Retail Space Available for Lease

Parkchase Shopping Center

13105 Veterans Memorial - Houston, Texas 77014

LOCATION

Located on Veterans Memorial Drive at the corner of Bammel North Houston.

SPACES AVAILABLE

Suite 13145: 1,200/SF
Suite 13171: 1,380/SF
Suite 13143: 1,500/SF
Suite 13119: 1,728/SF

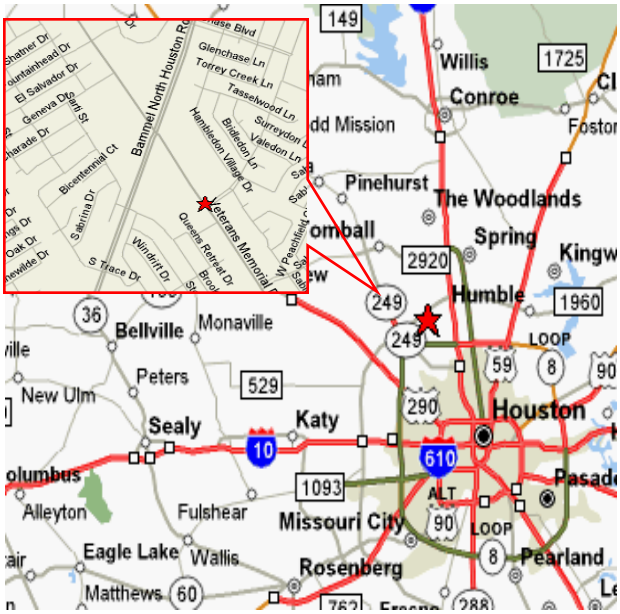
TRAFFIC COUNTS

Veterans Memorial east of Bammel:	26,480
Veterans Memorial west of Bammel:	28,070
Bammel North Houston to FM 1960:	29,162
FM 1960 west of Veterans Memorial:	56,000
FM 1960 east of Veterans Memorial:	53,000

Source: Texas Department of Transportation - 2001, 2003

DEMOGRAPHICS	1 Mi. Radius	3 Miles	5 Miles
Households	5,762	32,601	83,494
2004 Estimated Population	16,966	93,402	235,247
Average Household Income	$64,285	$78,577	$77,120

