL H.C. PARKING PROVIDED:		12 SPACES



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