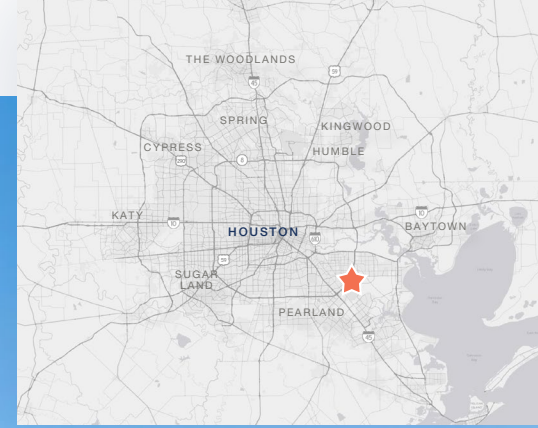


RETAIL FOR LEASE

Market at Crenshaw

4533 EAST SAM HOUSTON PKWY S, PASADENA, TX 77505



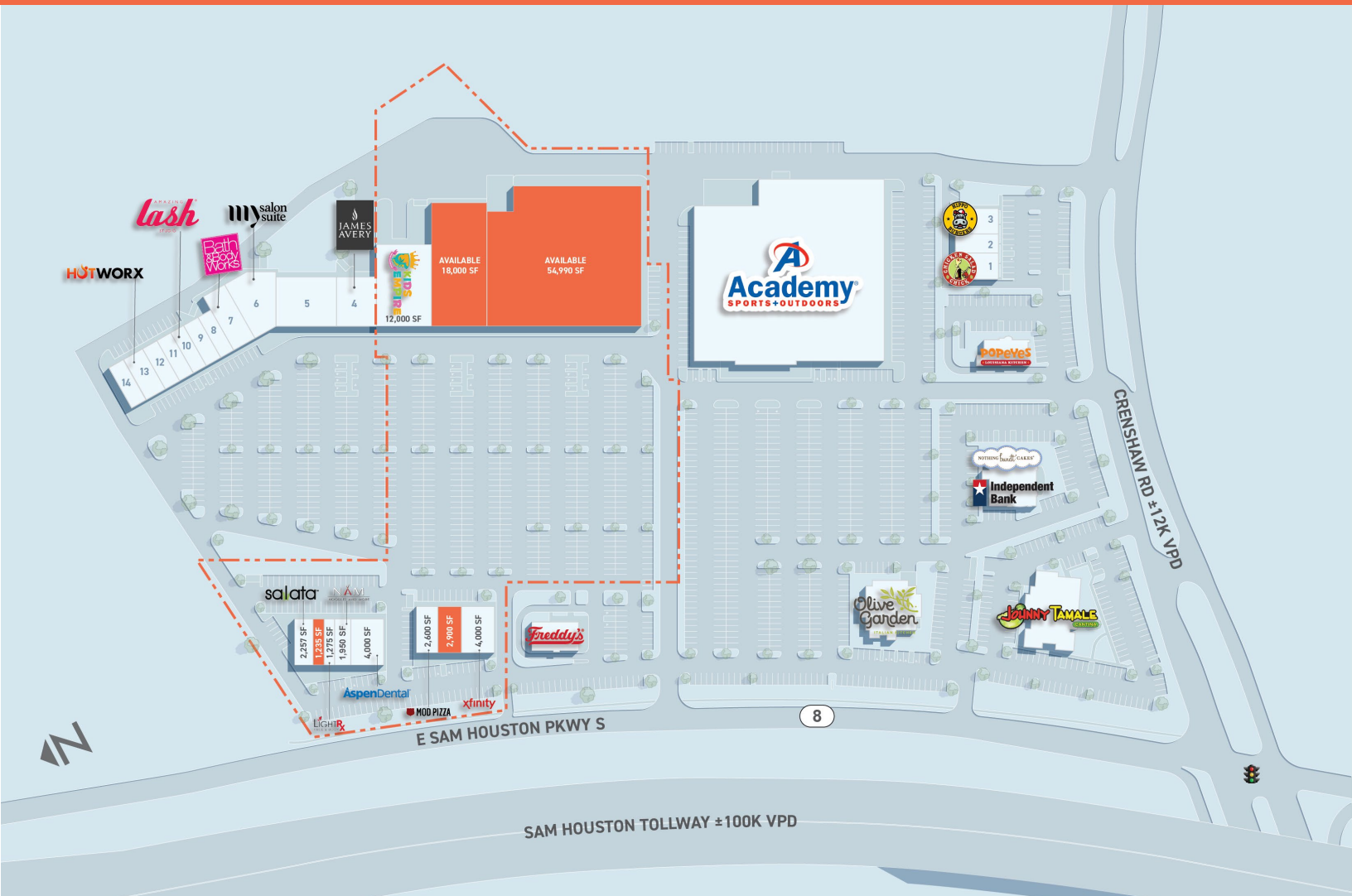
BRUCE WALLACE
713 304 0751
bwallace@jolinkwallace.com