Source: Claritas. All rights reserved. - 2004



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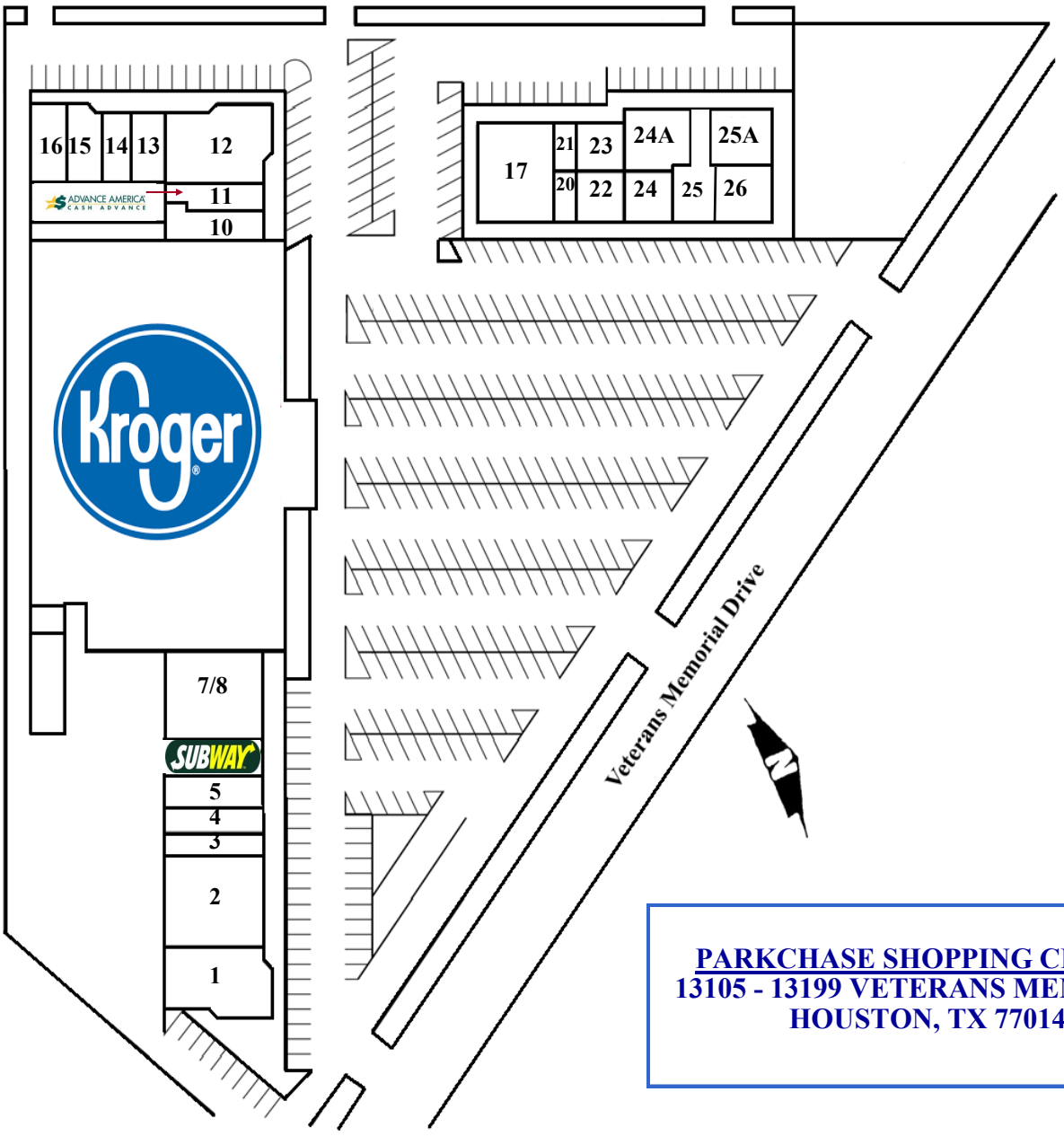
Leasing - Commercial Brokerage - Consulting

Bammel - North Houston Road



PARKCHASE SHOPPING CENTER
13105 - 13199 VETERANS MEMORIAL
HOUSTON, TX 77014

Unit	Address	Tenant	Sq Ft
1	13105	A Max Insurance Services	2,817
2	13113	Wings & More	1,912
3	**13119**	**AVAILABLE**	**1,728**
4	13121	Chateau Labelle Beauty & Barber Salon	1,120
5	13123	Elegant Nail & Spa	1,120
6	13125	United Bargain Liquor	1,400
7	13127	Subway	1,400
8/9	13129	EJ Beauty Supply II	4,550
10		The Kroger Company	
11	13137	American Chinese Herbs	1,584
12	13139	Advance America	1,788
13	13141	Viva Jaliscos Taqueria #2	4,552
14	**13143**	**AVAILABLE**	**1,500**
15	**13145**	**AVAILABLE**	**1,200**
16	13149	Yerberia Y Botanica Le Morte	1,541

Unit	Address	Tenant	Sq Ft
17	13153	Simons Paws	1,507
18	13181	Modern Dollar Store	4,240
20	13177	Casual Alterations	700
21	13187	Modern Dollar Store	700
22	13175	Herbalife	1,400
23	13189	Snooker's (Billiards)	1,400
24	**13171**	**AVAILABLE**	**1,380**
24A	13193	Snooker's (Billiards)	1,991
26	13165	Dry Clean Depot	1,673
25	13195	Religious Gifts	2,407
25A	13199	Automotive Repair	1,959
26-A	13165	Rapid Auto Repair	1,687

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.

Clarion Properties	419362		
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Randy Fertitta	496687	rfertitta@earthlink.net	713-963-0963
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 _____