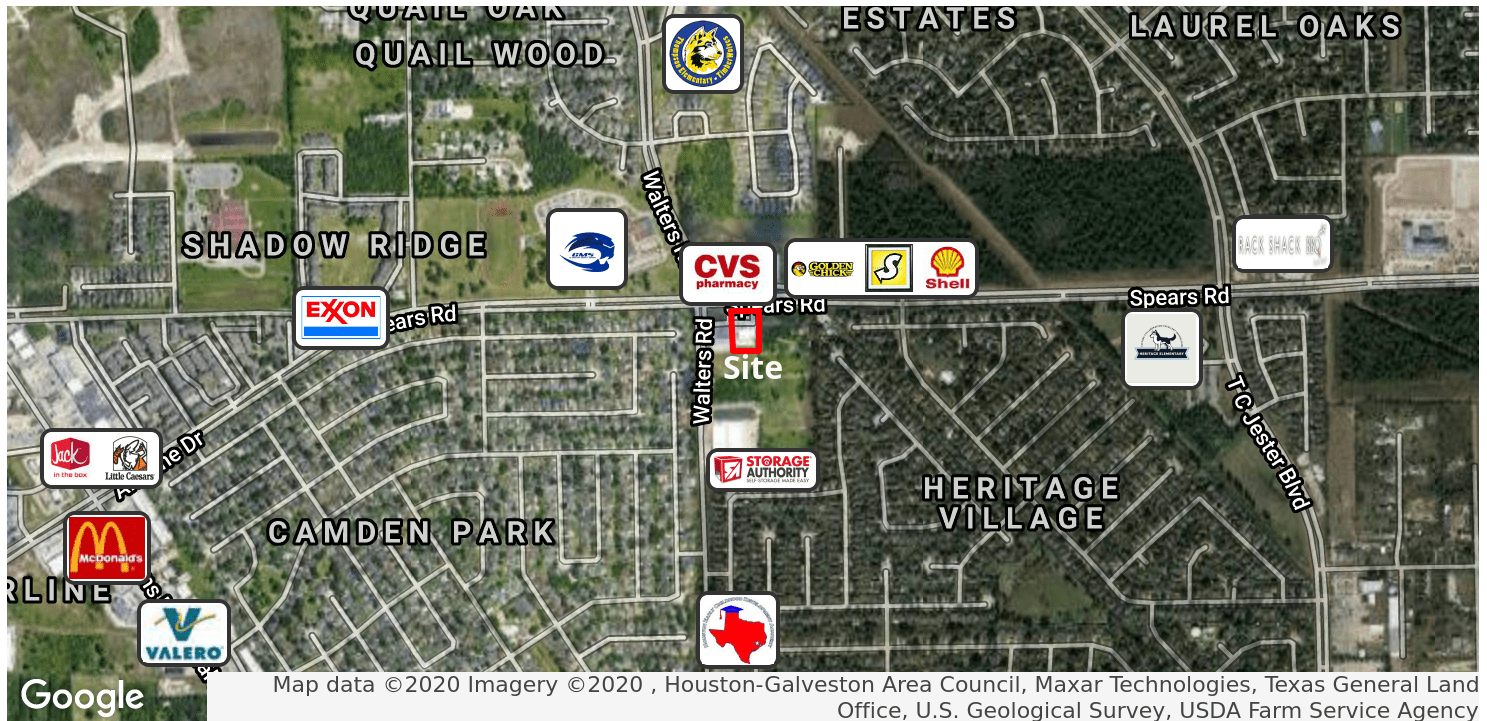


RETAIL PROPERTY FOR LEASE

1,000 SF OF RETAIL SPACE ON SPEARS ROAD

2833 SPEARS ROAD, HOUSTON, TX 77067



OFFERING SUMMARY

Available SF:	1,000 SF
Lease Rate:	Negotiable, Please Contact Broker for Information
Lot Size:	1.25 Acres
Year Built:	2014
Market:	Northwest Houston
Submarket:	Willowbrook / Spring

