



### Center Highlights

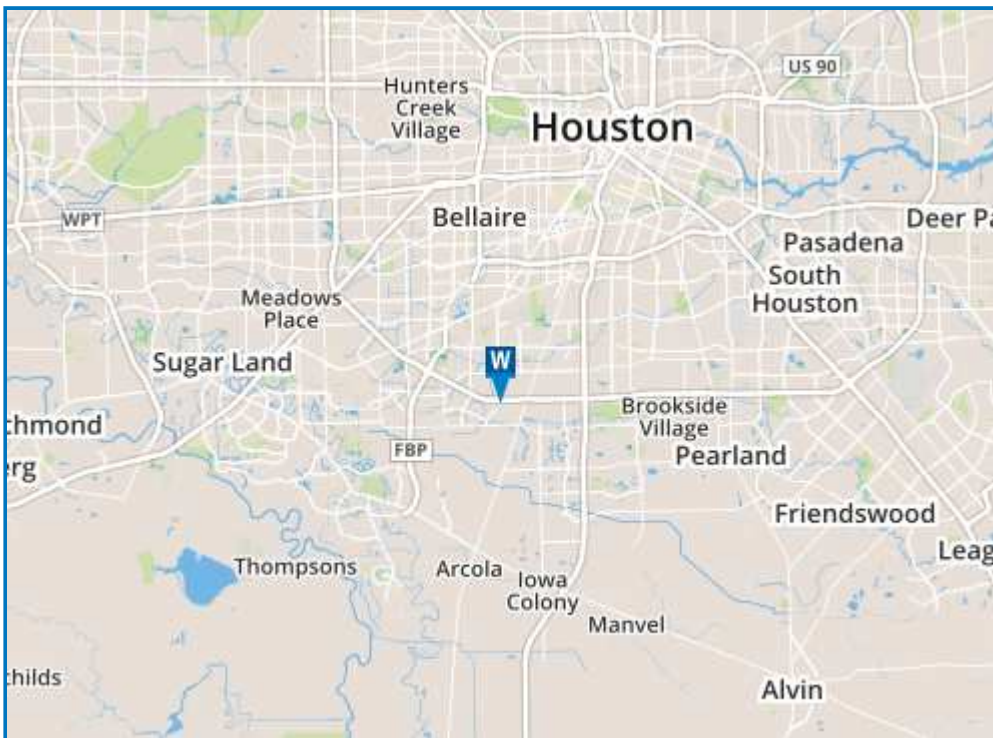
Anchored by Foodarama, Palais Royal, CVS and Family Dollar, this center is the only major shopping destination for the trade area. The center serves a rapidly developing area comprised of middle income, professional families, and benefits from high exposure to a nearby transportation hub for three major Metro bus stops.

**Center Address:** West Fuqua Rd at Hiram Clarke Rd

**City/State:** Houston, TX

**Property Size:** 124,454 sq. ft.

**Latitude/Longitude:** 29.61202 N, -95.44408 W



### Demographics



**Population:**  
3-mile radius

**95,478**



**Traffic Counts:**  
West Fuqua Rd  
& Hiram Clarke  
Rd

**30,261**



**Average  
Household  
Income:**

**\$59,909**

### Contact Us

**Brad Kilbride**

Leasing Agent

Phone: 713.866.6942

Email: [bkilbride@weingarten.com](mailto:bkilbride@weingarten.com)

