

For Lease

Steeplechase Center

10703-10931 Jones Rd
Houston, TX 77065



Junior Anchor Space and Pad Sites Available for Immediate Occupancy

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HOUSTON | AUSTIN | SAN ANTONIO

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Property Highlights

FEATURES

- Located at the SWC of FM-1960 and Jones Road
- Recently renovated shopping center
- Excellent soft-goods co-tenancy

PREMISES

- Total SF: 195,572 SF
- Available SF: 31,989 SF
- Rental Rate: Negotiable
- NNN: \$4.09/ SF

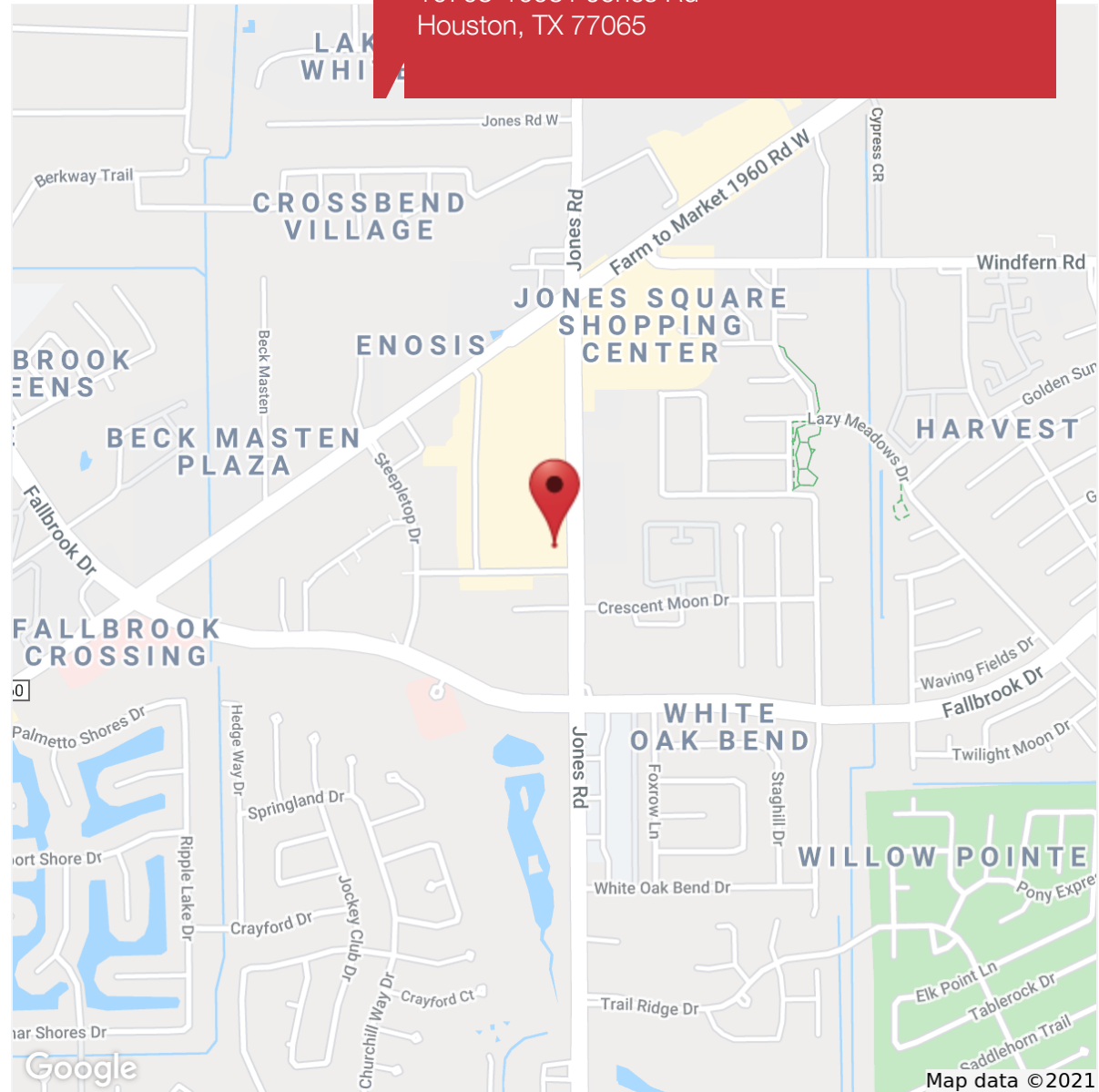
LEASING HIGHLIGHTS

- 7,000 SF freestanding building available
- Smaller inline space available for all users
- 2 Second-generation restaurant available
- Landlord offering competitive finish-out allowance
- Junior anchor space available

