

SHOPPES AT WESTPARK

26440 Farm to Market Road 1093, Richmond, TX 77406



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Marcus & Millichap
LEVY RETAIL GROUP

OFFERING MEMORANDUM

SHOPPES AT WESTPARK

26440 Farm to Market Road 1093,
Richmond, TX 77406

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

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Executive Summary

INVESTMENT OVERVIEW

List Price:	\$7,817,000
Building Size:	22,497 SF
Lot Size:	1.94 AC
Price/SF:	\$347.50
Cap Rate:	7.50%
NOI:	\$586,333
Year Built:	2013
County:	Fort Bend
Ownership Type:	Fee Simple

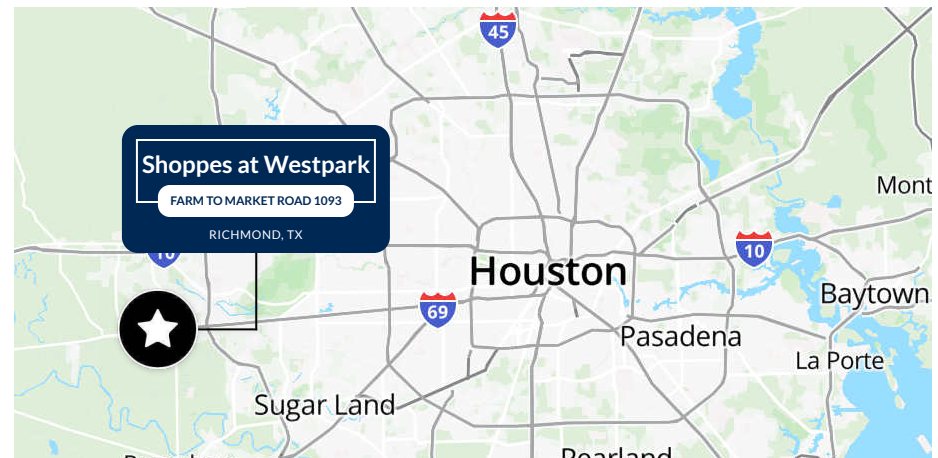
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 Total Population	14,706	89,940	184,488
2029 Population Projection	17,635	108,383	223,063
Growth (2024 - 2029)	19.92%	20.51%	20.91%
Total Households	4,284	26,307	55,885
Avg Household Income	\$168,445	\$186,938	\$186,701

PROPERTY OVERVIEW

Marcus & Millichap is pleased to present the opportunity to acquire the Shoppes at Westpark, a fully stabilized multi-tenant retail asset located at 26440 Farm to Market Road 1093 in Richmond, Texas. The property features a curated mix of quality restaurants and service-oriented retailers strategically positioned to serve the affluent and rapidly expanding Richmond/Fulshear trade area.

Shoppes at Westpark occupies a strategic retail node within one of Texas' most active suburban growth corridors – benefitting from critical commuter connectivity, dense and expanding residential rooftops, and emerging retail destinations that collectively support sustained trade area performance and future upside.



LANDLORD UPGRADES WITHIN LAST 6 MONTHS

- 3 New Leases Executed, Bringing Occupancy from 82% to 100%
- 3 Existing Leases Extended (Texas Borders, Plato's Closet, and Next Level Jiu Jitsu)
- Property Improvements Including Exterior Painting, Painting Both Monument Signs, Replacing Signage Panels, Landscaping & Hardscaping

Investment Overview



100% Leased on Triple-Net Terms

The 22,497-square-foot retail center is fully leased to a diverse roster of eight tenants on triple-net (NNN) leases, providing a stable income stream with minimal landlord responsibility.



Diverse Mix of Restaurants and Service-Based Retailers

The property includes a diverse mix of tenants, including unique restaurants such as Texas Borders, Spice Korner and Ferso's Mexican Cuisine, and service-based retailers, offering a well-rounded retail experience for the surrounding population.



Average Rents are Below Market with Staggered Lease Expirations

The property has a staggered lease expiration schedule, with leases expiring between 2028 and 2031, reducing the risk of large vacancies, with future upside potential through mark-to-market rents.



Building has a Metal Roof and Enclosed Outdoor Areas

Building features include a metal roof and awnings over storefronts. The end cap suite leased to Texas Borders Bar & Grill has a children's playscape and covered patio areas for outdoor dining.



High Traffic Location Near Major Drivers

Situated near key traffic drivers like Walmart, LA Fitness, H-E-B, and Lowe's, the property enjoys high visibility and a steady stream of potential customers throughout the day.



