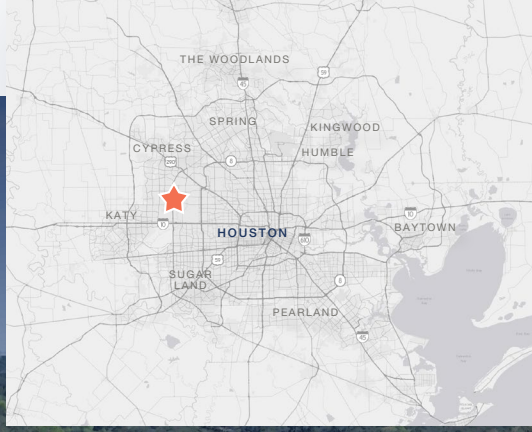
RETAIL FOR LEASE

Bear Creek Shopping Center

4360 HIGHWAY 6, HOUSTON, TX 77084



NATIONAL BANK
PENDING

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JOLINK WALLACE



Ample opportunities for large and small users

Redevelopment in densely populated Bear Creek

Over 60K VPD located at corner intersection

PROPERTY DESCRIPTION

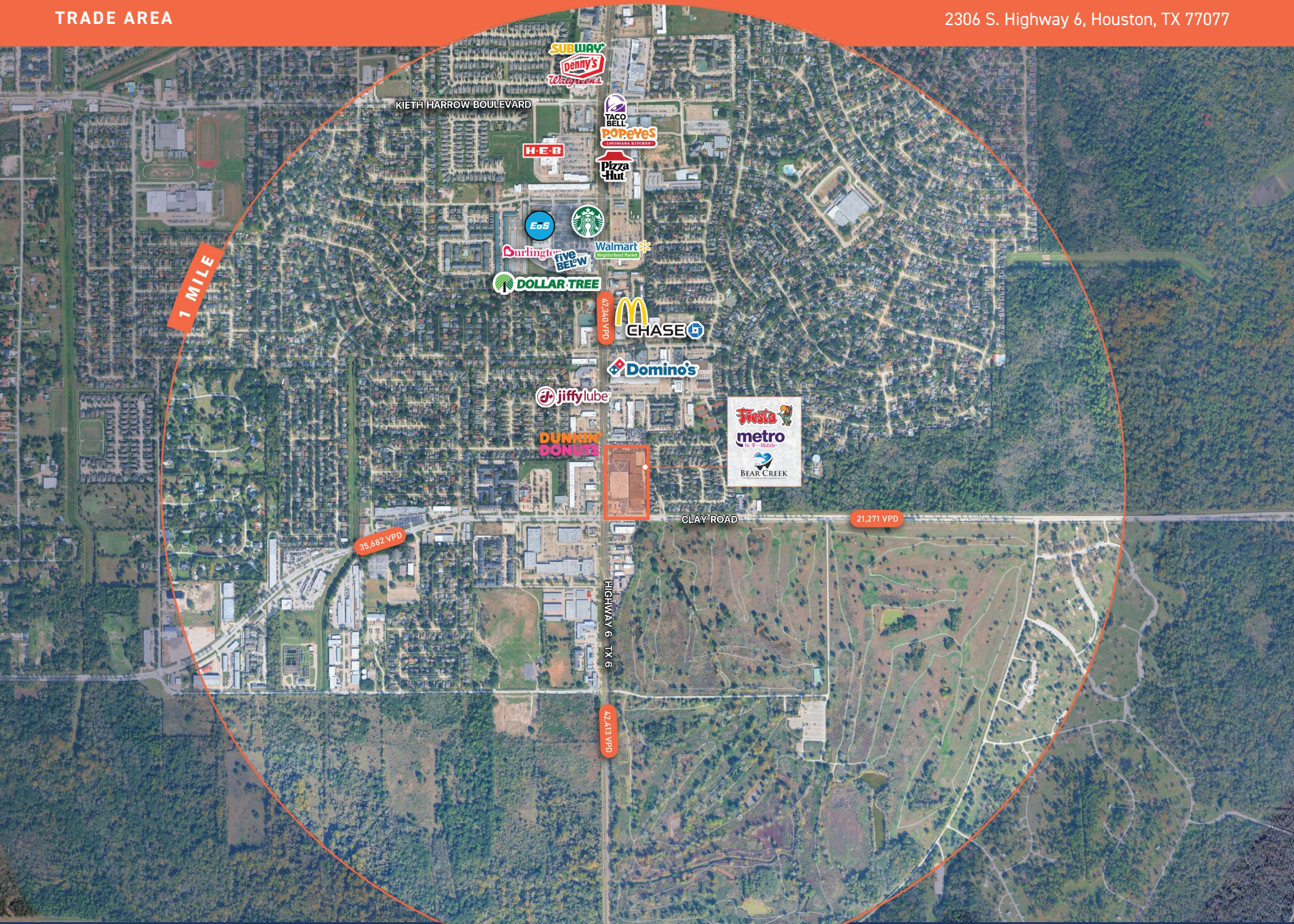
Anchored by national grocer Fiesta Mart, this site is a redevelopment at the corner of a dominant regional intersection at Highway 6 & Clay Rd (60K+ VPD), located in the Bear Creek Trade Area. Property offers incredible visibility and access to a dense population. Current availabilities include junior anchor, pad site, endcap, and small shop opportunities.

DEMOGRAPHICS	1 MI	3 MI	5 MI
Total Population	11,402	119,281	338,154
Median Age	39.1	36.7	36.4
Total Households	4,776	49,017	129,431
Average Household Size	2.39	2.41	2.60
Average Household Income	$124,366	$110,539	$117,108
Median Home Value	$352,577	$326,960	$325,032

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SUBWAY
Denny's
Walgreens
KIETH HARROW BOULEVARD
TACO BELL
POPEYES
LOUISIANA KITCHEN
H-E-B
Pizza Hut
EoS
Walmart
Neighborhood Market
Burlington
five BELOW
DOLLAR TREE
1 MILE
47,340 VPD
CHASE
Domino's
jiffy lube
DUNKIN' DONUTS
Fiesta
metro
by T-Mobile
BEAR CREEK
CLAY ROAD
21,271 VPD
35,682 VPD
HIGHWAY 6 TX 6
42,413 VPD





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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
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone