

Phanlac Plaza



Property Information

Lot Size: 3.79 AC

Building Space: 28,080 Sq. Ft

Parking Space: ~ 120 spaces

Number of buildings: 1-4

Ceiling Height: 15'

Based rent: \$18 and up /SF/YR or \$1.5 and up /SF/MONTH

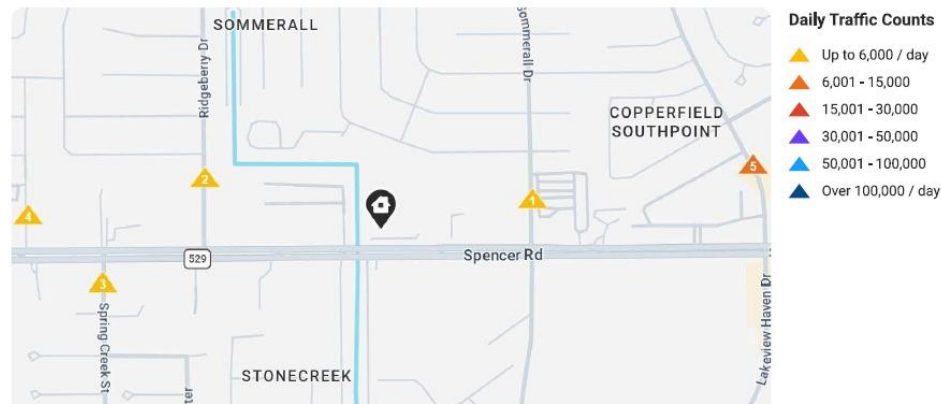
NNN: \$6 /SF/YR or 50 cents /SF/MONTH

Tenant Improvement Allowance: \$10/SF and up

Property Highlight

- Prime retail/commercial opportunity in Northwest Houston
- Strong visibility along FM 529
- Easy access to Hwy 6 and U.S. 290
- Growing residential population and commercial activity
- Shadow-anchored nearby major national retailers including:
DICK'S Sporting Goods, Burlington, Walmart, Target, Kroozin
- Ideally suited for medical offices, urgent care, clinics, professional services, salon, spa, retail stores, wellness and fitness centers.

Traffic Counts



Traffic Counts within 1 mile by Proximity

1 3,651

Sommerall Dr

2025 Est. daily traffic counts

Cross: Sky Blue Ln
Cross Dir: N
Distance: 0.06 miles

Historical counts

Year	▲	Count	Type
2011	▲	3,640	ADT
2006	▲	3,500	ADT
2001	▲	3,480	AADT
1996	▲	3,230	ADT

2 2,308

Ridgeberry Dr

2025 Est. daily traffic counts

Cross: Sky Blue Ln
Cross Dir: N
Distance: 0.03 miles

Historical counts

Year	▲	Count	Type
2011	▲	1,700	ADT
2006	▲	3,010	ADT
2001	▲	2,340	AADT
1996	▲	2,190	ADT

3 4,038

Spring Creek

2025 Est. daily traffic counts

Cross: FM 529 Rd
Cross Dir: N
Distance: 0.03 miles

Historical counts

Year	▲	Count	Type
2011	▲	3,970	ADT
2001	▲	4,960	AADT
1996	▲	3,130	ADT

4 959

Sonnet Glen Ln

2025 Est. daily traffic counts

Cross: FM 529 Rd
Cross Dir: S
Distance: 0.05 miles

Historical counts

Year	▲	Count	Type
2011	▲	940	ADT
2006	▲	940	ADT
2001	▲	1,870	AADT
1996	▲	1,510	ADT

5 6,697

Lakeview Haven Dr

2025 Est. daily traffic counts

Cross: River Garden Dr
Cross Dir: NW
Distance: 0.06 miles

Historical counts

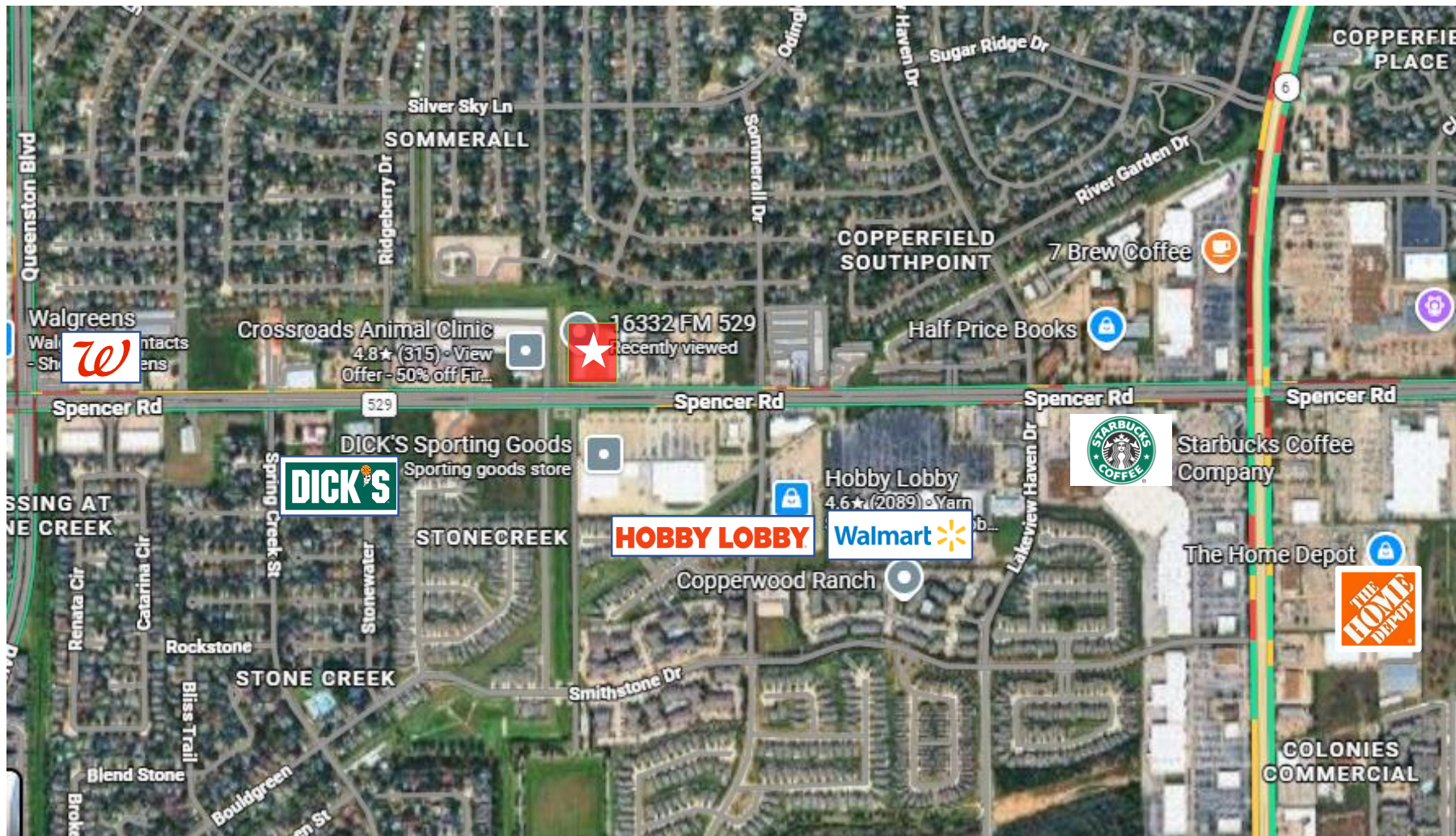
Year	▲	Count	Type
2011	▲	6,640	ADT
2006	▲	7,000	ADT
2001	▲	6,240	AADT
1996	▲	4,620	ADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates



VIN REALTY

For Lease

16332 FM 529. Houston, TX 77095



VIN REALTY

6100 Corporate Dr. Ste 180
Houston, TX 77036
(281) 758-5527

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(346) 234-3051

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

VIN Realty	9011594	info@vin-realty.com	(281)758-5527
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Tri Nguyen	602302	ndmtri3@gmail.com	(281)758-5527
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Thao Tran	820229	thaovi.realtor@gmail.com	(346)234-3051
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____ IABS 1-2
 Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov TXR 2501



CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from **VIN REALTY** and should not be made available to any other person or entity without the written consent of **VIN REALTY**.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation and makes no warranty or representation with respect to:

- the income or expenses for the subject property;
- the future projected financial performance of the property;
- the size and square footage of the property and improvements;
- the presence or absence of contaminating substances, PCBs, or asbestos;
- the compliance with State and Federal regulations;
- the physical condition of the improvements thereon;
- the financial condition or business prospects of any tenant; or
- any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, **VIN REALTY** has not verified, and will not verify, any of the information contained herein, nor has **VIN REALTY** conducted any investigation regarding these matters. Accordingly, **VIN REALTY** makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature; that you will hold and treat it in the strictest confidence; and that you will not disclose its contents in any manner detrimental to the interests of the Owner. You also agree that by accepting this Memorandum, you agree to release **VIN REALTY** and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.