Explosive Affluent Demographic Growth

The immediate average household income is \$168,445 within a one-mile radius; \$186,938 within three miles; and \$186,701 within five miles. The population is projected to grow by 20.5% to over 108,000 residents by 2029 within a three-mile radius, ensuring sustained retail demand.



Property Overview



PROPERTY DESCRIPTION

Shoppes at Westpark is a 22,497-square-foot, multi-tenant retail center located on a 1.94-acre parcel in Richmond, Texas. Built in 2013, the property is fully occupied by eight service and restaurant tenants on triple-net (NNN) leases, including Plato's Closet, Texas Borders, Ferso's Mexican Cuisine, Spice Korner, Next Level Jiu Jitsu, BRB Lash & Brow, NSA Pack & Ship, and Beauty by Sohair. The center offers a flexible unit configuration with suites ranging from 1,000 to 6,080 square feet. Texas Borders end cap suite features a playground and covered patio areas for outdoor dining, and the building has a metal roof. Landlord states recent property improvements include exterior painting, monument signage painting, and landscaping/hardscaping upgrades.

LOCATION DESCRIPTION

Positioned along the FM 1093 / Westpark Tollway corridor in Fort Bend County, this retail investment sits in the heart of one of Houston's strongest westward growth patterns, benefiting from commuter connectivity, expanding rooftops, and accelerating retail momentum. The immediate area is home to a robust retail ecosystem, with key national retailers like Walmart Supercenter, Lowe's, T.J. Maxx, LA Fitness, H-E-B, and others, ensuring high foot traffic and cross-shopping opportunities. The corridor is seeing new, modern retail supply designed to serve the rapidly growing Richmond/Fulshear submarket—most notably The Oaks of District West planned along FM 1093, bringing a walkable mix of dining, entertainment, and experiential retail. Construction is anticipated to begin in 2026 with delivery targeted for 2027 for The Oaks of District West.

Shoppes at Westpark is in close proximity to established and expanding master-planned communities that continue to deliver sustained household growth and embedded retail demand, including Aliana, Lakemont, Lakes of Bella Terra, Long Meadow Farms, Westheimer Lakes, and others. The area benefits from extremely affluent demographics, with an average household income of over \$186,701 in the surrounding five-mile radius. Richmond and Fulshear are among Greater Houston's fastest-growing submarkets, with the population expected to grow by more than 20 percent by 2029, adding roughly 18,000 residents.





T.J. MAXX **SUBWAY**
PET SMART **Quick Quack CAR WASH** **ULTA**
ROSS **five BEL'W** **DOLLAR TREE**
UPS **AT&T** **EXPRESS OIL CHANGE**
THE UPS STORE **TIRE ENGINEERS**

Walmart

La Cantina MEXICAN RESTAURANT
NOBLE SMILE FAMILY & COSMETIC DENTISTRY
Little Learners Child Development Center
COLLINS MUSIC CENTERS
Z-Massage
Sikram Yoga KATY, TEXAS
CHARCOAL EATS
canTuTas Event | design
BIRYANI HOUSE
Bird's Eye View Optometry

Chick-fil-e **Carne's** **SHERWIN WILLIAMS**
Yolk **VILLAGIO DENTAL** **WHATABURGER** **Swig**

XSCAPE THEATRES

GAVRI ORTHODONTICS
Mr. CACHAPA Since 2009
Pizza Hut
atmos CBD & Smoke Shop
WESTHEIMI LAKES DENTAL
naturElle Skin Bar NATURAL STORE AND DAY SPA
WingStreet PHYSICAL THERAPY CARE & AQUATIC REHAB OF FORT BEND
goldfish swim school **Cheeky MONKEYS**

TACO BELL **Freddy's** **STEAKBURGERS**
Dulcedo **SPRING CREEK BARBECUE** **KFC**
LA|FITNESS

the I school a place where I matter

Public Storage

SHOPPES AT WESTPARK
 26440 FARM TO MARKET ROAD 1093
 RICHMOND, TX

FARM TO MARKET ROAD 1093 37,634 VPD



WALGREENS



salata

CINCO RANCE SW
5,221 HOMES \$600K+
AVG. HOME VALUE



LAKES OF BELLA TERRA
1,600 HOMES
\$565K MEDIAN HOME VALUE



CALIBER COLLISION
RESTORING THE RHYTHM OF YOUR LIFE™

WESTHEIMER LAKES
2,000 HOMES
\$300K-\$500K HOME VALUE

WESTHEIMER LAKES NORTH
1,100 HOMES
\$300K-\$700K HOME VALUE

Shoppes at Westpark
26440 Farm to Market Road 1093
Richmond, TX



FARM TO MARKET ROAD 1093 37, 634 VPD







Financial Summary

INVESTMENT OVERVIEW

YEAR 1

Price	\$7,817,700
Price per SF	\$347.50
Total Return (Year 1)	\$586,333
CAP Rate	7.50%

OPERATING DATA

YEAR 1

Gross Income	\$872,169
Operating Expenses	\$285,836
Net Operating Income	\$586,333

Shoppes at Westpark
26440 Farm to Market Road 1093, Richmond, TX 77406



Operating Statement

INCOME	YEAR 1	PER SF
Rental Income		
Scheduled Base Rental Income (1)	\$572,681	\$25.46
Expense Reimbursement Income		
Real Estate Taxes	\$147,841	\$6.57
Insurance	\$25,796	\$1.15
CAM	\$88,638	\$3.94
Management Fees	\$23,562	\$1.05
Admin Fees	\$13,651	\$0.61
Total Reimbursement Income	\$299,488	\$13.31
Effective Gross Income	\$872,169	\$38.77
OPERATING EXPENSES	YEAR 1	PER SF
Real Estate Taxes	\$147,841	\$6.57
Insurance	\$25,796	\$1.15
Common Area Maintenance (CAM)	\$88,638	\$3.94
Management Fees	\$23,562	\$1.05
Total Expenses	\$285,836	\$12.71
Net Operating Income	\$586,333	\$26.06

NOTES:

(1) Base Rental Income is calculated on the future base rent of \$572,681 as of 2/01/2027. Current base rent as of 3/01/2026 is \$558,171. Seller shall credit Buyer the monthly rent differential on a pro rata basis, at closing.

Rent Roll

SUITE	TENANT NAME	UNIT SIZE (SF)	% OF GLA	LEASE START	LEASE END	ANNUAL RENT	RENT/SF	CHANGES ON	CHANGES TO	EXPENSE REIMBURSEMENT	OPTIONS	LEASE TYPE
400	Texas Borders	6,080	27.03%	8/1/2016	1/31/2030	\$179,679.72	\$29.55	2/01/28	\$30.32	\$81,798	(2) 5-year @ FMV	NNN
413	Spice Korner	1,000	4.45%	7/1/2021	8/31/2030	\$34,007.28	\$34.01	9/01/27	\$35.20	\$13,454	None	NNN
								9/01/28	\$36.43			
								9/01/29	\$37.70			
420	Sohair's Salon	1,067	4.74%	5/16/2026	7/31/2029	\$25,608.00	\$24.00			\$14,355	(2) 5-year with 3% annual increases	NNN
430	NSA Pack, Ship & Print	1,600	7.11%	3/1/2026	5/31/2031	\$38,400.00	\$24.00			\$21,526	(1) 5-year with 3% annual increases	NNN
440	BRB Lash Lounge	1,350	6.00%	2/1/2026	4/30/2030	\$32,793.96	\$24.29	2/01/28	\$24.73	\$18,162	(1) 3-year @ \$26.50/SF	NNN
								2/01/29	\$25.19			
460	Next Level Jiu Jitsu	2,800	12.45%	12/1/2017	12/31/2031	\$57,380.04	\$20.49			\$37,670	None	NNN
480	Plato's Closet	4,250	18.89%	8/1/2021	10/31/2030	\$80,750.04	\$19.00			\$53,999	(2) 5-year @: First:\$20.00/SF Second: \$21.00/SF	NNN
490	Ferso's Mexican Cuisine	4,350	19.34%	3/1/2024	4/30/2028	\$124,062.00	\$28.52			\$58,523	(1) 5-year @ FMV	NNN
TOTAL VACANT		0	0%									
TOTAL OCCUPIED		22,497	100%									
TOTAL		22,497	100%			\$572,681				\$299,487		

*Total Annual Rent is calculated on the future base rent of \$572,681 as of 2/01/2027. Current base rent as of 3/01/2026 is \$558,171. Seller shall credit Buyer the monthly rent differential on a pro rata basis, at closing.



↑ HOUSTON



FULSHEAR ↓

Major Tenant Overview



Texas Borders		Ferso's Mexican Cuisine		Plato's Closet		Next Level Jiu Jitsu	
UNIT SIZE (SF)	6,080	UNIT SIZE (SF)	4,350	UNIT SIZE (SF)	4,250	UNIT SIZE (SF)	2,800
FOUNDED	1996	FOUNDED	2019	FOUNDED	1998	FOUNDED	2017
LOCATIONS	3	LOCATIONS	1	LOCATIONS	500+	LOCATIONS	1
Guarantor	Personal	Guarantor	Personal	Guarantor	Franchisee	Guarantor	Personal
WEBSITE	texasbordersbarandgrill.com	WEBSITE	fersos.com	WEBSITE	platoscloset.com	WEBSITE	nextlevelrichmond.com

Texas Borders is a casual American bar and grill offering a variety of grilled fare, cocktails, and drinks. Known for its laid-back atmosphere, it caters to both families and sports fans, offering a comfortable space for dining. The operator currently has locations in Katy, Richmond, and Cane Island.

