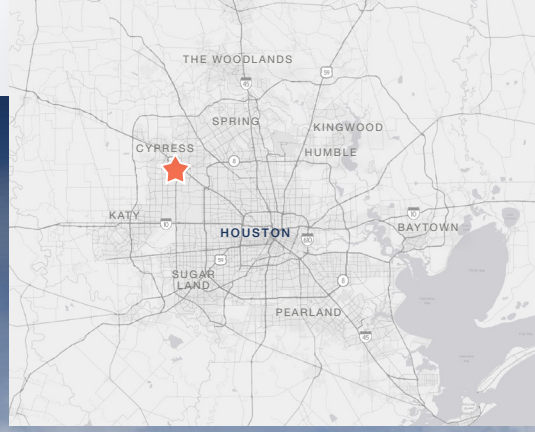
RETAIL FOR LEASE

Town Square Shopping Center

8475 HIGHWAY 6 N, HOUSTON, TEXAS 77095





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TENANTS

UNIT	LEASE	SQFT	UNIT	LEASE	SQFT	UNIT	LEASE	SQFT	UNIT	LEASE	SQFT
A-PF	Planet Fitness	20,572	C4	Skystar Nail Studio	1,050	K-1	VACANT	1,080	8303-A	La Michoacana	1,925
A	China Inn Cafe	3,380	D	T Alterations	1,050	L	Chapman Chiropractor	1,610	8303-B	Cricket	1,146
A-2	VACANT	1,020	E	VACANT - 2nd Gen Restaurant	1,260	M	Tea for Two	1,680	8303-C	Mavis Tire	5,994
B	State Farm Insurance	1,050	F	LL Hair Studio	1,750	8477	Autozone	6,116	8303-D	Smoothie King	1,129
C	VACANT - 2nd Gen Restaurant	1,050	G	Loc Troi Art	1,050	8471	Shell	1,518			
C2	Brown Dental	2,100	H	VACANT	1,675	8475	Charley's Cheesesteaks	2,872			
C3	CK Taekwondo	1,890	K	Results Physiotherapy	2,351	8473	El Pollo Loco	3,500			

HIGHWAY 6 & WEST ROAD IN COPPERFIELD

HIGH-TRAFFIC PLANET FITNESS ANCHOR

1,050 SF RESTAURANT & 1,020–1,675 SF INLINE SPACES

PROPERTY DESCRIPTION

Located at the prominent corner of Highway 6 and West Road within the master-planned Copperfield community, this busy neighborhood retail center offers prime leasing opportunities anchored by Planet Fitness. Current availabilities offer versatile 2nd generation options, including 2nd gen restaurants and standard retail box spaces.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	20,600	132,197	330,498
Avg Household Income	$105,523	$112,922	$125,345
Daytime Population	15,816	125,751	310,122

