

Retail Space Available for Lease

Hamilton Plaza Shopping Center 12800 Veterans Memorial - Houston, Texas 77014



LOCATION

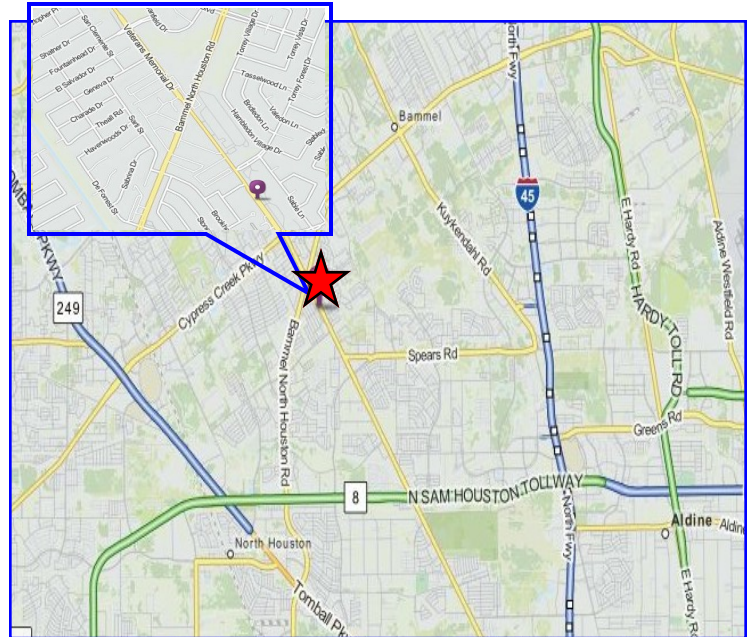
Located on Veterans Memorial at Bammel North Houston just South of FM 1960 West.

SPACES AVAILABLE

Suite 12830: 3,700/sf –Beauty School
Suite 12770: 2,600/sf
Suite 12774: 1,300/sf
Suite 12808: 3,170/sf
Suite 12812: 2,886/sf

TRAFFIC COUNTS

Veterans Memorial & Bammel:	28,070
Bammel North Houston & FM 1960:	29,162
FM 1960 & Veterans Memorial:	56,000



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

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CLARION PROPERTIES, LTD.
RANDY FERTITTA
MANAGING BROKER

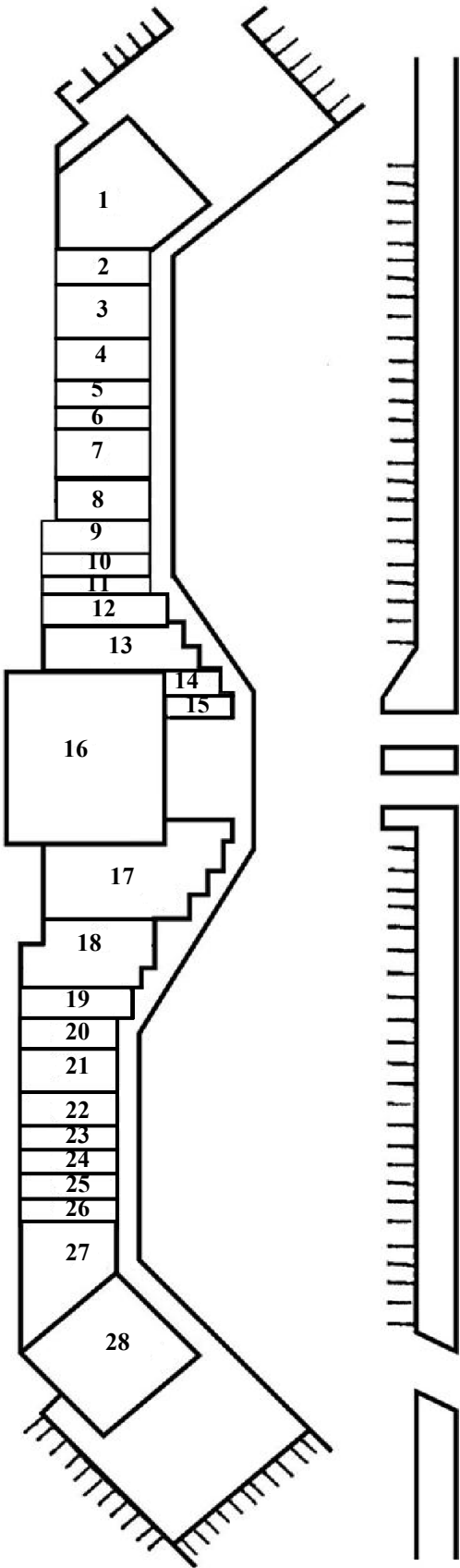
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LEAING - COMMERCIAL BROKERAGE - CONSULTING

Hamilton Plaza

Site Plan



No.	Address	Tenant	Sq. Ft.
1	12760	Tan Dinh Food Market	6,540
2	12762	Tan Dinh Food Market	1,281
3	12764	Happy Day's Champions Childcare	3,915
4	12770	AVAILABLE	2,600
5	12772	American Beauty Hair Salon	1,300
6	12774	Saigon Community Center, LLC	1,300
7	12776	UT Spa & Nails Supply	2,600
8	12780 & 12782	EL ZARAPE RESTAURANT & GRILL	2,760
9	12784	Dr. Lan (Podiatrist)	1,560
10	12786	Natural Health & Wellness, LLC	1,000
11	12788	Panaderia Central	1,300
12	12790	Family Dentistry	1,600
13	12792/ 94	GRAND PULGARCITO RESTAURANT	3,837
14	12796	Chicka Hair Salon	1,000
15	12798	Water & Ice Mart	1,000
16	12800	Sunrise Adult Activity & Health Center	15,105
17	12802/ 04	G&J African Grocery	6,144
18	12808	AVAILABLE	3,170
19	12812	AVAILABLE	2,886
20	12814	State Inspection	1,300
21	12816	Japan Car Care	2,600
22	12820	MD Shipping	1,300
23	12822	Rainbow Pediatrics of Houston	1,300
24	12824	Tax (DAS Dynamic Services)	1,300
25	12826	GIO CHA' XOM MOL	1,300
26	12828	Quick-Le Multi Service	1,300
27	12830	AVAILABLE- BEAUTY SCHOOL	3,700
28	12832	The Universal Church	6,400



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 Licensed Broker/Broker Firm Name or Primary Assumed Business Name	419362 License No.	Email	Phone
Randy Fertitta Designated Broker of Firm	496687 License No.	rfertitta@earthlink.net Email	713-963-0963 Phone
Randy Fertitta Licensed Supervisor of Sales Agent/ Associate	496687 License No.	rfertitta@earthlink.net Email	713-963-0963 Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____