

6,000 SF
Under Negotiation

94,196 SF
- Kroger

AUTUMN CREEK VILLAGE | 3141 FM 528, FRIENDSWOOD, TX 77546

Features

NOW PRE-LEASING PHASE II

- Located at the SEC FM 528 & Bay Area Blvd in Friendswood
- One of the most economically stable Houston sub-markets

autumn-creek-village.com

FOR LEASE

TOTAL SF: 113,758
AVAILABLE SF: 5,384
MIN CONTIGUOUS SF: 1,200
MAX CONTIGUOUS SF: 4,000
CONTACT FOR MORE INFORMATION

Traffic Counts

FM 528 W of Bay Area Blvd	32,230 VPD
FM 528 E of Bay Area Blvd	42,420 VPD
Bay Area Blvd S of FM 528	15,752 VPD
Bay Area Blvd N of FM 528	18,272 VPD

Demographics

YEAR: 2020	1 MILE	3 MILE	5 MILE
Population Estimate	11,305	80,521	186,334
Households	4,403	29,787	69,174
Average HH Income	\$97,602	\$110,366	\$110,654
Daytime Population	9,308	80,778	180,046

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Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



AUTUMN CREEK VILLAGE

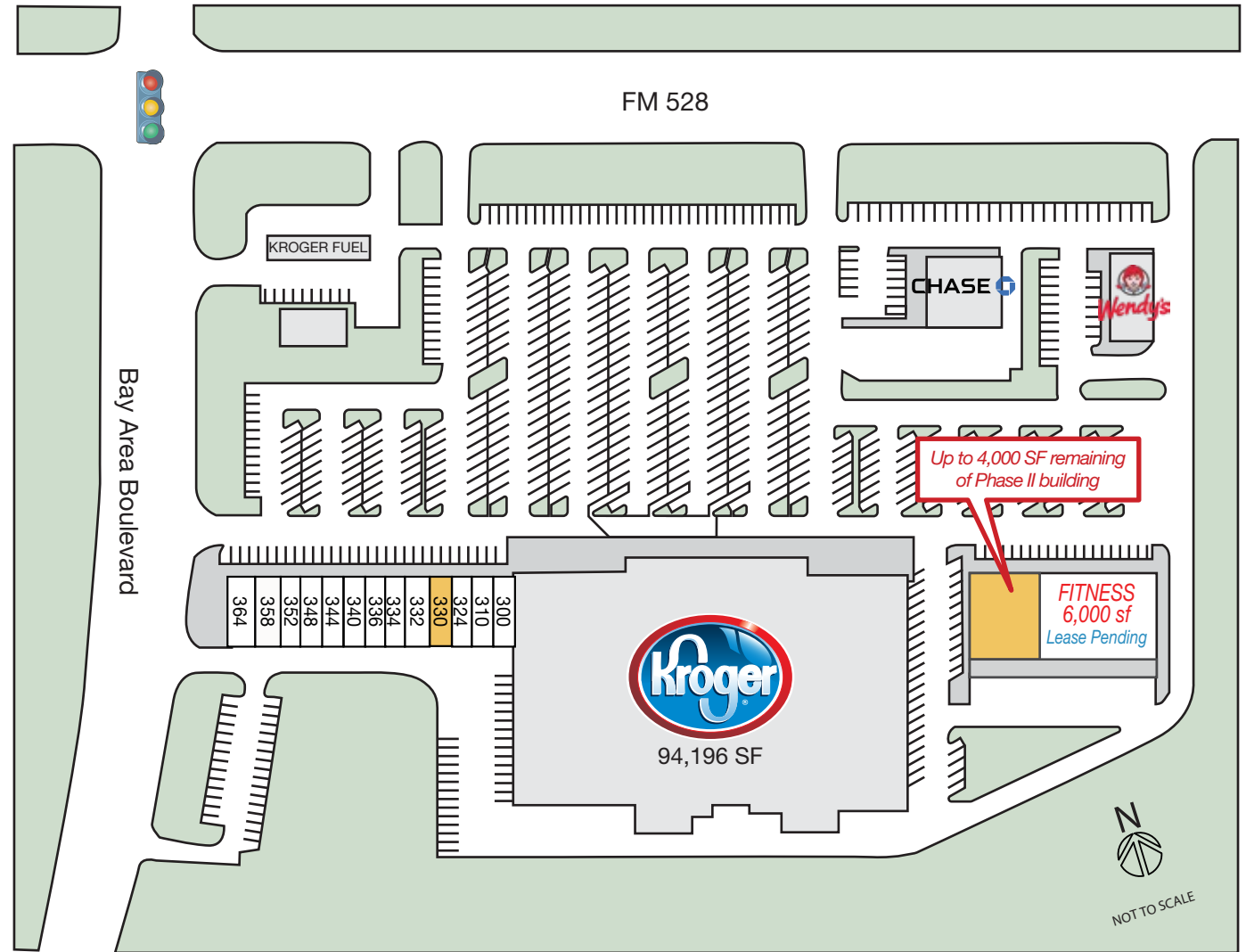
3141 FM 528, FRIENDSWOOD, TX 77546

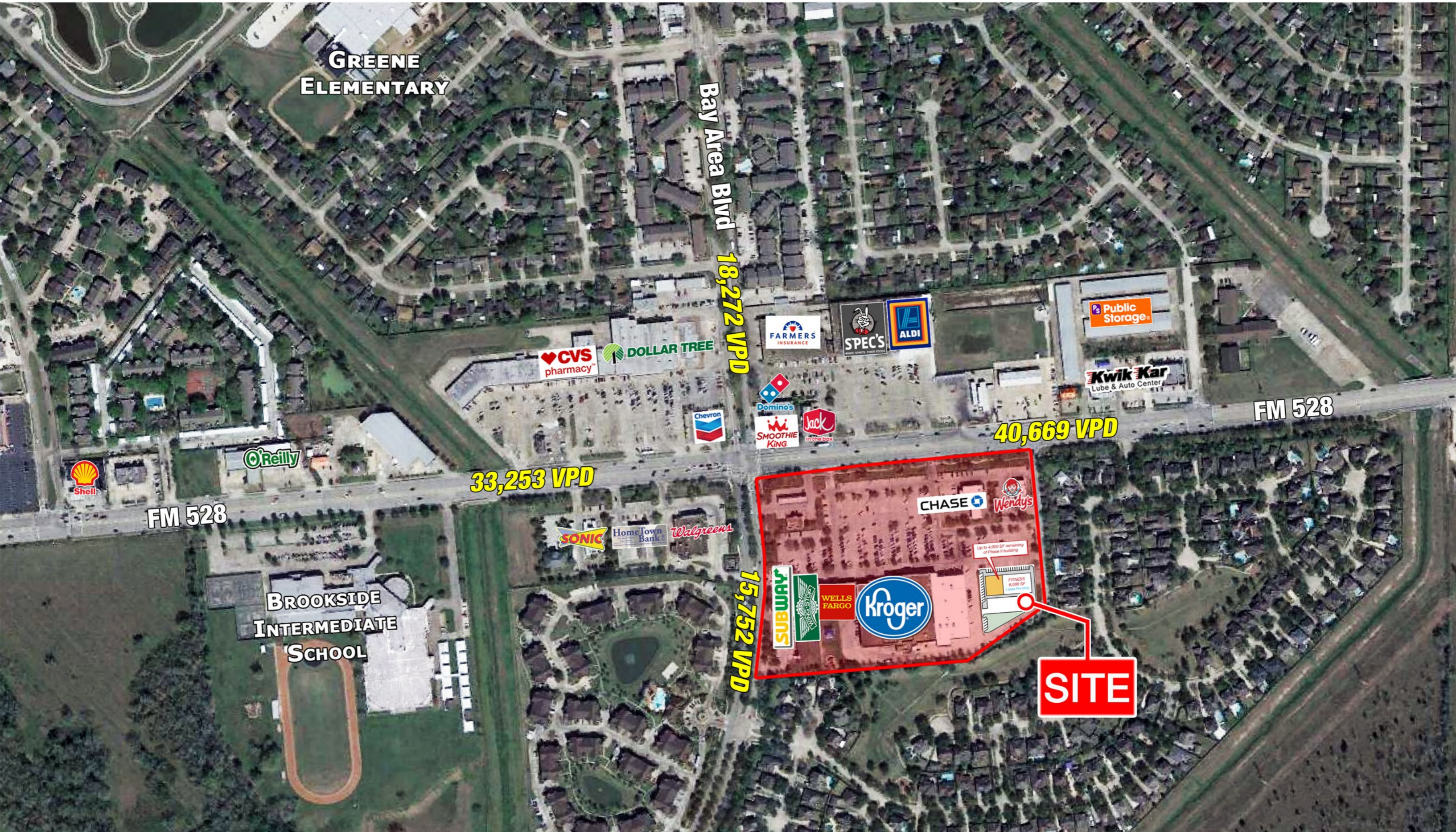
Available Space

330	1,384 sf
Phase II	4,000 sf

Current Tenants

300	Crystal Nails	1,680 sf
310	Extreme Lash & Brows	1,410 sf
324	Friendswood Eye Center	1,600 sf
332	QQ Star China Cafe	1,655 sf
334	Wing Stop	1,575 sf
336	Wells Fargo	1,575 sf
340	Brian's Jewelry	1,161 sf
344	Barber & Beauty	1,190 sf
348	SmallCakes	1,190 sf
352	Subway	1,540 sf
358	Profile by Sanford	1,960 sf
364	Saruzzo's NY Pizzeria	1,642 sf
	Kroger	94,196 sf