TRAFFIC COUNTS

Jones Road: 35,240 cpd
FM-1960 Road W: 50,730

Area Retailers



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Suite	Tenant	SF
Ground Leases		
10705	Available	2,865
10855	Available	2,918
10865	Osteria La Michocan	4,375
10951	Available	7,000
ANCHORS & IN-LINE TENANTS		
10831	Goodwill	23,968
10835	Fallas Paredes	22,000
10837	Uptown Beauty	16,956
10717	Ross DD's	21,133
10851	Citi Trends	15,025
10849	Available	14,789
10719	Dollar Tree	10,181
10787	99 Cent Only	23,190
10791	Leslie's Pools	3,750
10793	Rent A Center	4,250
10795	Available	2,250
10911	La Reyna Tortilleria	2,900
10909	Divine Mailbox & Shipping	1,457
10907	Kim's Hair Salon	907
10903	Big City Wings	5,288
10913	Imperial Foot Reflexology	833
10919	Iris Nails and Spa	1,054
10923	Nancy's Tailor	1,011
10927	Metro PCS	1,785
10931	Pho Town	1,960

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,403	109,095	235,941
MEDIAN AGE	33.8	33.2	34.5
MEDIAN AGE (MALE)	31.1	32.0	33.3
MEDIAN AGE (FEMALE)	35.6	34.0	35.5

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,089	39,067	84,295
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$73,710	\$76,096	\$85,895
AVERAGE HOUSE VALUE	\$168,031	\$161,491	\$179,785

RACE	1 MILE	3 MILES	5 MILES
% WHITE	63.6%	63.2%	65.7%
% BLACK	14.0%	12.6%	11.2%
% ASIAN	11.5%	12.8%	11.8%
% HAWAIIAN	0.1%	0.1%	0.1%
% AMERICAN INDIAN	0.1%	0.1%	0.2%
% OTHER	9.3%	9.6%	9.2%

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
% HISPANIC	29.1%	27.2%	26.1%

* Demographic data derived from 2010 US Census

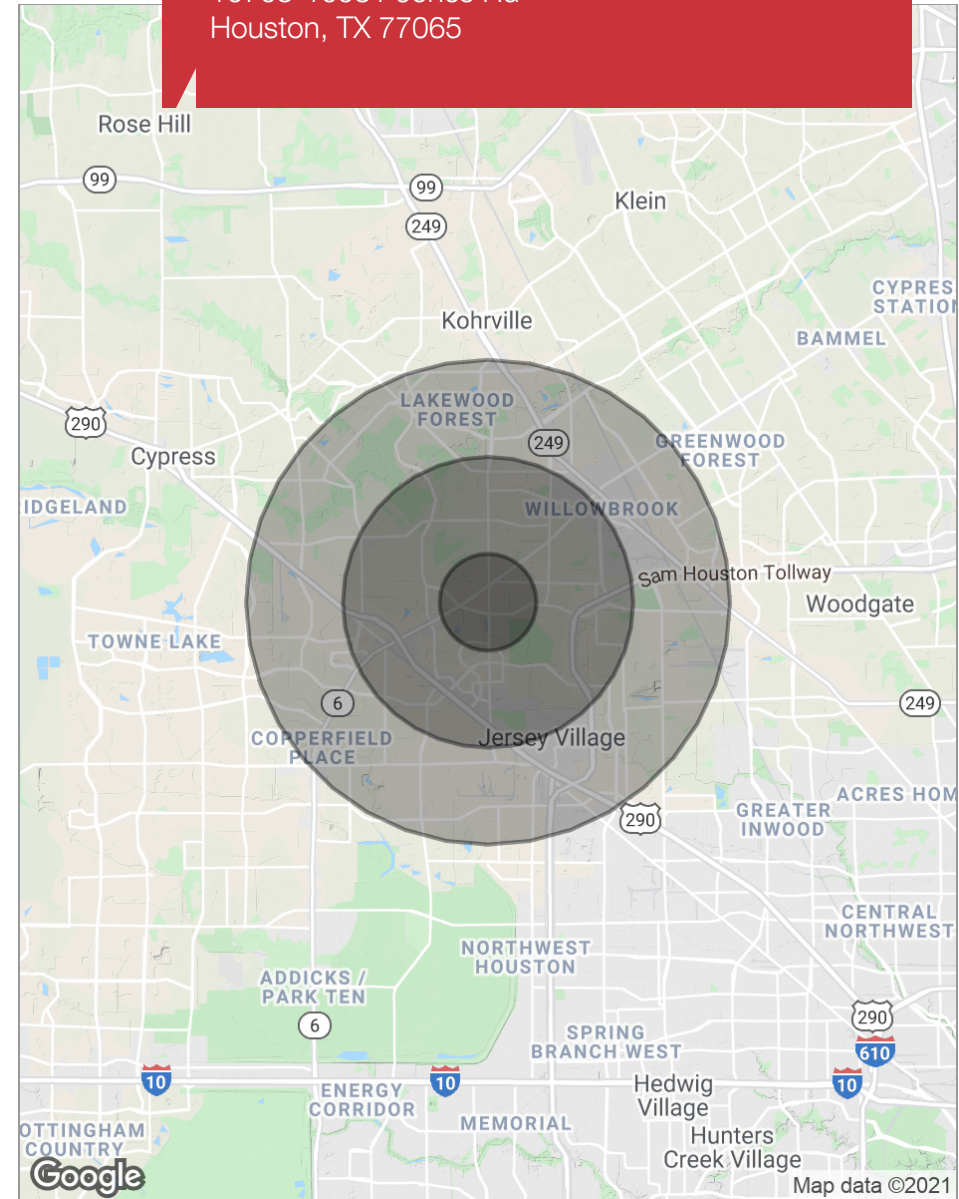
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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