Ferso's Mexican Cuisine serves authentic Mexican dishes such as tacos, enchiladas, and birria. Known for its home-style meals and vibrant atmosphere, Ferso's is a popular spot for traditional Mexican dining in the Richmond area.

There are more than 500 individually owned and operated Plato's Closet locations. Plato's Closet is a resale retailer specializing in gently used clothing, shoes, and accessories. Offering trendy, name-brand fashion for teens and young adults, the store promotes sustainable shopping with affordable, high-quality options.

Next Level Jiu Jitsu offers Brazilian Jiu Jitsu training for all ages and skill levels. The academy provides martial arts instruction, fitness classes, and self-defense training in a welcoming environment for both beginners. The instructor has been teaching Jiu Jitsu for over 30 years.



Sales Comparables



Shoppes at Westpark



Webster Shopping Center



Waterside Shopping Center

Address	26440 Farm to Market Rd 1093
City, State	Richmond, TX
Sale Date	-
Price	\$7,817,700
NOI	\$586,333
GLA (SF)	22,497
Price/SF	\$347.50
Cap Rate	7.50%
Lot Size	1.94 AC
Year Built	2013
Major Tenants	Texas Borders; Spice Korner; Sohair's Salon; NSA Pack, Ship, & Print; RB Lash & Brow; Next Level Jiu Jitsu; Plato's Closet; Ferso's Mexican Cuisine

Address	528 W Bay Area Blvd
City, State	Webster, TX
Sale Date	7/2/2025
Price	\$11,450,000
NOI	\$731,028
GLA (SF)	23,820
Price/SF	\$480.69
Cap Rate	6.38%
Lot Size	2.59 AC
Year Built	2004
Major Tenants	Freebirds; Buffalo Wild Wings; Sushi Coast; Beyond Floors; Meador Staffing

Address	8182 W Grand Pkwy S
City, State	Richmond, TX
Sale Date	12/17/2025
Price	\$2,650,000
NOI	\$187,788
GLA (SF)	6,019
Price/SF	\$440.27
Cap Rate	7.09%
Lot Size	29,363 SF
Year Built	2017
Major Tenants	Z Salon Studios; Young Hustlers Coffee; Zena Salon