**GREENE
ELEMENTARY**

**Bay Area Blvd
18,272 VPD**

33,253 VPD

40,669 VPD

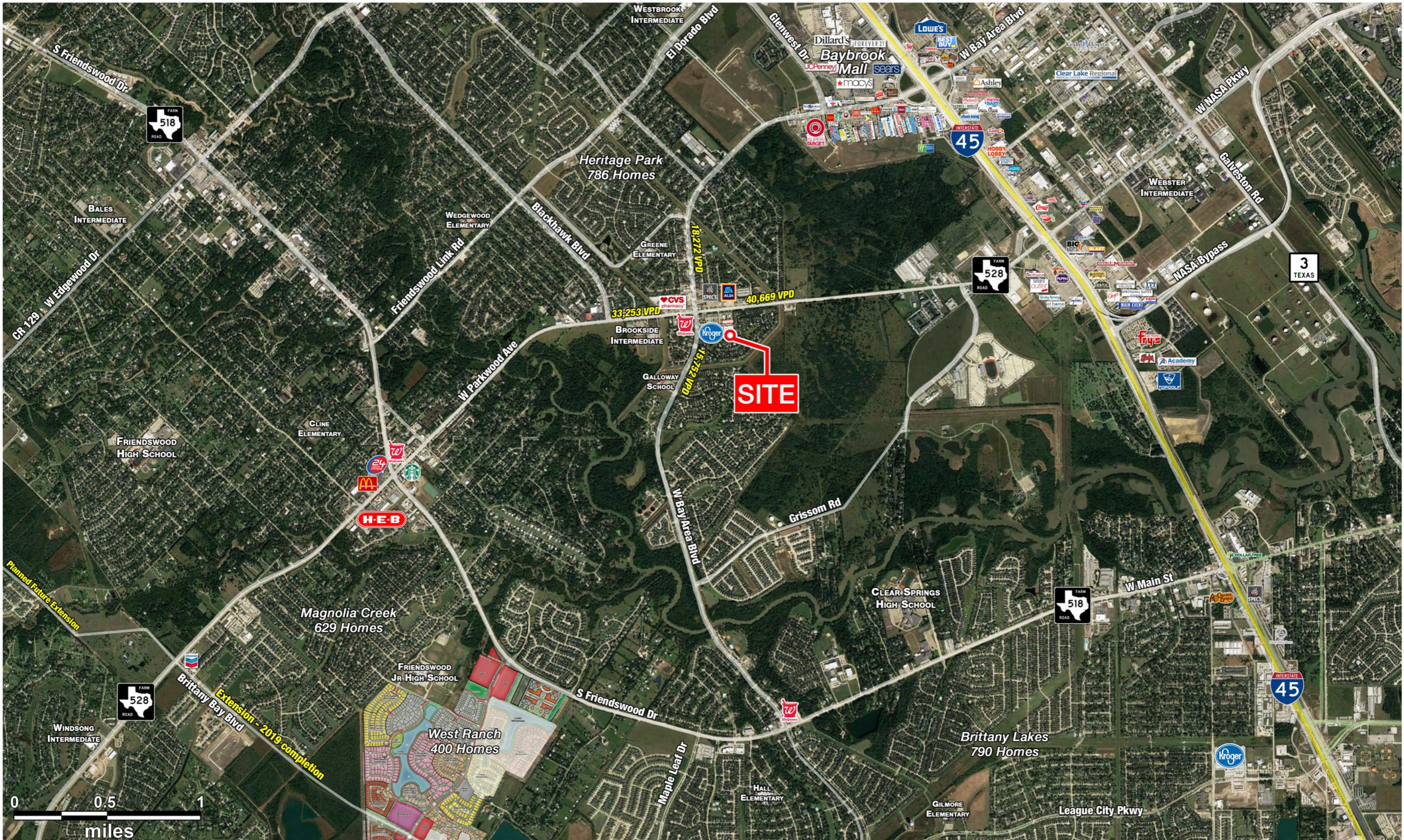
FM 528

15,752 VPD

SITE

**BROOKSIDE
INTERMEDIATE
SCHOOL**

FM 528



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 on 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Buyer/Tenant/Seller/Landlord Initials

Date

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