



### Center Highlights

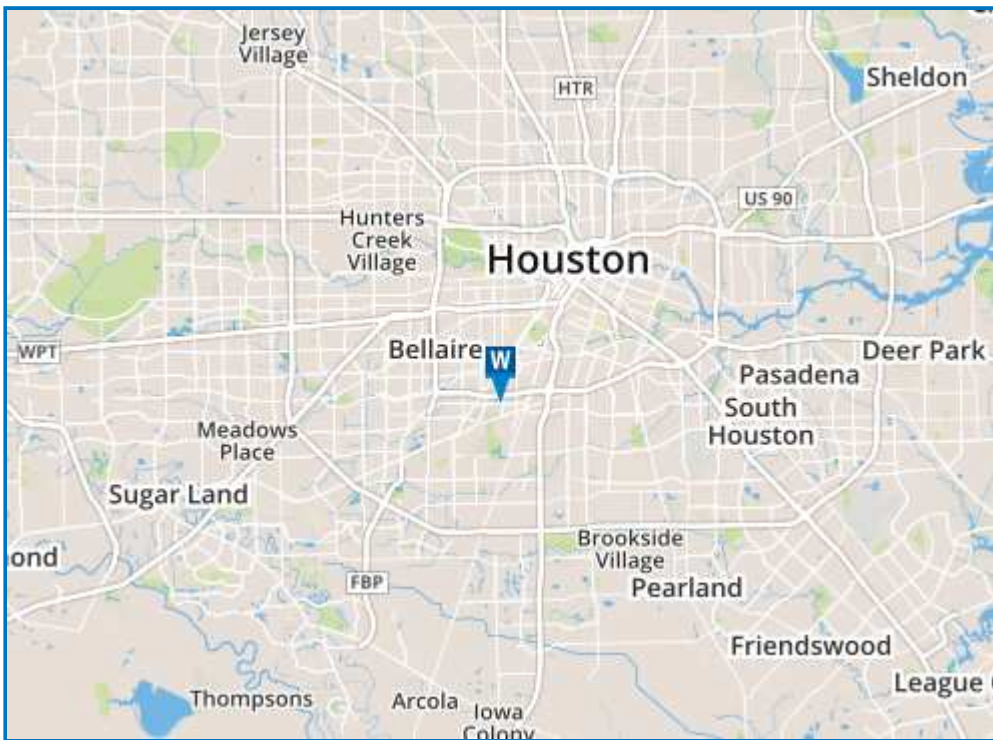
This well-established shopping center is positioned at a high-traffic retail intersection directly across from NRG Stadium. Anchored by Ross, Fiesta and PetSmart, the center is located at the junction of three major thoroughfares: Old Spanish Trail, Kirby Dr, and Main St. This center caters to a huge daytime workforce including the nearby Medical Center.