Sales Comparables



Baytown Plaza

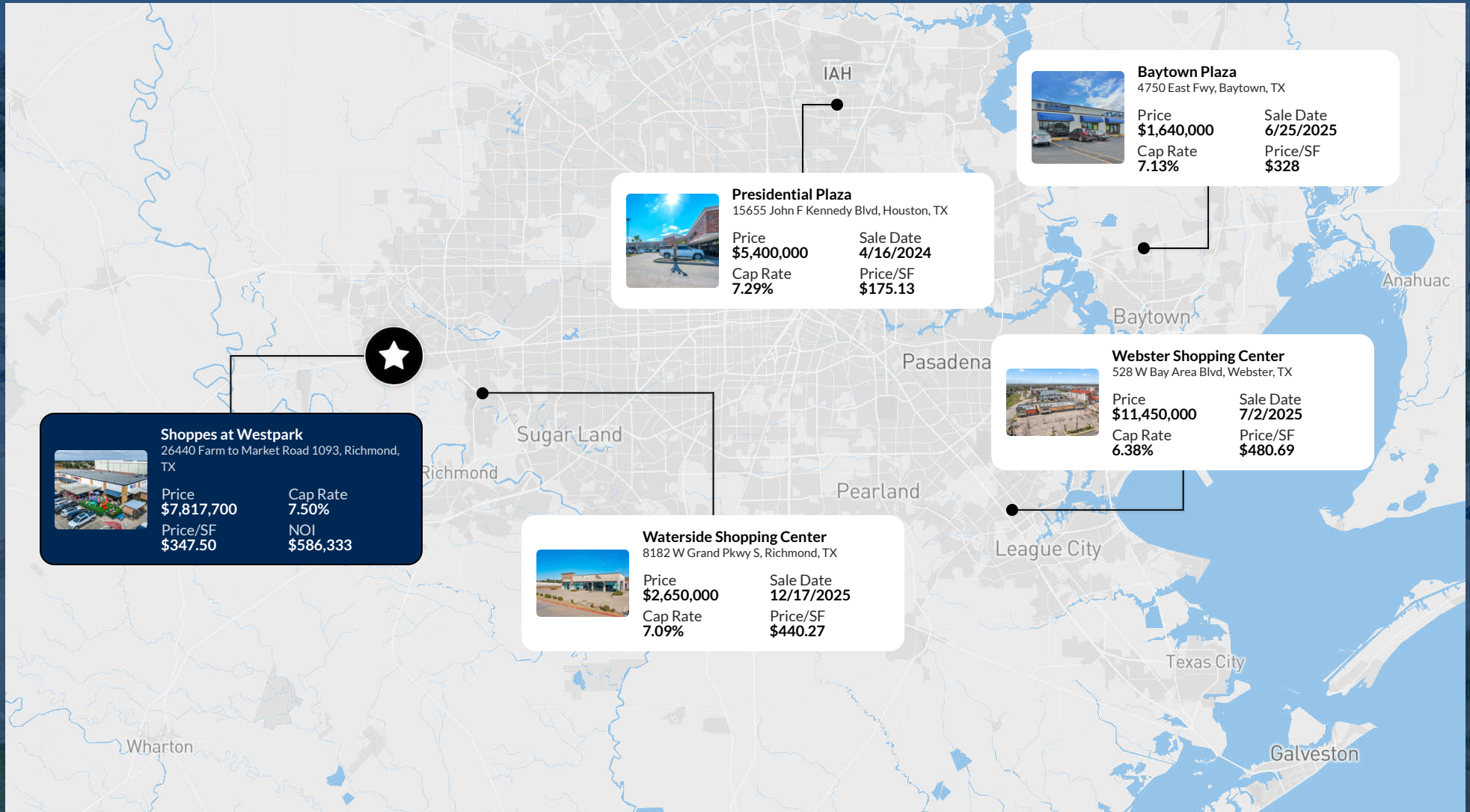


Presidential Plaza

Address	4750 East Fwy
City, State	Baytown, TX
Sale Date	6/25/2025
Price	\$1,640,000
NOI	\$117,000
GLA (SF)	5,000
Price/SF	\$328.00
Cap Rate	7.13%
Lot Size	0.34 AC
Year Built	1999
Major Tenants	Automation Personnel Services; Mann Eye Institute

Address	15655 John F Kennedy Blvd
City, State	Houston, TX
Sale Date	4/16/2024
Price	\$5,400,000
NOI	\$393,750
GLA (SF)	30,835
Price/SF	\$175.13
Cap Rate	7.29%
Lot Size	2.17 AC
Year Built	2003
Major Tenants	Guanatos Grub; Subway; Kung Food; Domino's Pizza; JFK Liquors; Gumbo Jeux's

Property	Address	Price	NOI	GLA	Price/SF	Cap Rate	Year Built	Sale Date
Shoppes at Westpark	26440 Farm to Market Rd 1093, Richmond, TX	\$7,817,000	\$586,333	22,497	\$347.50	7.50%	2013	-
Webster Shopping Center	528 W Bay Area Blvd, Webster, TX	\$11,450,000	\$731,028	23,820	\$480.69	6.38%	2004	7/2/2025
Waterside Shopping Center	8182 W Grand Pkwy S, Richmond, TX	\$2,650,000	\$187,788	6,019	\$440.27	7.09%	2017	12/17/2025
Baytown Plaza	4750 East Fwy, Baytown, TX	\$1,640,000	\$117,000	5,000	\$328.00	7.13%	1999	6/25/2025
Presidential Plaza	15655 John F Kennedy Blvd, Houston, TX	\$5,400,000	\$393,750	30,835	\$175.13	7.29%	2003	4/16/2024





Rent Comparables



Shoppes at Westpark

Address	26440 Farm to Market Rd.
City, State	Richmond, TX
Zip Code	72406
Occupancy	100%
SF	22,497
Year Built	2013
Avg. Base Rent	\$25.46
Tenants	Texas Borders; Spice Korner; Sohair's Salon; NSA Pack, Ship, & Print; RB Lash & Brow; Next Level Jiu Jitsu; Plato's Closet; Ferso's Mexican Cuisine



Seven Lakes Plaza

Address	9006 S Fry Road
City, State	Katy, TX
Zip Code	77494
Occupancy	100%
SF	14,091 SF
Year Built	2015
Avg. Base Rent	\$29.32
Tenants	Marco's Pizza, Cinco West Pediatrics, City Glow, Awesome Entertainment