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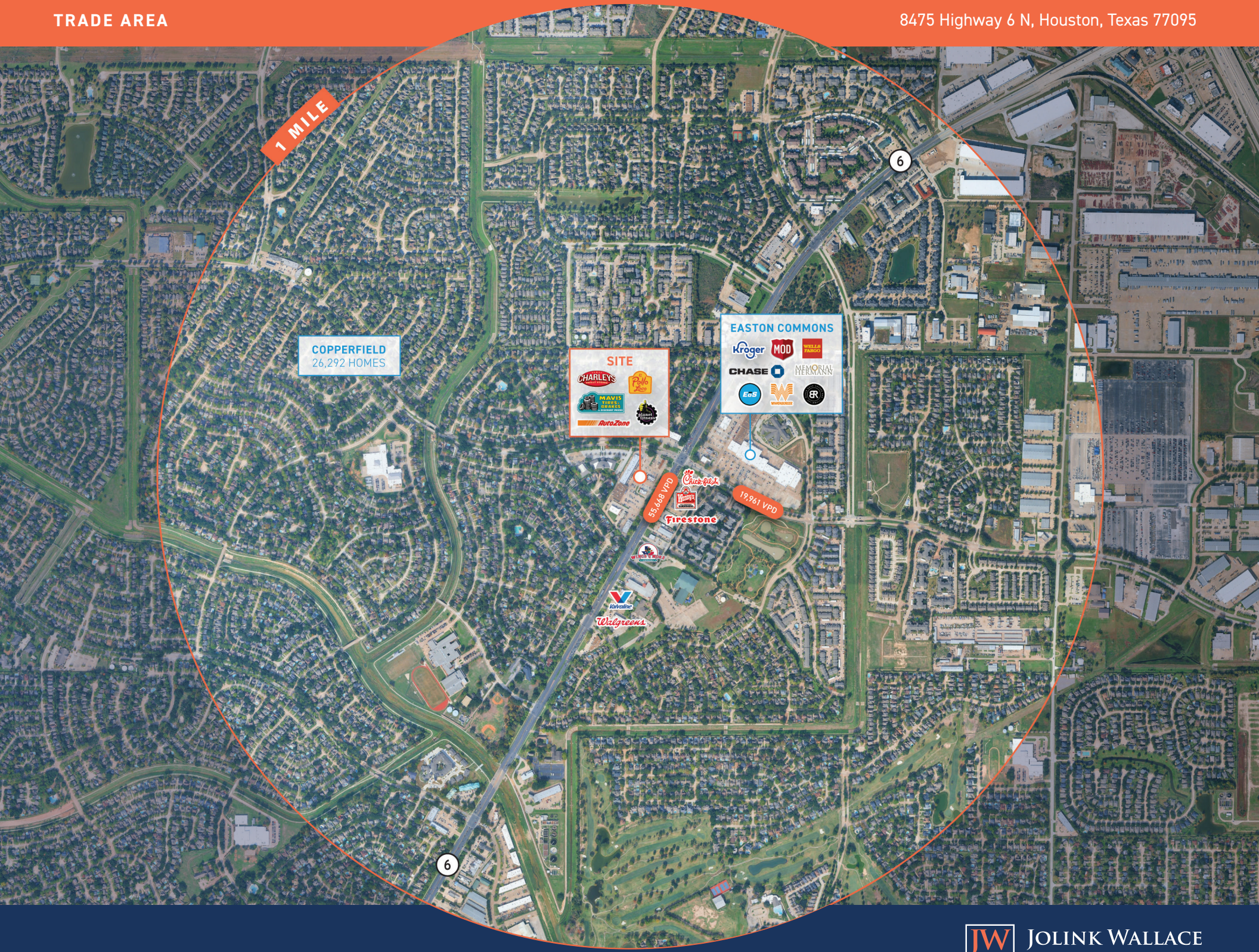
1 MILE
COPPERFIELD
26,292 HOMES
SITE
CHARLEY'S
Pollo Loco
MAVIS TIRES & BRAKES
PLANET FITNESS
AutoZone
EASTON COMMONS
Kroger
MOD
WELLS FARGO
CHASE
MEMORIAL HERMANN
EoS
WHATABURGER
BR
55,668 VPD
19,961 VPD
Chick-fil-A
Firestone
Valvoline
Walgreens
6
6


290
98,470 VPD
TOWNE LAKE
CY FALLS HIGH SCHOOL
2,963 STUDENTS
FLOOR & DECOR
Walmart
Academy
COPPERFIELD
26,292 HOMES
SITE
EASTON COMMONS
Kroger
MOD
WELLS FARGO
CHASE
MEMORIAL HERMANN
EoS
BERRY CENTER
ARENA
AutoZone
H-E-B
Kroger
ALDI
Sam's Club
19,961 VPD
55,668 VPD
CY RIDGE HIGH SCHOOL
2,700 STUDENTS
HIBBETT
DOLLAR TREE
HARBOR FREIGHT
ROSS
6
290
Total Wine & More
ROSS
five BELOW
DOLLAR TREE
SPROUTS
BARNES & NOBLE
PETSMART
HomeGoods
Office DEPOT
FITNESS
ULTA
BEST BUY
529
44,307 VPD
40,530 VPD
COPPERFIELD
VILLAGE
TARGET
Michaels
CVS
petco
FAMOUS
LOWE'S
ALDI
46,838 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

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