RADKEY JOLINK
713 825 1962
rjolink@jolinkwallace.com

GREG LEE
281 299 5764
glee@jolinkwallace.com



JOLINK WALLACE



- Excellent Visibility with Great Ingress/Egress
- Affluent Demographics
- Strong Tenant Base

PROPERTY DESCRIPTION

Market at Crenshaw is a regional power center at the NE corner of Beltway 8 and Crenshaw Rd in Pasadena TX. The project is shadow anchored by an Academy and has a lineup of national junior anchors. The property has incredible frontage and visibility to Beltway 8 with 100K+ vehicles per day. The Pasadena trade area boasts great demographics and strong retail sales.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	8,676	74,120	270,693
Households	3,303	26,284	92,794
Daytime Population	9,794	52,330	168,487
AHHI	\$126,615	\$99,077	\$103,529

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TRADE AREA



1 MILE

35 TEXAS

Hooters
Harley-Davidson
IHOP

9,624 VPD

76,381 VPD

32,078 VPD

ALDI
SUBWAY
Coke & Coney
FAIRMONT PARKWAY

KFC
Arby's
The Home Depot

KOHL'S
TARGET
Office DEPOT

bel

verizon
crumbl
cookies

44,359 VPD

FAIRMONT PARKWAY

H-E-B

SPACE CENTER BOULEVARD

FAIRMONT ELEMENTARY

ASHLEY
TACO BELL
JCPenney
Guitar Center
Starbucks

Walmart

LOWE'S

FAIRWAY PLAZA MALL

BEST BUY
NIKE
ROSS
DRESS FOR LESS
ULTA
PETSMART
Michael's SEPHORA
SportClips
HAIRCUTS
OLD NAVY
FREEBIRDS
Marshalls
TORRID
BARNES & NOBLE
BOOKSELLERS
THE CHILDREN'S PLACE
FAMOUS
footwear
carter's
HomeGoods
dds
DISCOUNTS
M
chili's
GRILL & BAR

9,624 VPD

CRENSHAW ROAD

PASADENA MEMORIAL
HIGH SCHOOL

BULLITT'S
SUBWAY

SITE

CRENSHAW ROAD

PRESTON ROAD

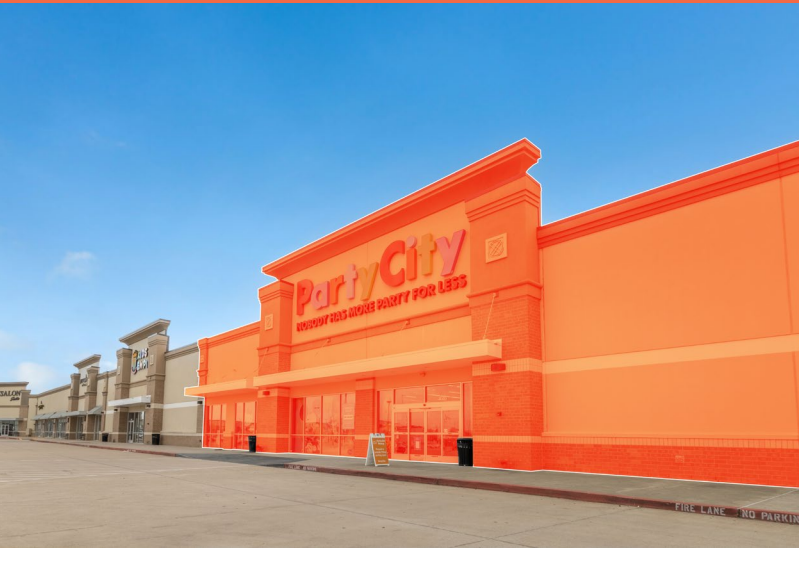
73,471 VPD

Academy
Sports & Outdoors
Olive Garden
POPEYES
RESTAURANT
SOUTHERN HUNTER
CLUB
JOHN TAVALE
RESTAURANT

GENOA RED BLUFF ROAD

35 TEXAS

GENOA RED BLUFF ROAD



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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.

11-2-2015



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.

Jolink Wallace Interests, LLC	9004428	bwallace@jolinkwallace.com	713-878-3400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bruce Wallace	534608	bwallace@jolinkwallace.com	713-878-3400
Designated Broker of Firm	License No.	Email	Phone
Radkey Jolink	653873	rjolink@jolinkwallace.com	713-878-3400
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

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