**Center Address:** Old Spanish Trail at Kirby Dr at Main St

**City/State:** Houston, TX

**Property Size:** 246,961 sq. ft.

**Latitude/Longitude:** 29.69097 N, -95.41367 W



### Demographics



**Population:**  
3-mile radius

**139,681**



**Traffic Counts:**  
Kirby Dr & Old Spanish Trail

**46,072**



**Average Household Income:**

**\$141,455**

### Contact Us

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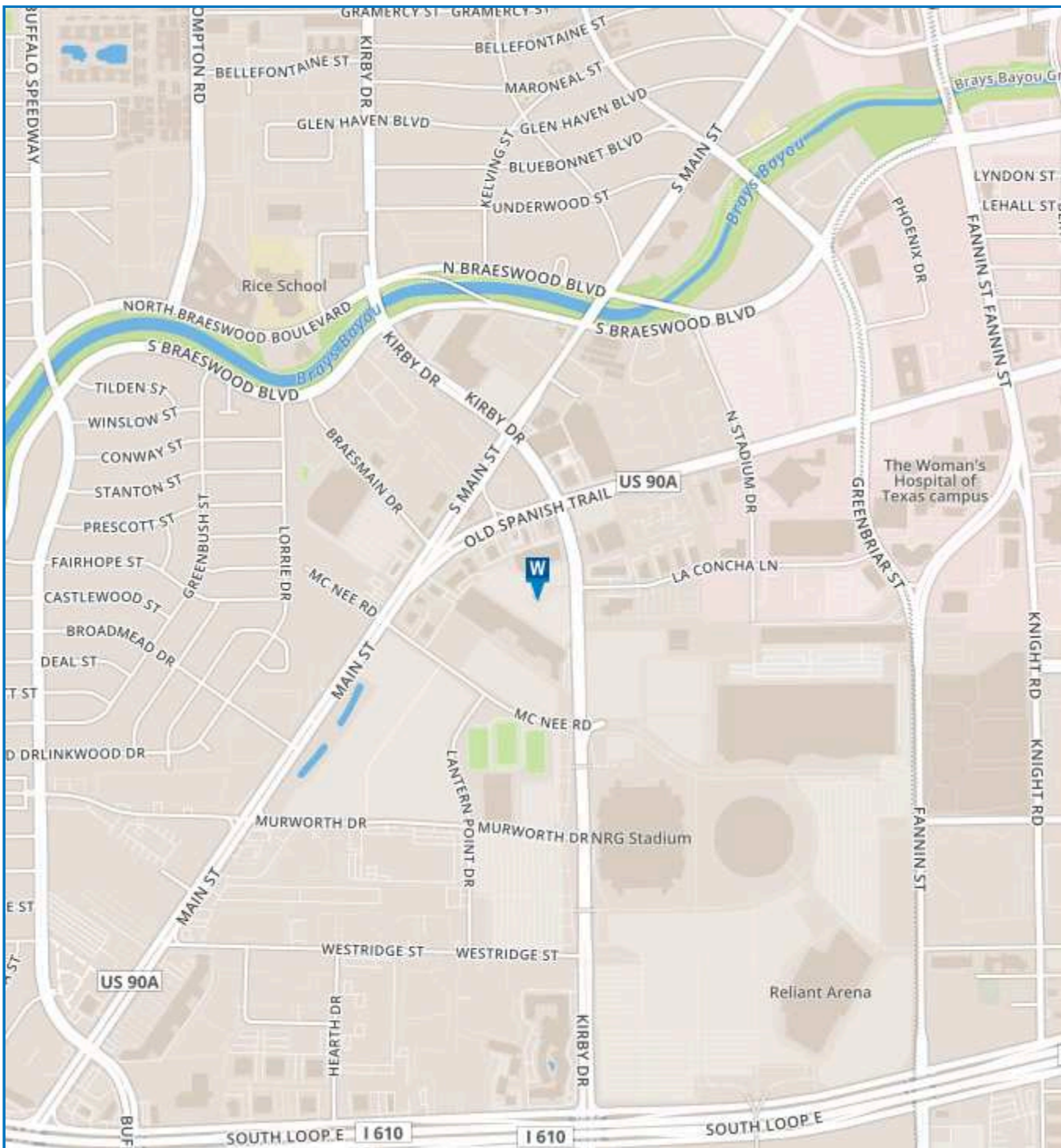
**Weingarten Realty Investors**

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**TENANT LIST**

A0A	Fiesta Grocer	80,676 SF
A0B	Fiesta Liquor	5,011 SF
B0A	Bright Now Dental	3,168 SF
B0D	GameStop.com	1,224 SF
B0E	Sally Beauty	1,668 SF
B0F	GNC	1,264 SF
B0G	TGF Hair Salon	1,282 SF
B0H	Children's Etc.	1,950 SF
B0J	H&R Block	2,460 SF
B0K	America's Best Contacts	4,577 SF
B0M	Bodylift Houston	1,547 SF
B0R	Ashley Stewart	5,789 SF
C0A	Ross Dress for Less	30,187 SF
D0A	PetSmart	19,367 SF
E0A	Akashi Asian Bistro & Sushi Bar	4,820 SF
E0E	Wig World	2,026 SF
E0F	The Teahouse Tapioca & Tea	1,202 SF
F0A	Big Lots	22,050 SF
G0A	Office Depot	20,406 SF
G0G	City Gear	4,414 SF
H0A	Five Below	10,500 SF
J0A	Dimassi's Mediterranean Cafe	4,200 SF
J0F	Nail One	1,000 SF
J0G	POParazzi	1,330 SF
J0L	Russo's New York Pizzeria	2,101 SF
J0M	May Salon	1,200 SF
J0P	Subway	1,500 SF
J0R	Golden Krust Caribbean Bakery	1,500 SF
J0T	Asahi Sushi	1,400 SF
R01	Olive Garden	9,100 SF
R02	Available	3,053 SF



**Demographics**



**Population:**

1-Mile **20,989**  
3-Mile **139,681**  
5-Mile **428,091**



**Number of Households:**

1-Mile **11,546**  
3-Mile **64,084**  
5-Mile **189,326**



**Average Household Income:**

1-Mile **89,281**  
3-Mile **141,455**  
5-Mile **121,497**



**Total Number of Employees:**

1-Mile **25,620**  
3-Mile **168,840**  
5-Mile **377,300**



# 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date