

CALL FOR MORE INFORMATION



DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
2021 Total Population	18,387	120,267	305,919
2021 Average HH Income	\$74,542	\$69,794	\$75,255
2021 Daytime Population	7,564	109,494	283,248

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FOR LEASE

\$15.00 PSF NNN  
\*NNNS \$4.44 PSF

\*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

+/-1,680 SF with a grease-trap  
+/-4,032 SF End Cap

PROPERTY HIGHLIGHTS

- New retail center in dense Hispanic Market
- Actively seeking restaurants, medical, optical, dental, and retail tenants
- Landlord motivated to make a deal
- Future +/-50 acre park under development across the street from the retail center

TRAFFIC COUNT

N Houston Rosslyn: 36,977 VPD  
W Gulf Bank Rd: 14,163 VPD  
(CoStar 2018)

AREA TRAFFIC GENERATORS



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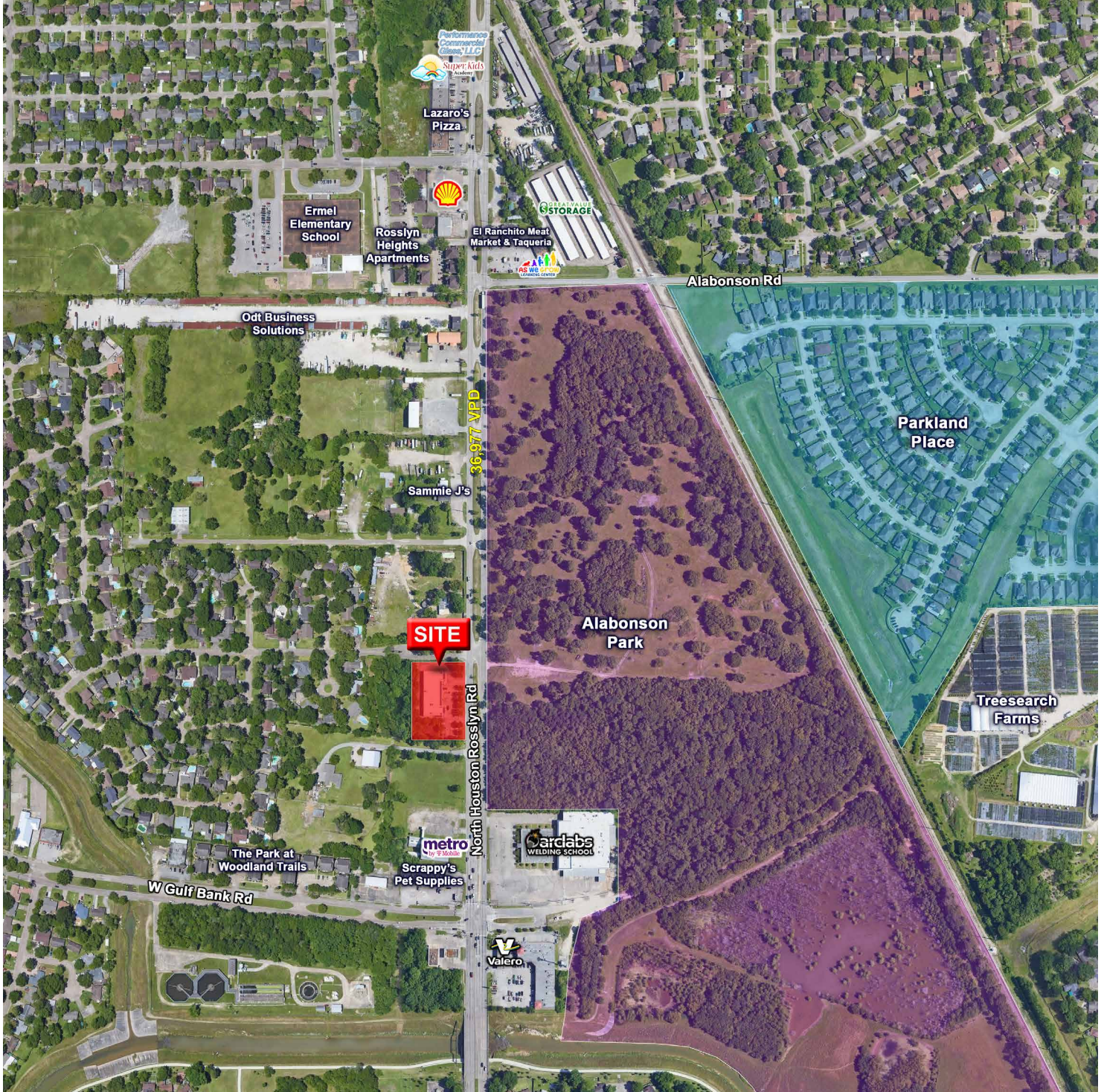
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# Shoppes at North Houston Rosslyn

SWC OF MAJESTIC OAKS DR  
AND N HOUSTON ROSSLYN RD  
9635 HOUSTON ROSSLYN  
HOUSTON, TX 77088



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## CREATION OF ALABONSON PARK (SCHEDULED COMPLETION OCT. - NOV. 2021)

Harris County is the recipient of a \$1 million urban outdoor grant for its Alabonson Sports and Nature Center project located in northwest Houston. Proposed development for the project includes a football field, softball fields, a soccer field, pavilion with picnic tables, playground, cable run for the blind, native landscaping, a butterfly garden, irrigation, utilities and bike racks.

Alabonson Park is being made possible through a joint collaboration with City of Houston District A Council person, Brenda Stardig, R. Jack Cagle, Harris County Commissioner Precinct 4, Texas Parks and Wildlife Department, and Near Northwest Management District.

### ALABONSON PARK INFORMATION

Funding has been made available through a \$2 million appropriation in Harris County Precinct 4 Park Bond funds, a \$1-million grant from Texas Park & Wildlife, and the land donation from the City of Houston. We have also received a gift from the State of Qatar in the amount of \$1.3 million that has been designated for Alabonson Park. Groundbreaking and major construction began August 5, 2019.

Development of this 50.21-acre multi-use park is being facilitated by a Local Parks Grant from TPWD, and will include lighted soccer, softball and football fields, parking lots, maintenance facilities, picnic areas, playgrounds, paved multi-use trails and natural surface trails.

Approximately 50.21 acres are being transformed into a family-centric venue where anyone can come enjoy soccer, football or softball games as a spectator or participant. There will be hike-and-bike trails, concessions, a butterfly garden and a small meeting room where neighborhood organizations can conduct Scout and other community meetings. In addition, planned programs specifically designed for all age groups will be offered.

Alabonson Park will offer ample parking and feature a visible law enforcement presence by Precinct 4 Constable's deputies, and Precinct 4 Parks Department staff present onsite during normal operating hours.

After completion, Alabonson Park will be the cornerstone for neighboring communities from which local families will benefit.

Source: <http://friendsofalabonsonpark.org/>



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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.

### 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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUTRE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR J Wesley Tune	459263 OR 417096	leads@resolutre.com	512-474-5557
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR J Wesley Tune	459263 OR 417096	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date