**Kari Bean**

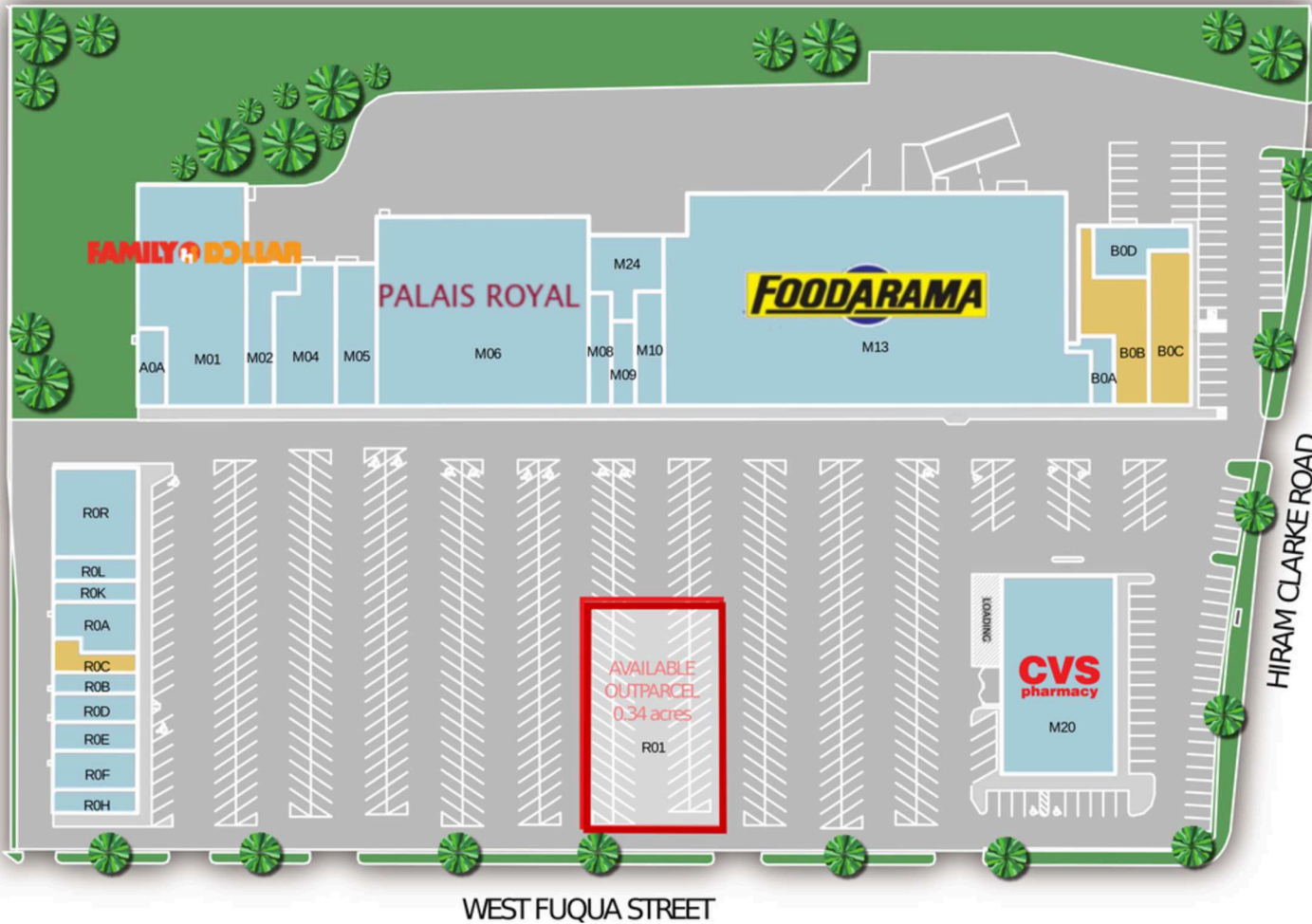
Property Manager, Short-Term Leasing

Phone: 713.880.6194

Email: [kbean@weingarten.com](mailto:kbean@weingarten.com)