Cross Creek

Address	27117 Fulshear Bend Dr
City, State	Fulshear, TX
Zip Code	77441
Occupancy	100%
SF	8,485 SF
Year Built	2023
Avg. Base Rent	\$36.72
Tenants	Mountain Mike's Pizza, Tous Les Jours, Verizon



The Shops at Cardiff Ranch

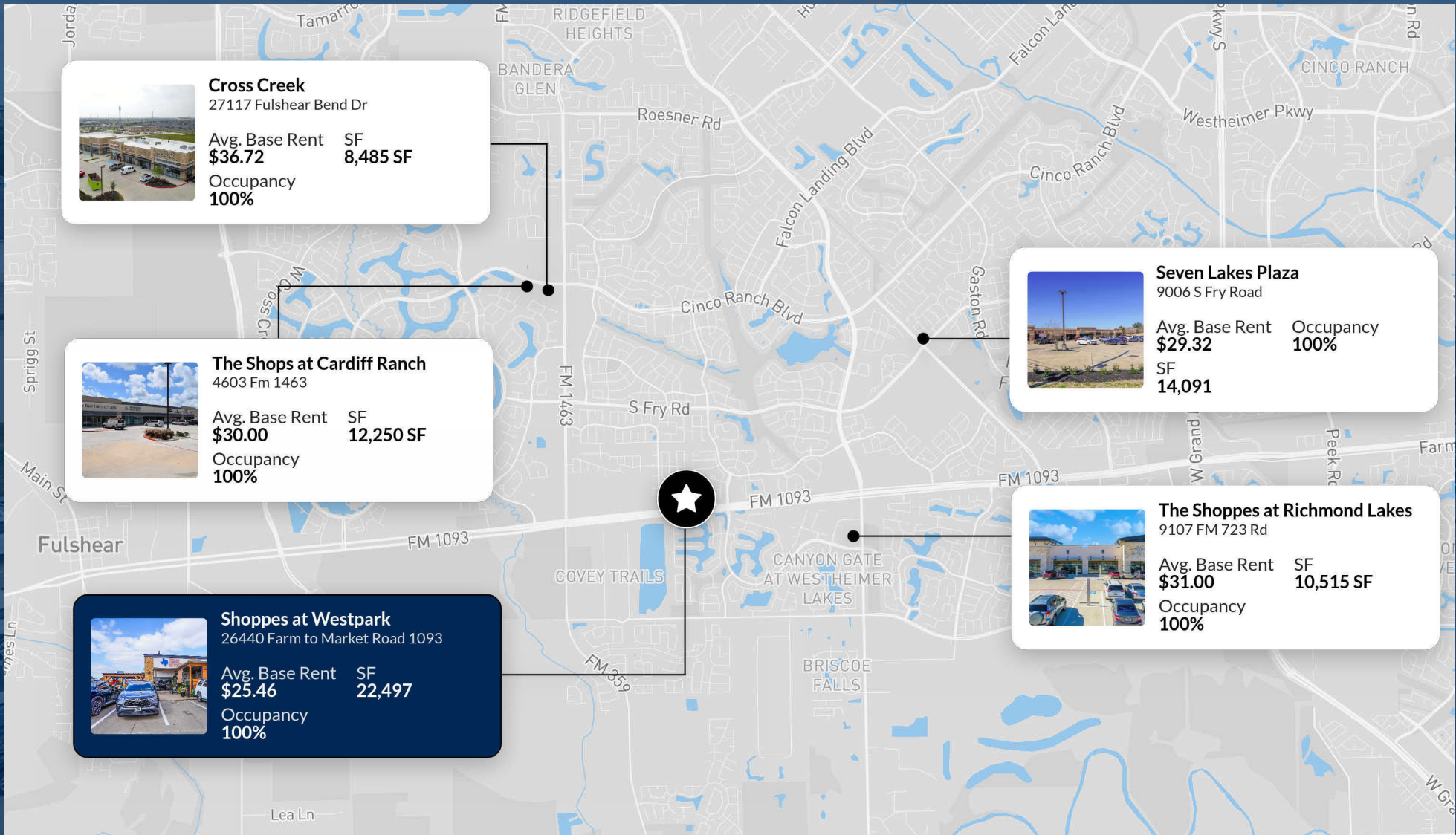
Address	4603 Fm 1463
City, State	Katy, TX
Zip Code	77494
Occupancy	100%
SF	12,250 SF
Year Built	2015
Avg. Base Rent	\$30.00
Tenants	Alani Nails, Bing Dental, Brite Touch Cleaners, Best Brains, Brixton Pet Hospital & Resort



The Shoppes at Richmond Lakes

Address	9107 FM 723 Rd
City, State	Richmond, TX
Zip Code	77406
Occupancy	100%
SF	10,515 SF
Year Built	2017
Avg. Base Rent	\$31.00
Tenants	Bahama Mama's, Blue Lion Salon Studios

