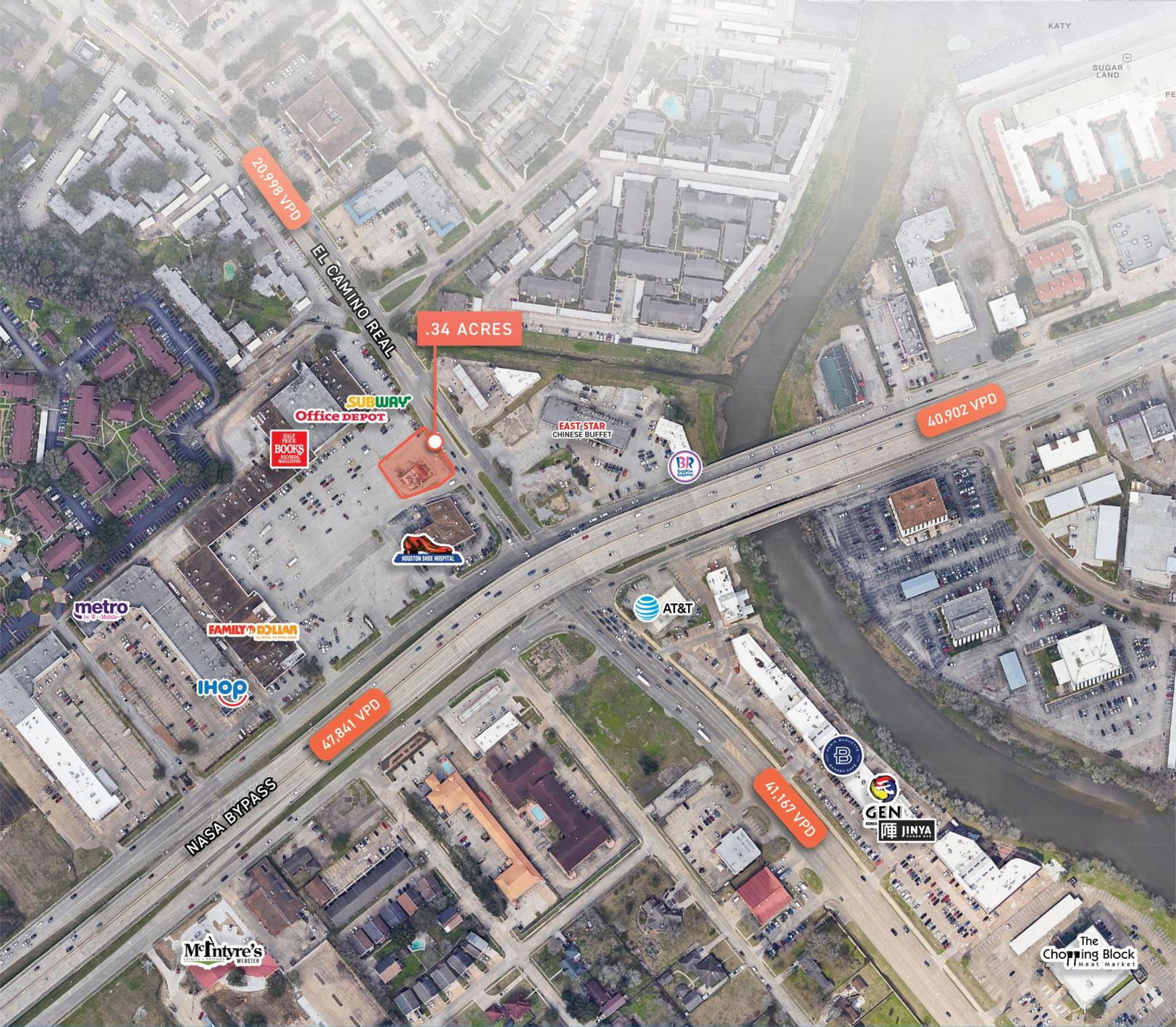


# 981 E Nasa Rd Pad Site

981 E NASA PKWY, HOUSTON, TX 77058



20,998 VPD

.34 ACRES

40,902 VPD

47,841 VPD

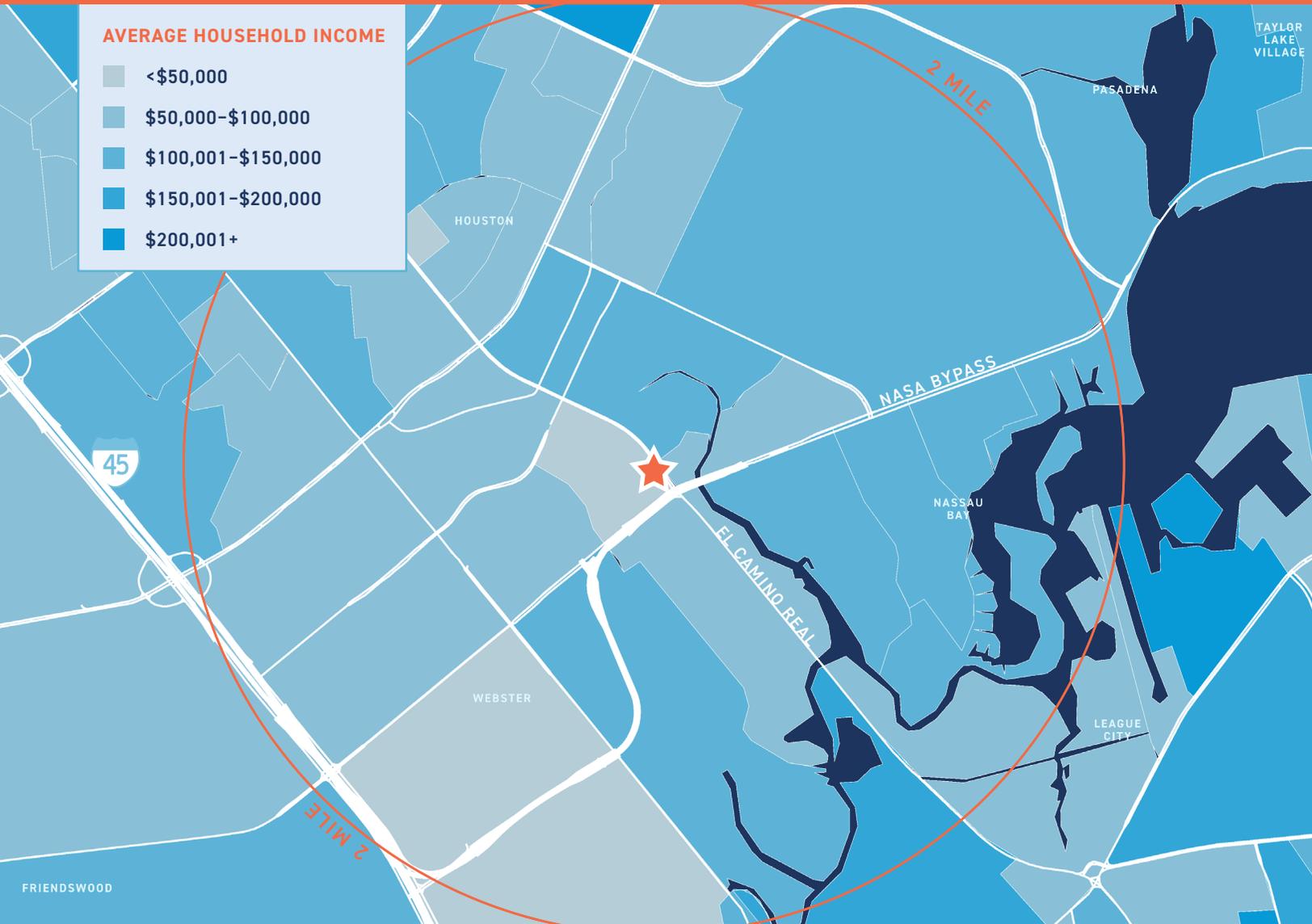
41,167 VPD

**BRUCE WALLACE**  
713 304 0751  
bwallace@jolinkwallace.com

**GREG LEE**  
281 299 5764  
glee@jolinkwallace.com



JOLINK WALLACE



## PROPERTY DESCRIPTION

Prime pad opportunity available within the Village Real Shopping Center, a recently redeveloped 94,000+ SF shopping destination strategically positioned at the signalized intersection of NASA Parkway and El Camino Real in the heart of Webster's thriving retail corridor. The property benefits from exceptional dual-corridor exposure with NASA Parkway generating 40,000 vehicles per day and El Camino Real generating 40,000 vehicles per day, plus immediate access to I-45 with 150,000 daily vehicles. Anchored by nationally recognized tenants including Office Depot, Half Price Books, Hidden Treasures, and Family Dollar, this opportunity offers strong co-tenancy and consistent customer traffic.

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Population</b>	11,949	75,411	207,134
<b>Daytime Population</b>	19,030	107,710	198,202
<b>Avg Household Income</b>	\$89,919	\$105,285	\$130,354

Bruce Wallace  
713 304 0751  
bwallace@jolinkwallace.com

Greg Lee  
281 299 5764  
glee@jolinkwallace.com



Bruce Wallace  
 713 304 0751  
 bwallace@jolinkwallace.com

Greg Lee  
 281 299 5764  
 glee@jolinkwallace.com



JOLINK WALLACE



3 MILE

SITE

18,000 EMPLOYEES  
1.5 MILLION VISITORS PER YEAR

31,975 VPD

40,902 VPD

41,167 VPD

64,531 VPD

150,446 VPD

3 TEXAS

3 TEXAS

**DICK'S** SPORTING GOODS  
**REI** COOP  
**GOLF GALAXY**  
Total Wine & More  
The Container Store

**BAYBROOK MALL**  
ARHAUS  
macy's  
WILLIAMS SONOMA  
Dillard's  
ZARA  
JC Penney  
SEPHORA  
FOREVER 21  
Yard House  
STAR CINEMA  
Apple

