

2503 FM 1960 HOUSTON, TX 77073



FOR LEASE

RETAIL CENTER

McALPINE INTERESTS



PROPERTY HIGHLIGHTS

Primary Use: Retail

Area of Town: North

Building Size: 11,900 SF

Available Space: 3,640 SF

Suite B: 1,400 SF

Suite E-1: 1,240 SF

Suite E-2: 1,000 SF

Smallest Available: 1,000 SF

Lease Rate: \$22.00 - \$24.53/SF/YR + NNNs

FOR INFORMATION, CONTACT:

ADAM McALPINE, CCIM
OFFICE: 281.973.4562
ADAM@MI-CRE.COM

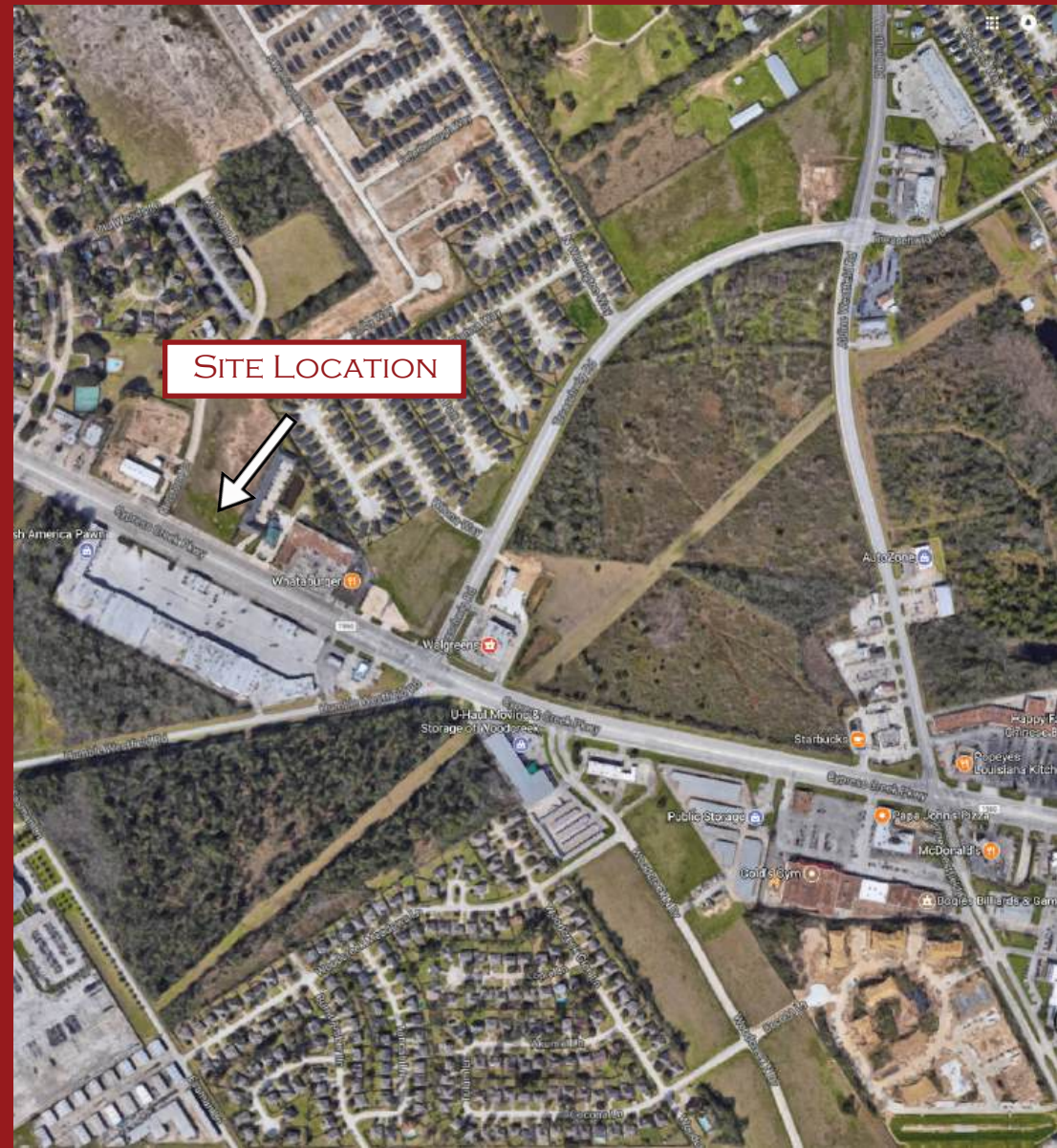
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PROPERTY DESCRIPTION:

- New retail development completed in 2018

LOCATION DESCRIPTION:

- Located at the intersection of FM 1960 @ Millstone Drive very close to the Hardy Toll Rd
- Conveniently located just east of I-45 and the Hardy Toll Rd
- Easy access to Intercontinental Airport, I-45, Hardy Toll Rd and Beltway 8

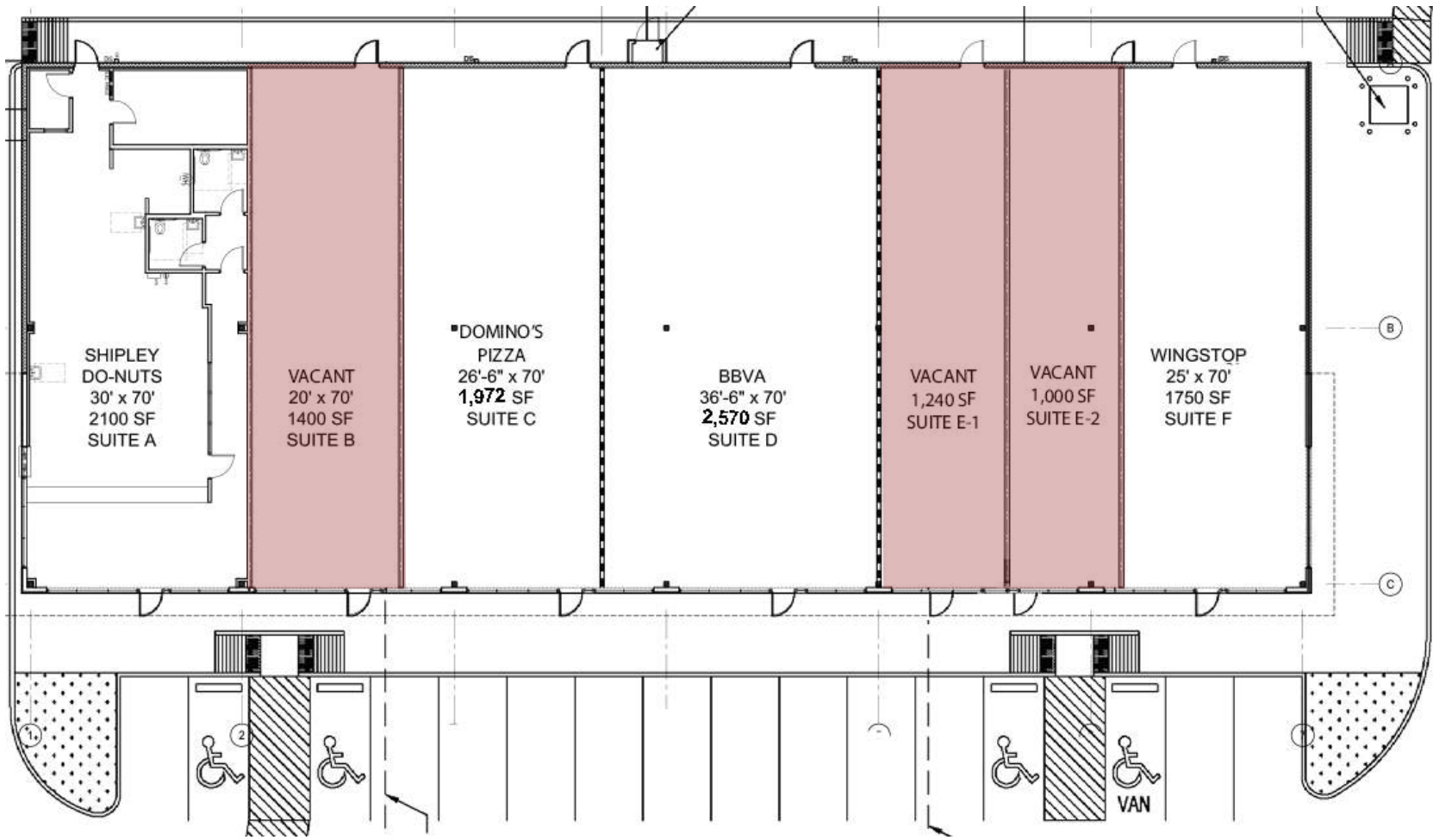


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SITE PLAN



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CILANTRO COCINA MEXICAN
 UPS STORE
 RENT A TIRE CUSTOM WHEELS
 DOLLAR TREE
 HOOTERS
 POLLO CAMPERO
 DAVID'S BRIDAL
 FAIRMONT INN & SUITES
 HAMPTON INN & SUITES
 SILVERADO MEMORIAL CARE
 HILTON GARDEN INN
 AUDI NORTH HOUSTON
 SEWALL INFINITI
 NORTHSIDE LEXUS
 BASSETT HOME FURNISHINGS

MERCEDES BENZ OF HOUSTON
 NORTH
 BMW OF HOUSTON NORTH
 ENTERPRISE RENT-A-CAR
 AUTONATION COLLISION CENTER
 MUNDAY CHEVROLET

SPRING CREEK BARBAQUE
 POTATOE PATCH
 DAIRY QUEEN
 SHELL
 TEXAS TIRES DISCOUNTERS
 A PLUS TRANSMISSION
 SPECIALISTS
 EZ LUBE N TUNE
 TOTAL RENTAL CENTER
 NICK'S AUTO REPAIR
 DISCOUNT TILE EXPO
 SANDY'S 3 ESTRELLAS