Property Name	Address	City, State	Zip Code	Gross Leasable Area	Average Base Rent
Shoppes at Westpark	26440 Farm to Market Road 1093	Richmond, TX	72406	22,497 SF	\$25.46
Seven Lakes Plaza	9006 S Fry Road	Katy, TX	77494	14,091 SF	\$29.32
Cross Creek	27117 Fulshear Bend Dr	Fulshear, TX	77441	8,485 SF	\$36.72
The Shops at Cardiff Ranch	4603 Fm 1463	Katy, TX	77494	12,250 SF	\$30.00
The Shoppes at Richmond Lakes	9107 FM 723 Rd	Richmond, TX	77406	10,515 SF	\$31.00





Demographics

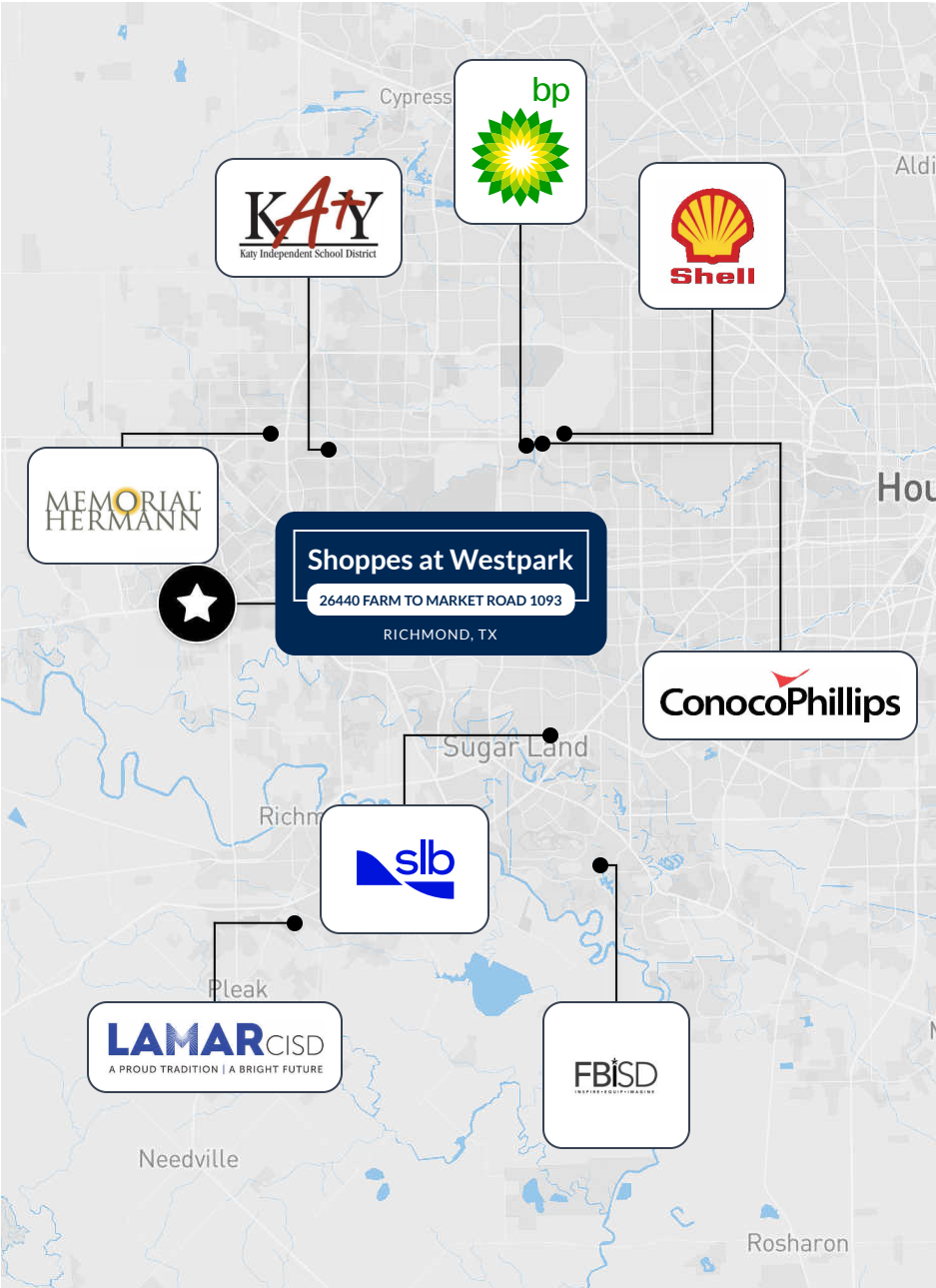
Population	1 Mile	3 Mile	5 Mile
2029 Projection	17,635	108,383	223,063
2024 Estimate	14,706	89,940	184,488
2020 Census	13,407	78,914	157,424
Growth (2024 - 2029)	19.92%	20.51%	20.91%
Growth (2020 - 2024)	9.69%	13.97%	17.19%
2024 Population by Hispanic Origin	3,331	20,347	40,516
2024 Population (Race Breakdown)	14,706	89,940	184,488
White	5,797 (39.42%)	37,216 (41.38%)	82,846 (44.91%)
Black	1,924 (13.08%)	9,004 (10.01%)	18,234 (9.88%)
American Indian & Alaskan	41 (0.28%)	217 (0.24%)	449 (0.24%)
Asian	3,425 (23.29%)	21,891 (24.34%)	40,168 (21.77%)
Hawaiian & Pacific Island	14 (0.10%)	79 (0.09%)	208 (0.11%)
Other	3,506 (23.84%)	21,532 (23.94%)	42,583 (23.08%)
U.S. Armed Forces	0 (0%)	0 (0%)	0 (0%)
Households			
2029 Projection	5,167	31,887	67,964
2024 Estimate	4,284	26,307	55,885
2020 Census	3,870	22,831	47,170
Growth (2024 - 2029)	20.61%	21.21%	21.61%
Growth (2020 - 2024)	10.70%	15.22%	18.48%
Owner Occupied	3,602 (84.08%)	21,902 (83.26%)	46,206 (82.68%)
Renter Occupied	682 (15.92%)	4,406 (16.75%)	9,679 (17.32%)
2024 Households by HH Income	4,284	26,306	55,884
Income: <\$25,000	161 (3.76%)	1,112 (4.23%)	3,116 (5.58%)
Income: \$25,000 - \$50,000	635 (14.82%)	2,211 (8.40%)	4,722 (8.45%)
Income: \$50,000 - \$75,000	109 (2.54%)	1,614 (6.14%)	5,124 (9.17%)
Income: \$75,000 - \$100,000	524 (12.23%)	1,987 (7.55%)	4,288 (7.67%)
Income: \$100,000 - \$125,000	498 (11.62%)	3,947 (15.00%)	7,702 (13.78%)
Income: \$125,000 - \$150,000	640 (14.94%)	3,422 (13.01%)	6,000 (10.74%)
Income: \$150,000 - \$200,000	709 (16.55%)	5,338 (20.29%)	10,055 (17.99%)
Income: \$200,000+	1,008 (23.53%)	6,675 (25.37%)	14,877 (26.62%)
2024 Average Household Income	\$168,445	\$186,938	\$186,701
2024 Median Household Income	\$153,676	\$164,508	\$162,828

