

CLEAR LAKE II

17302-17330 Highway 3
Webster, Texas 77598



FOR LEASE



UP TO 3,315 RSF



RETAIL CENTER



Clearlake II is a 33,277 SF Shopping Center located at the corner of State Highway 3 and Medical Center Blvd in Webster, Texas. High traffic count and great visibility.

THE PROPERTY

SITE PLAN

DEMOGRAPHICS AND LOCATION MAP

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



JIM BAYNE
JBAYNE@INVESTARINC.COM
713.273.1363

Site Plan + Vacancy

17330 3,147 SF	17326 2,100 SF	17324-A 1,560 SF	17324-B 945 SF	17322 845 SF	17320-B 845 SF	17320-A 845 SF	17318 3,315 SF	17314 1,235 SF	17312 2,000 SF	17310-A 845 SF	17308 1,690 SF	17306 1,495 SF	17304-B 1,345 SF	17304 1,060 SF	17302-C 1,365 SF	17302-A 3,120 SF
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17360 5,520 SF

Tenant Name	Suite	SQFT
Backstage Dancewear	17302-A	3,120
Uniform Trends	17302C	1,365
Office Space	17304	1,060
Vacant	17304-B	1,345
Godeau Capital Management	17306	1,495
Salon Ambience	17308	1,690
The Face Space	17310	845
Fyzical Therapy & Balance Centers	17312	2,000
Antonini's Subs	17314	1,235
Vacant	17318	3,315
Sam's Alterations	17320-A	845
Do's Nails	17320-B	845
Premier Pharmacy	17322	845
Star Physical Therapy	17324-A	1,560
Vacant	17324-B	958
America's Muscle and Fitness	17326	1,087
Clear Lake Dental	17330	4,147
Lakeside MRI	17360	5,520

CLEAR LAKE II Tenant Roster
N.T.S.

RENTAL RATES

Suite	SQ	Base Rate	NNN
17304-B	1,345	\$15.00/SF/YR	\$5.04/SF/YR
17318	3,315	\$15.00/SF/YR	\$5.04/SF/YR
17324-B	958	\$15.00/SF/YR	\$5.04/SF/YR

Clearlake II

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Demographics and Location Map

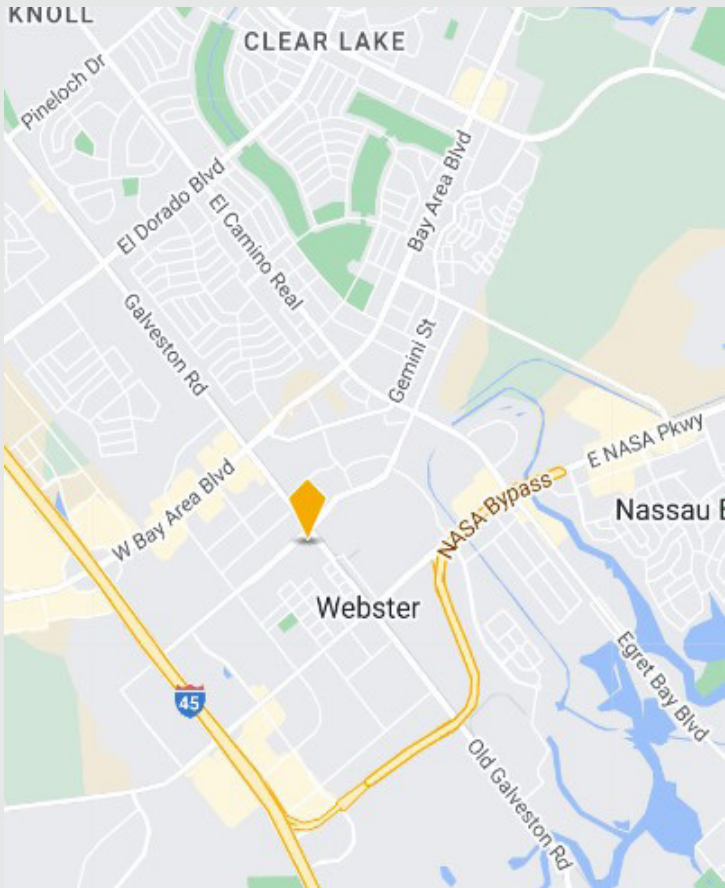
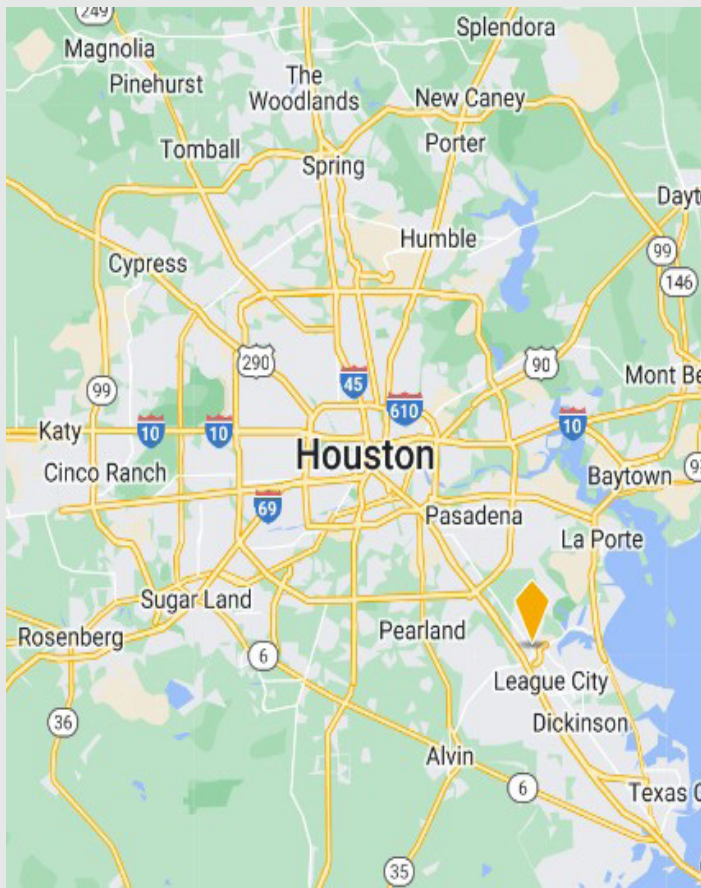
81,247
 Total Population
 3 mile radius

86,042
 2030 Population Projection
 3 mile radius

21,073
 Traffic Count

34,909
 Total Household Units
 3 mile radius

\$97,384
 Avg Household Income
 3 mile radius



THE PROPERTY

SITE PLAN

DEMOGRAPHICS AND LOCATION MAP



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
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