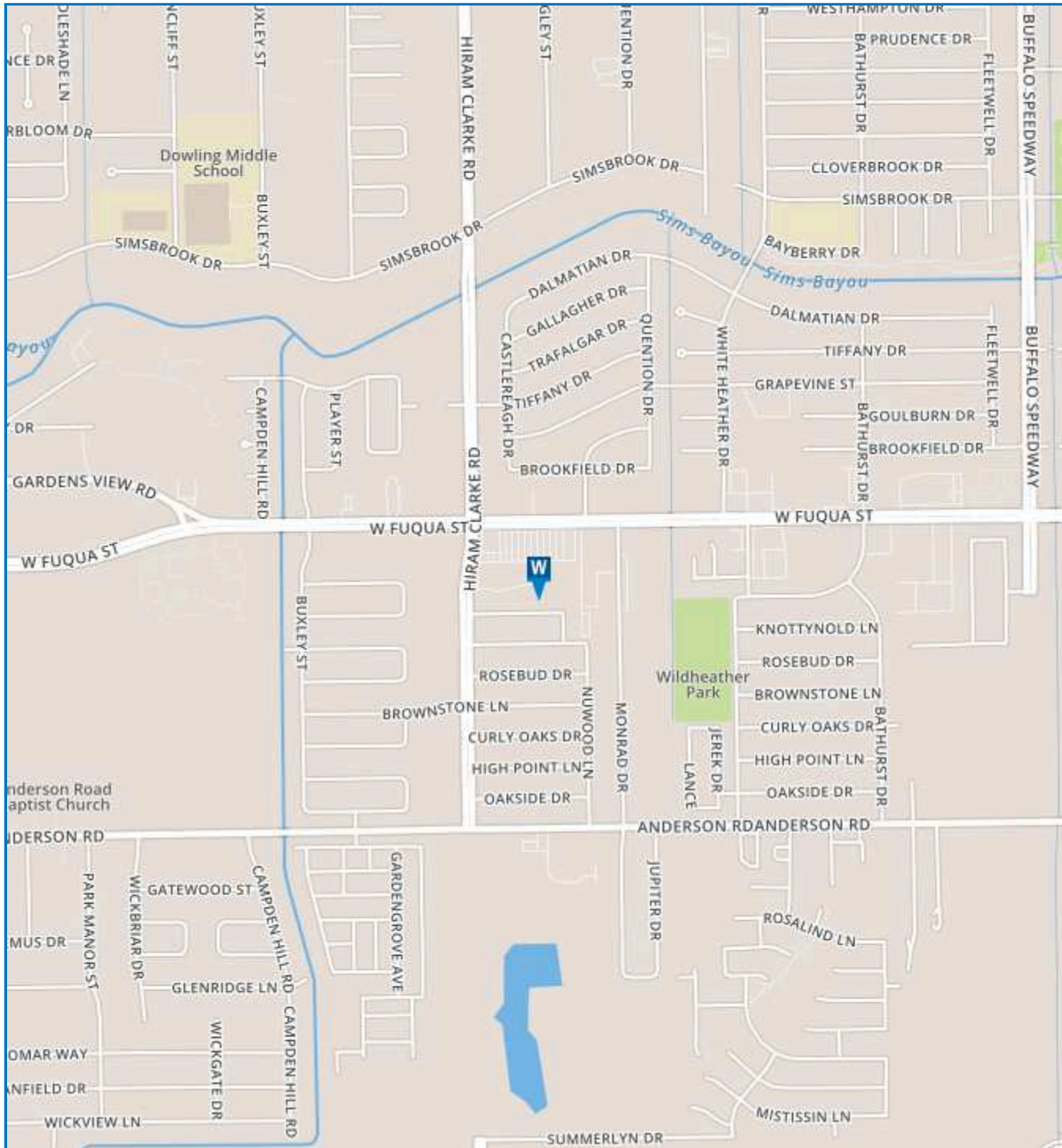
### Weingarten Realty Investors

2600 Citadel Plaza Drive, Ste.125 • Houston, TX 77008 • 1.800.688.8865



**TENANT LIST**

A0A	H&R Block	1,100 SF
B0A	Galaxy Insurance	970 SF
B0B	Available	3,708 SF
B0C	Available	3,300 SF
B0D	Clinica Medica General "Salud Familiar"	1,900 SF
M01	Family Dollar	10,891 SF
M02	City of Houston	2,310 SF
M04	Active Athlete	3,840 SF
M05	Y2 Beauty Mart	3,100 SF
M06	Palais Royal	20,000 SF
M08	Soul Train - New York	1,280 SF
M09	T&T Nails	1,020 SF
M10	Subway	1,490 SF
M13	Foodarama Supermarket	43,970 SF
M20	CVS Pharmacy	10,908 SF
M24	No Front	2,300 SF
R01	Available	
R0A	Fuqua Medical Center	1,923 SF
R0B	Mobilelink	900 SF
R0C	Available	1,044 SF
R0D	Tweety's Liquor	1,222 SF
R0E	Check 'N Go	1,228 SF
R0F	T-Mobile	1,570 SF
R0H	Pizza Hut/Wing Street	1,080 SF
R0K	Hair by Sunny	900 SF
R0L	RAMinc's Coffee and Cake Cafe	1,200 SF
R0R	Crown Dental	3,600 SF



**Demographics**



**Population:**

1-Mile **12,968**  
3-Mile **95,478**  
5-Mile **242,637**



**Number of Households:**

1-Mile **3,797**  
3-Mile **28,153**  
5-Mile **82,348**



**Average Household Income:**

1-Mile **53,003**  
3-Mile **59,909**  
5-Mile **77,651**



**Total Number of Employees:**

1-Mile **1,802**  
3-Mile **13,190**  
5-Mile **51,039**





# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>Weingarten Realty Investors</b>	<b>9006271</b>		<b>713-866-6000</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Patrick Manchi</b>	<b>338804</b>	<b>pmanchi@weingarten.com</b>	<b>713-866-6907</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Patrick Manchi</b>	<b>338804</b>	<b>pmanchi@weingarten.com</b>	<b>713-866-6907</b>
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