Timberwood *Shopping Center*

PROPERTY DESCRIPTION

Timberwood Shopping Center stands as a prominent retail enclave situated in the eastern precinct of Houston. It is strategically positioned at the significant juncture of Beltway 8 and Woodforest Blvd. Boasting a remarkable 65,000 vehicles per day along Beltway 8 and 40,000 vehicles per day along Woodforest, coupled with approximately 48,000 residential households within a 5-mile radius, the center inherently harbors a robust and lucrative consumer demographic for its array of businesses.

Located at Beltway 8 and Woodforest Blvd.

A robust & lucrative consumer demographic

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	23,504	105,435	154,107
Avg Household Income	$96,390	$87,825	$83,840
Daytime Population	9,173	48,703	80,887

48,000 households within a 5-mile radius

Highly visible retail along Beltway 8 frontage

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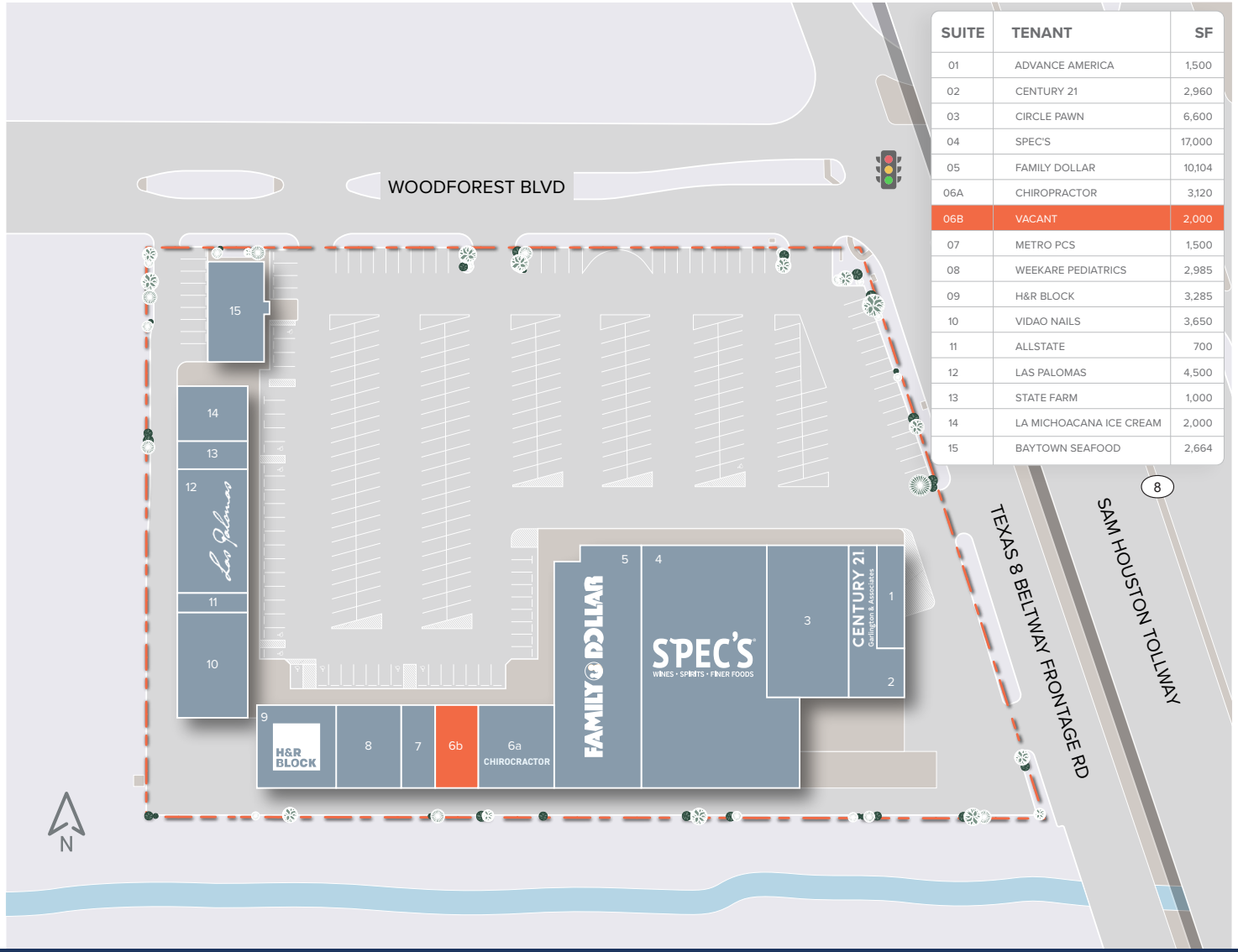
JW JOLINK WALLACE

Site Plan

14650 Woodforest Blvd, Houston TX 77015



SUITE	TENANT	SF
01	ADVANCE AMERICA	1,500
02	CENTURY 21	2,960
03	CIRCLE PAWN	6,600
04	SPEC'S	17,000
05	FAMILY DOLLAR	10,104
06A	CHIROPRACTOR	3,120
06B	VACANT	2,000
07	METRO PCS	1,500
08	WEEKARE PEDIATRICS	2,985
09	H&R BLOCK	3,285
10	VIDAO NAILS	3,650
11	ALLSTATE	700
12	LAS PALOMAS	4,500
13	STATE FARM	1,000
14	LA MICHOACANA ICE CREAM	2,000
15	BAYTOWN SEAFOOD	2,664

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Trade Area

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Property Photography

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11-2-2015

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.

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.

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Designated Broker of Firm	License No.	Email	Phone
Radkey Jolink	653873	rjolink@jolinkwallace.com	713-878-3400
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Sales Agent/Associate's Name	License No.	Email	Phone

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