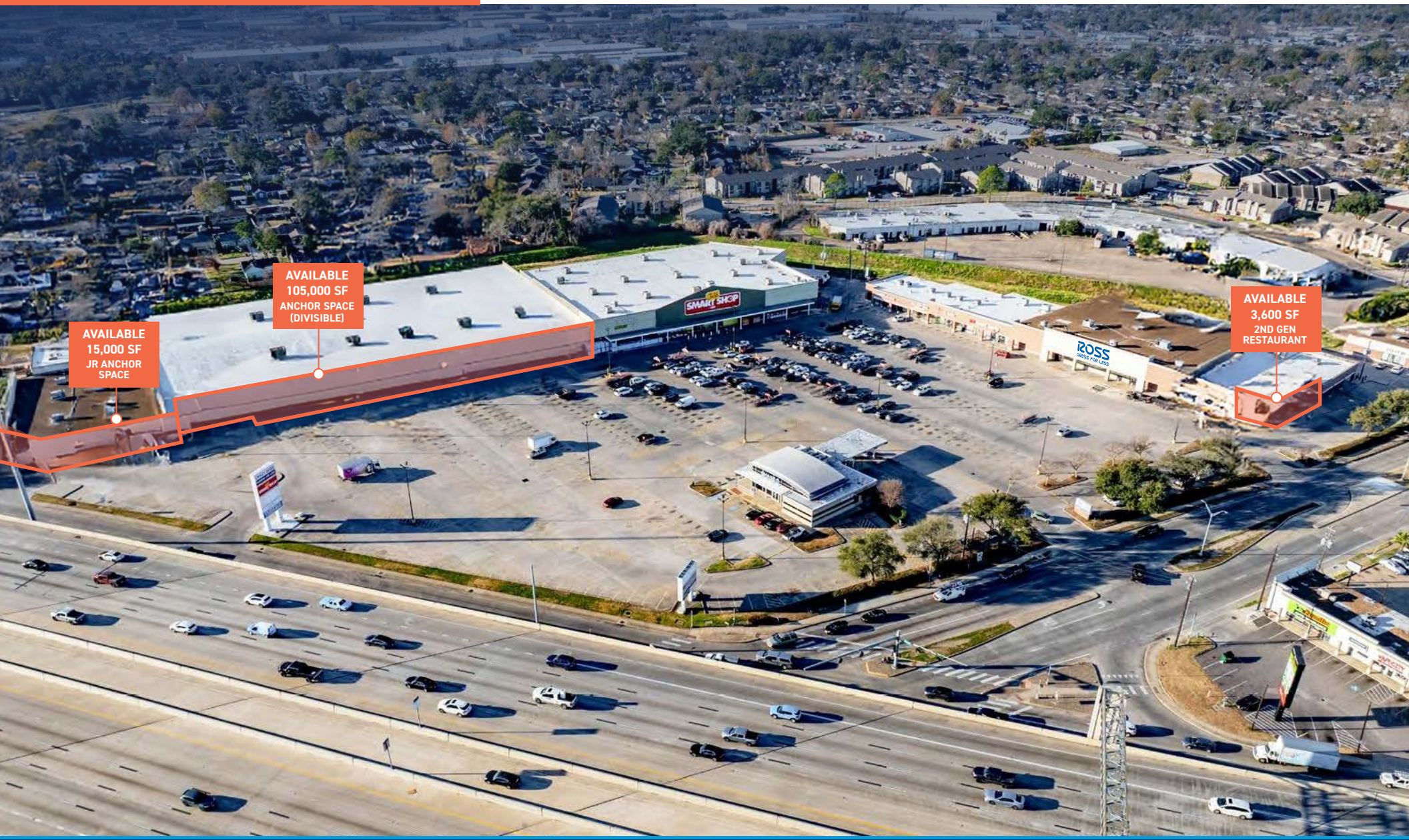
RETAIL FOR LEASE



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HIGH VISIBILITY ON HIGHWAY 290 WITH EASY ACCESS

AVERAGE HOUSEHOLD INCOME EXCEEDING $130K

STRONG REGIONAL RETAIL DESTINATION

PROPERTY DESCRIPTION

Anchored by Joe V's Smart Shop and Ross, this retail center offers excellent visibility along Northwest Freeway (Highway 290) and strong accessibility with eight points of ingress and egress at a signalized intersection. The property is located within a dense, established residential area with approximately 150,000 homes within five miles and is surrounded by major retailers such as Target, Walmart, Academy Sports + Outdoors, Marshalls, Burlington, and Ross Stores, making it a highly attractive retail destination.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	13,530	147,715	357,734
Avg Household Income	$87,082	$104,345	$131,647
Daytime Population	12,653	133,435	335,871

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DRY CLEANERS
AVAILABLE 1,250 SF
PAPA JOHNS
OPTIMA CARE PLUS
AVAILABLE 3,600 SF
ROSS DRESS FOR LESS
COMING SOON
CHASE
NORTHWEST BEAUTY SUPPLY
QTEE NAILS
AVAILABLE 4,350 SF
AVAILABLE 3,421 SF
AVAILABLE 30,000 SF (DIVISIBLE)
AVAILABLE 75,000 SF (DIVISIBLE)
AVAILABLE 15,000 SF (DIVISIBLE)
AVAILABLE 3,615 SF (DIVISIBLE)


3 MILE
TARGET
Burlington
Rainbow
HIBBETT SPORTS
planet fitness
pop shelf
Marshalls
Public Storage
Walmart
290
LA FITNESS
244,617 VPD
CINEMARK
The Best Seat In Town
Public Storage
ExtraSpace Storage
Public Storage
PETSMART
BOOT BARN
NORTHERN TOOL + EQUIPMENT
dds DISCOUNTS
Bath & Body Works
ROSS DRESS FOR LESS
five BELOW
SHOE CARNIVAL
amazon
H-E-B
DHL
Foodtown
Gordon FOOD SERVICE
amazon fresh
17,399 VPD
SITE
HEMPSTEAD RD
Academy SPORTS + OUTDOORS
HARBOR FREIGHT TOOLS
EL RANCHO
T.J.maxx
ULTA
ROSS DRESS FOR LESS
FLOOR & DECOR
Michaels
OLD NAVY
petco
RACK ROOM SHOES
Bath & Body Works
Fiesta
ExtraSpace Storage
290
KARBACH BREWING COMPANY
ExtraSpace Storage
DOLLAR TREE
ACE
610









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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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