Shoppes at Westpark

26440 Farm to Market Road 1093, Richmond, TX 77406



Major Employers



The property is strategically positioned within a robust and diverse economic submarket of Fort Bend County, underpinned by a formidable concentration of employers in the energy, education, and healthcare sectors. The area’s employment landscape is dominated by the significant presence of global energy corporations such as Shell, bp, ConocoPhillips, and Schlumberger Technology Corporation, which provide a substantial base of high-wage jobs and drive economic vitality. This corporate strength is balanced by the stabilizing influence of major public sector employers, including the Katy, Fort Bend, and Lamar Consolidated Independent School Districts, which are among the largest employers in the county and ensure consistent employment. The expanding healthcare sector, anchored by institutions like Memorial Hermann Katy Hospital, further enhances the market’s resilience. This powerful synergy of world-class corporate headquarters and essential public and healthcare services establishes a durable economic foundation, mitigating sector-specific risks and fostering sustained demand for commercial and residential assets in the immediate vicinity.

Employer	Industry	Employees	Distance
Katy ISD	Education	10,000	12.2 mi
Fort Bend ISD	Education	10,000	24.9 mi
Shell USA, Inc.	Energy	8,000	21.4 mi
BP America	Energy	5,000	20.0 mi
Lamar Consolidated ISD	Education	5,000	15.7 mi
ConocoPhillips	Energy	3,000	20.5 mi
Memorial Hermann Katy Hospital	Healthcare	2,000	12.5 mi
SLB (Schlumberger)	Energy	1,800	19.2 mi



Information About Brokerage Services

11-03-2025

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.

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 or subagent 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:
 - 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.

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 options or advise 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 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.

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Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov

IABS 1-2



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LEVY RETAIL GROUP