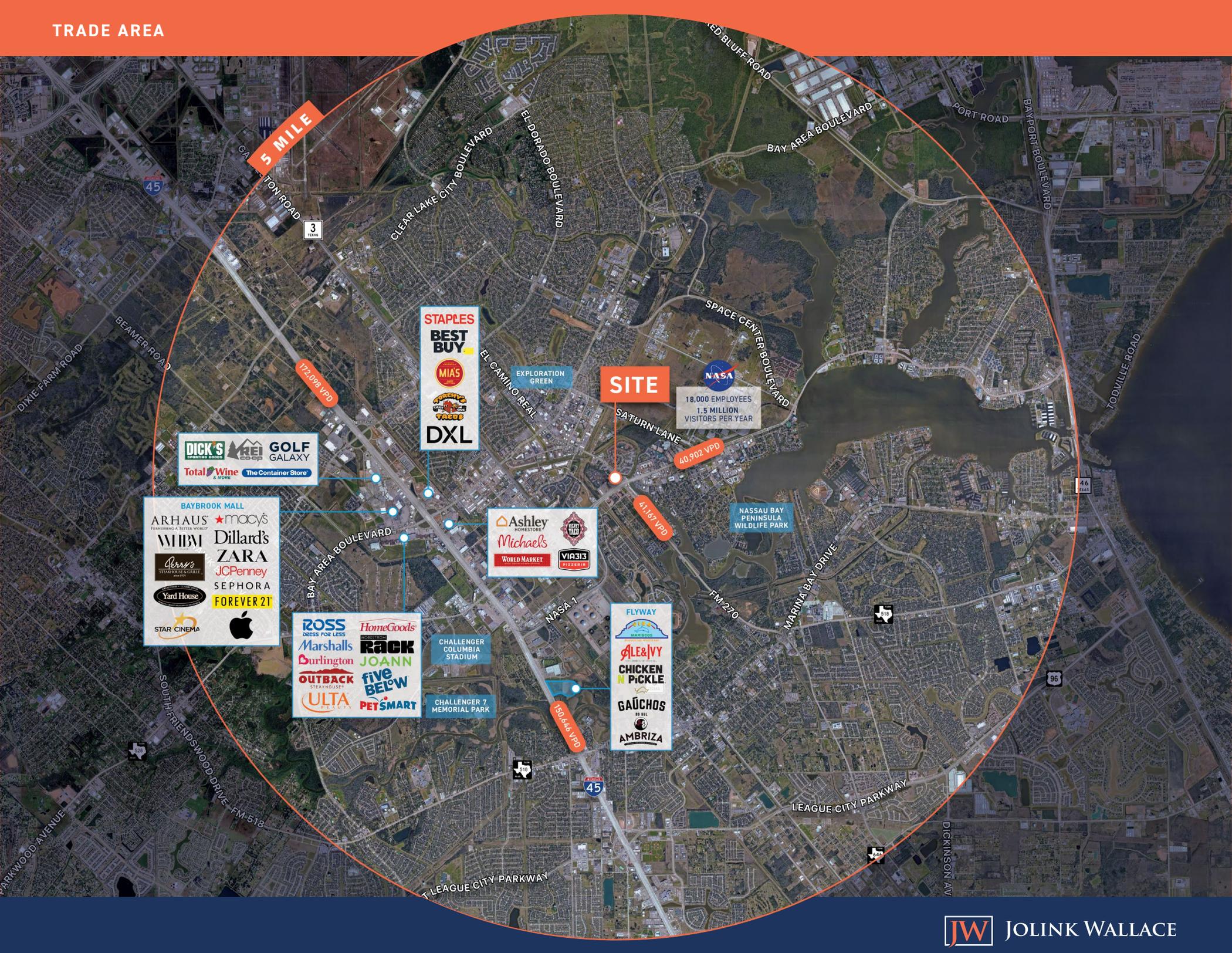
**BAYBROOK VILLAGE**  
ROSS DRESS FOR LESS  
HomeGoods  
Marshalls  
RACK  
Burlington  
JOANN  
OUTBACK STEAKHOUSES  
five BELOW  
ULTA  
PET SMART  
McDonald's  
FIVE GUYS  
CAVA

**STAPLES**  
**BEST BUY**  
MIAS  
TACOS  
**DXL**

Ashley HOMESTORE  
Michaels  
WORLD MARKET  
VIA313 PIZZERIA

FLYWAY  
WABBY'S  
ALE&IVY  
CHICKEN PICKLE  
GAUCHOS DE BEL  
AMBRIZA

TRADE AREA





# 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

Bruce Wallace  
713 304 0751  
bwallace@jolinkwallace.com

Greg Lee  
281 299 5764  
glee@jolinkwallace.com



JOLINK WALLACE