

WOODEGE SHOPPING CENTER

9204 - 9282 FM 1960 West
Houston, Texas 77070



FOR LEASE



4,380 RSF



RETAIL CENTER



Woodedge Shopping Center is a 44,222 SF Retail Center located at 9204-9282 FM 1960 West in Houston, Texas. Located at the intersection of FM 1960 West and Perry Rd near Willowbrook Mall. Built in 1978. Tenants include Cricket Wireless, Fred Loya Insurance, Texas Nails and more.

THE PROPERTY

SITE PLAN

DEMOGRAPHICS AND LOCATION MAP

11111 Katy Freeway
Suite 535 | Houston, Texas
713.464.1001 | Investarinc.com



JOE BAYNE
713.806.2298
joe@investarinc.com

Site Plan + Vacancy

Legend:

- Vacant (Teal)
- Leased (White)
- Cash America Pawn (Yellow)

Building Details:

Address	Square Footage	Status
9214 A	3,285 SF	Leased
9214 B	4,380 SF	Vacant
Vacant #9212	1,185 SF	Vacant
Central Business Supply	1,500 SF	Leased
Gordon Lock & Safe	1,800 SF	Leased
Dentist Office	1,938 SF	Leased
Money Max	1,053 SF	Leased
9218	1,000 SF	Vacant
Massage	1,500 SF	Leased
9222	2,991 SF	Vacant
Leased #9224A-900	900 SF	Leased
9224	1,100 SF	Leased
VACANT #9226	3,100 SF	Vacant
Leased #9228	1,380 SF	Leased
Cash America Pawn	6,362 SF	Cash America Pawn
Leased #9260	984 SF	Leased
Leased #9262	979 SF	Leased
Leased #9264	979 SF	Leased
Leased #9266	979 SF	Leased
Leased #9268	979 SF	Leased
Leased #9270	979 SF	Leased
Leased #9272	979 SF	Leased
Leased #9274	979 SF	Leased
Leased #9276	979 SF	Leased
Leased #9278	979 SF	Leased
Leased #9280	979 SF	Leased
Leased #9282	979 SF	Leased
Leased #9284	979 SF	Leased
Leased #9286	979 SF	Leased
Leased #9288	979 SF	Leased
Leased #9290	979 SF	Leased
Leased #9292	979 SF	Leased
Leased #9294	979 SF	Leased
Leased #9296	979 SF	Leased
Leased #9298	979 SF	Leased
Leased #9300	979 SF	Leased

NOTE: Not to scale

Suite	SQ	Base Rate	NNN
9214B	4,380	\$14.00/SF/YR	\$5.52/SF/YR
9220	1,100	\$18.50/SF/YR	\$5.52/SF/YR
9226	3,100	\$15.00/SF/YR	\$5.52/SF/YR
9212	1,185	\$18.50/SF/YR	\$5.52/SF/YR
9222	2,991	\$15.00/SF/YR	\$5.52/SF/YR
9274	1,380	\$23.00/SF/YR	\$5.52/SF/YR

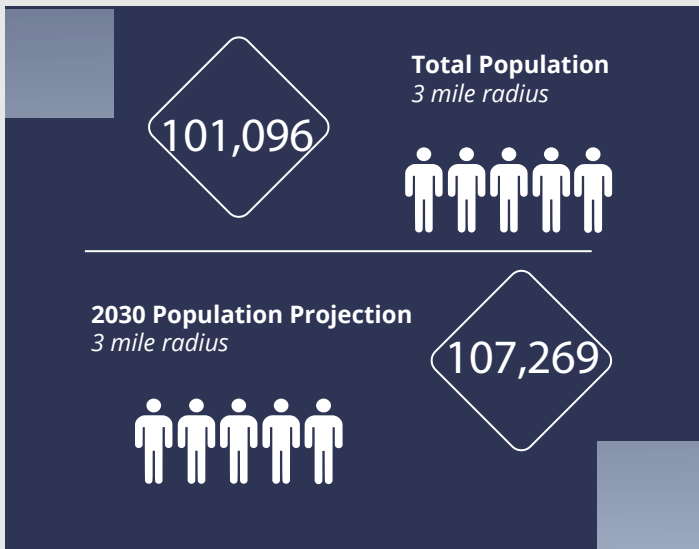
DEMOGRAPHICS AND LOCATION MAP

JOE BAYNE
713.806.2298
joe@investarinc.com

Woodedge Shopping Center

9204 - 9282 FM 1960 West
Houston, Texas 77070

Demographics and Location Map



Traffic Count

24,561



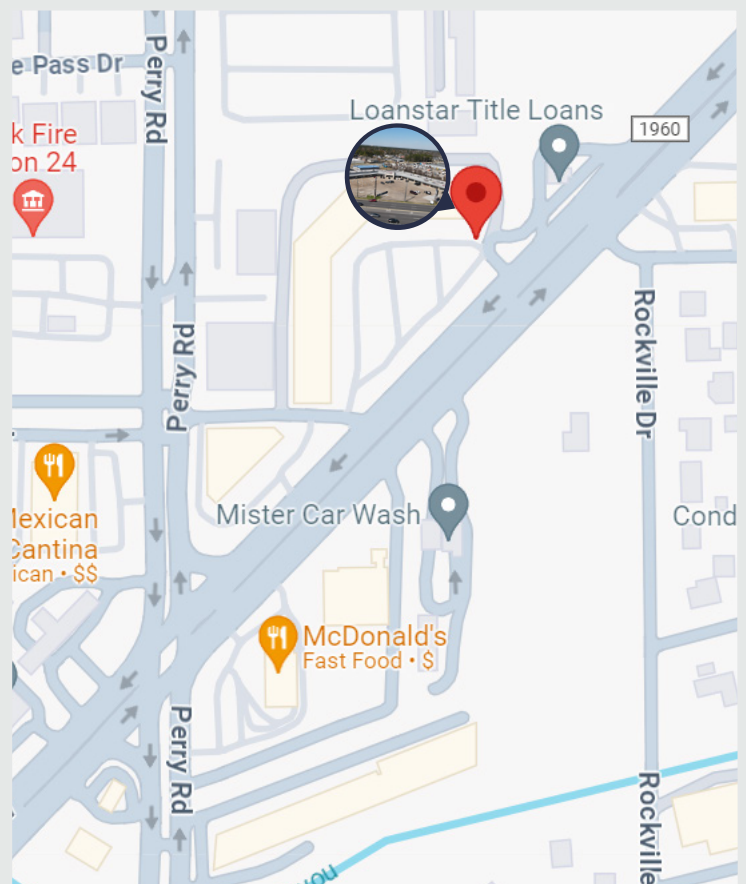
Total Household Units
3 mile radius

37,931



Avg Household Income
3 mile radius

\$92,228



THE PROPERTY

SITE PLAN

DEMOGRAPHICS AND LOCATION MAP

11111 Katy Freeway
Suite 535 | Houston, Texas
713.464.1001 | Investarinc.com



JOE BAYNE
713.806.2298
joe@investarinc.com



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