PROPERTY HIGHLIGHTS

- 1,000 SF Retail Space Available in Northwest Houston
- In High Density Residential & Commercial Populated Area with Easy Access to Freeways & Retail
- Close to Schools & Surrounded by Single Family Residences
- Anchored to a very busy Exxon Gas Station
- Excellent Location on Fast Growing Commuter Corridor, less than 2 Miles from Beltway 8 & I-45, just over 3 Miles from FM 1960
- Great Visibility with 160 Feet of Frontage on Spears Road, High Captive Market Audience
- Average Traffic of over 27,000 Vehicles Per Day on Spears Road, over 145,000 Vehicles Per Day on Beltway 8 & over 314,000 Vehicles Per Day on I-45
- Situated in Harris County & Spring ISD

FOR MORE INFORMATION, PLEASE CONTACT:

SULEMAN (SAM) RAJANI
 VICE PRESIDENT - BROKERAGE AND DEVELOPMENT SERVICES
 832.266.4786
 SULEMAN@TEXASCRES.COM

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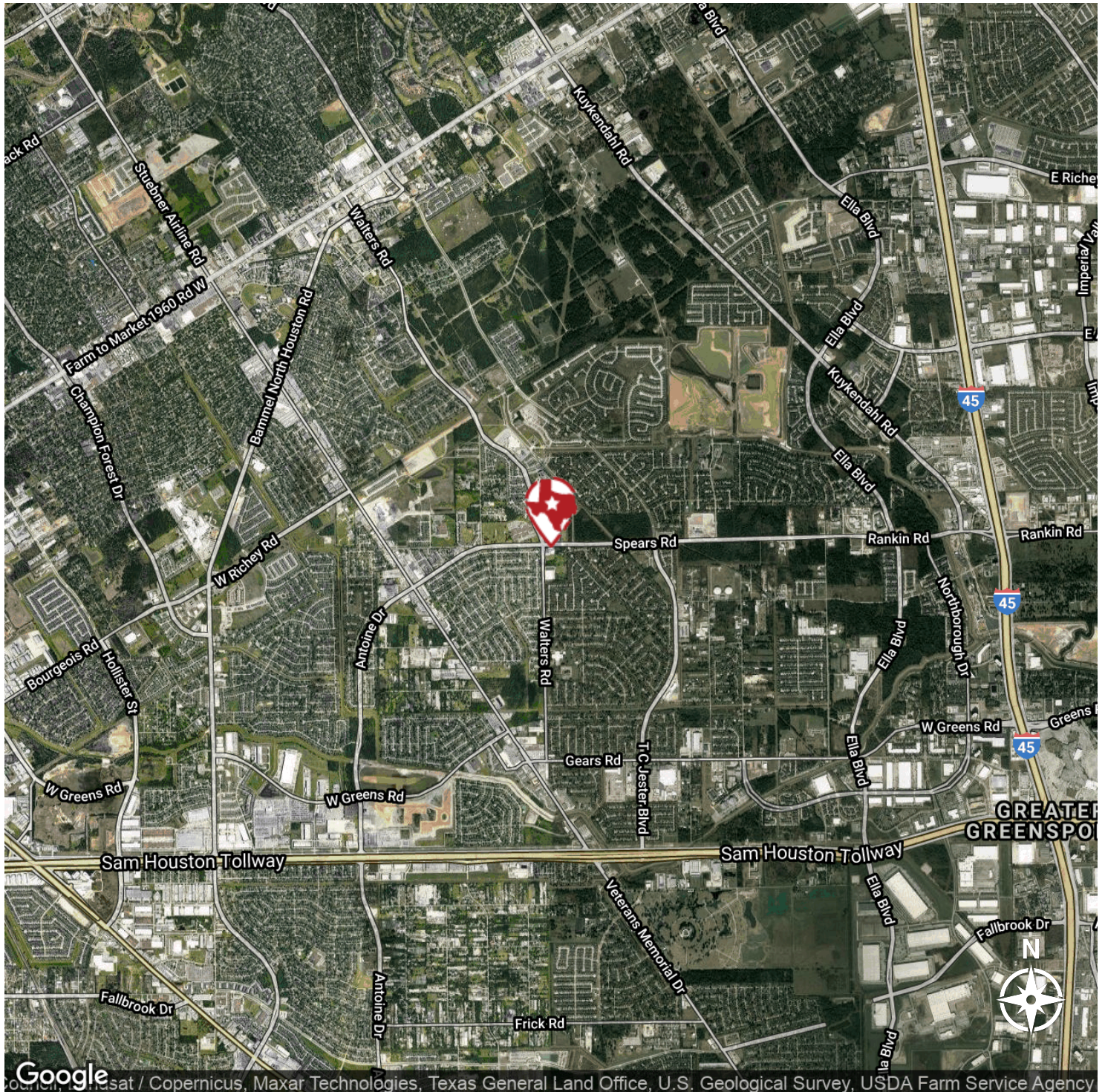
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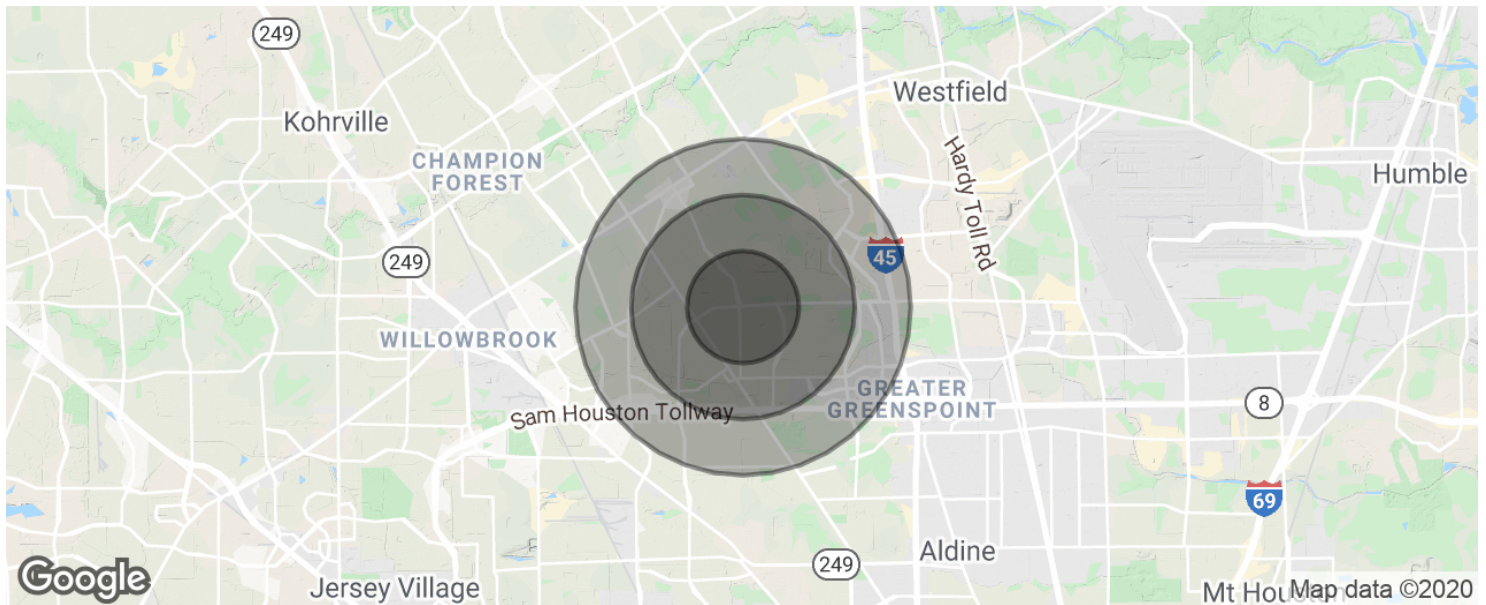
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	20,976	58,918	114,273
Median age	27.6	28.1	28.5
Median age (Male)	26.1	26.5	27.2
Median age (Female)	28.7	29.6	29.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,111	17,663	36,073
# of persons per HH	3.4	3.3	3.2
Average HH income	\$57,182	\$55,790	\$54,797
Average house value	\$119,405	\$119,631	\$121,720

* Demographic data derived from 2010 US Census

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Information About Brokerage Services

11-2-2015

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.

<u>Texas CRES, LLC</u>	<u>9004590</u>	<u>(713) 473-7200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texascres.com</u>
Designated Broker of Firm	License No.	Email Phone
<u>Joel C. English</u>		
Licensed Supervisor of Sales Agent/ Associate	License No.	Email Phone
<u>Suleman Rajani</u>	<u>685892</u>	<u>suleman@texascres.com</u>
Sales Agent/Associate's Name	License No.	Email Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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