

FAIRWAY PLAZA

1701 FAIRWAY DRIVE—ALVIN, TEXAS 77511



LOCATION

Located on the northwest corner of State Highway 35 and Fairway Street

SPACES AVAILABLE

- Suite 8: 1,666 sq. ft. (Donut Shop)
- Suite 3: 2,240 sq. ft.
- Suite 10: 3,699 sq. ft.
- Suite 15A: 9,037 sq. ft.
- Suite 15: 10,574 sq. ft.

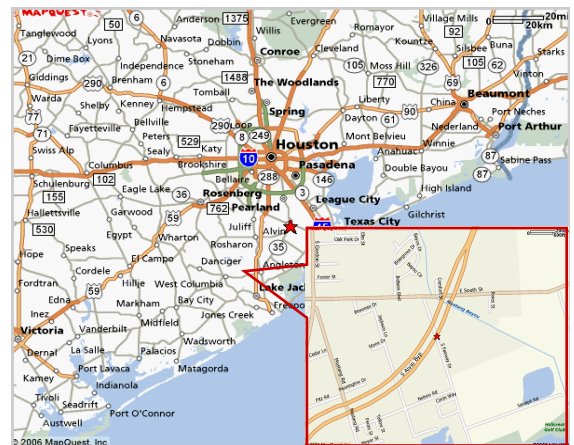
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TRAFFIC COUNTS

State Highway 35 & Fairway St.: 42,260 cars per day
 Fairway St. at State Highway 35: 10,530 cars per day

Source: Texas Department of Transportation - 2005

DEMOGRAPHICS	1 Mi. Radius	3 Miles	5
2005 Population 37,400	6,513	26,115	
Daytime Population 14,465	2,880	12,031	
Average Household Income	\$47,148	\$53,922	



**CLARION PROPERTIES,
LTD.**

**RANDY FERTITTA
MANAGING BROKER**

**CENTRAL PARKWAY, SUITE B-10
HOUSTON, TX 77092
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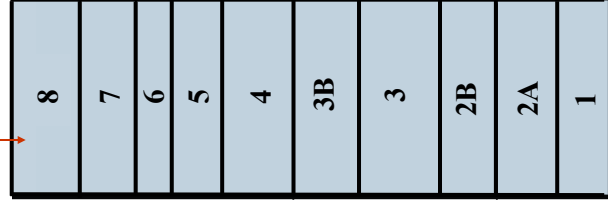
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WWW.CLARION-PROPERTIES.COM**



CLARION PROPERTIES, LTD

FAIRWAY PLAZA
1701 FAIRWAY DRIVE

No.	Tenant's Name	Sq. Ft.
1	Alvin Dental Care	1,500
2A	Let's Pho	1,500
2B	CT Nails	1,500
3	AVAILABLE	2,240
3B	Dr. Leago Chiropractor	2,429
4	Alvin Washateria	2,000
5	Nutrition World	1,301
6	Bella's Hairstyles	917
7	Cajun Shack Restaurant	1,616
8	AVAILABLE (Donut Shop)	1,666
10	AVAILABLE	3,699
11	Burke's Outlet	18,695
12	Affordable Wireless	3,006
14	Takara Sushi & Steakhouse	4,379
14A	(Mechanical Room)	866
15	AVAILABLE	10,574
15A	AVAILABLE	9,037
16	La Michoacána	11,998
18	Texas Advantage Bank	5,862



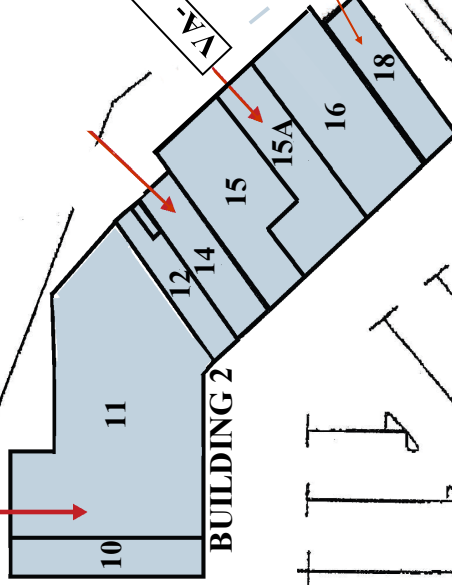
BAY-TOWN

BUILDING

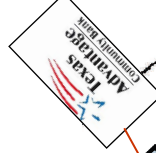


Empireon
MANUFACTURING

Burkes Outlet



BUILDING 2



FAIRWAY STREET



TEXAS STATE HIGHWAY 35 LOOP



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.

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
Randy Fertitta	496687	rfertitta@earthlink.net	713-963-0963
Designated Broker of Firm	License No.	Email	Phone
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	

Regulated by the Texas Real Estate Commission

TAR 2501

Evans Properties, 5100 Westheimer Rd., Ste 155 Houston, TX 77056
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Information available at www.trec.texas.gov

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Information About

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