 SALON
 CUTTIN-UP BARBERSHOP
 SKIN ILLUSIONS

CASH AMERICA PAWN
 HOUSTON BOWLING SUPPLY
 MATTRESS QUEEN & MORE
 CHASE ATM
 LA MICHOCANA MEAT MARKET
 RESTAURANT EQUIPMENT
 RESALE OF TEXAS
 BARNEY'S TEXAS BBQ

JACK IN THE BOX
 BURGER KING
 CHURCH'S CHICKEN
 DONUT BLISS
 TSW FINANCIAL

BETHEL TABERNACLE

FM 1960

**SITE
 LOCATION**

WHATABURGER

TEXAS ROADHOUSE
 SUBWAY
 JACKSON HEWITT TAX SERVICE
 TEXAS MUSIC EMPORIUM
 PETSMAST
 MISTER CAR WASH
 STATE FARM
 CAKE SWIRL
 HANK'S FAMOUS CAJUN CRAWFISH
 STAFF FORCE PERSONNEL
 SERVICES
 TEXAS DOLLAR & MORE
 INFINITY TINT & ALARMS

WAFFLE HOUSE
 DAYS INN & SUITES
 SMART FINANCIAL CREDIT
 UNION
 BARNEY'S BAR & GRILL

SONIC
 DOLLAR GENERAL
 FAMILY DOLLAR
 LITTLE CAESAR'S
 EXXON
 AUTOZONE
 RIM REPAIR HOUSTON
 POLLO PERFORMANCE SHOP
 SPRING PARK AND RIDE

WALGREENS
 HARTZ CHICKEN BUFFET
 CAPITAL ONE BANK
 STARBUCKS
 POPEYES LOUISIANA KITCHEN
 HAPPY FAMILY CHINESE
 BUFFET
 PIZZA HUT
 AUTOZONE
 O'REILLY AUTO PARTS

MCDONALD'S
 KFC
 TACO BELL
 LA CABANA
 PAPA JOHN'S
 SHIPLEY DO-NUTS
 PROSPERITY BANK
 GOLD'S GYM
 BOGIES BILLIARDS &
 GAMES

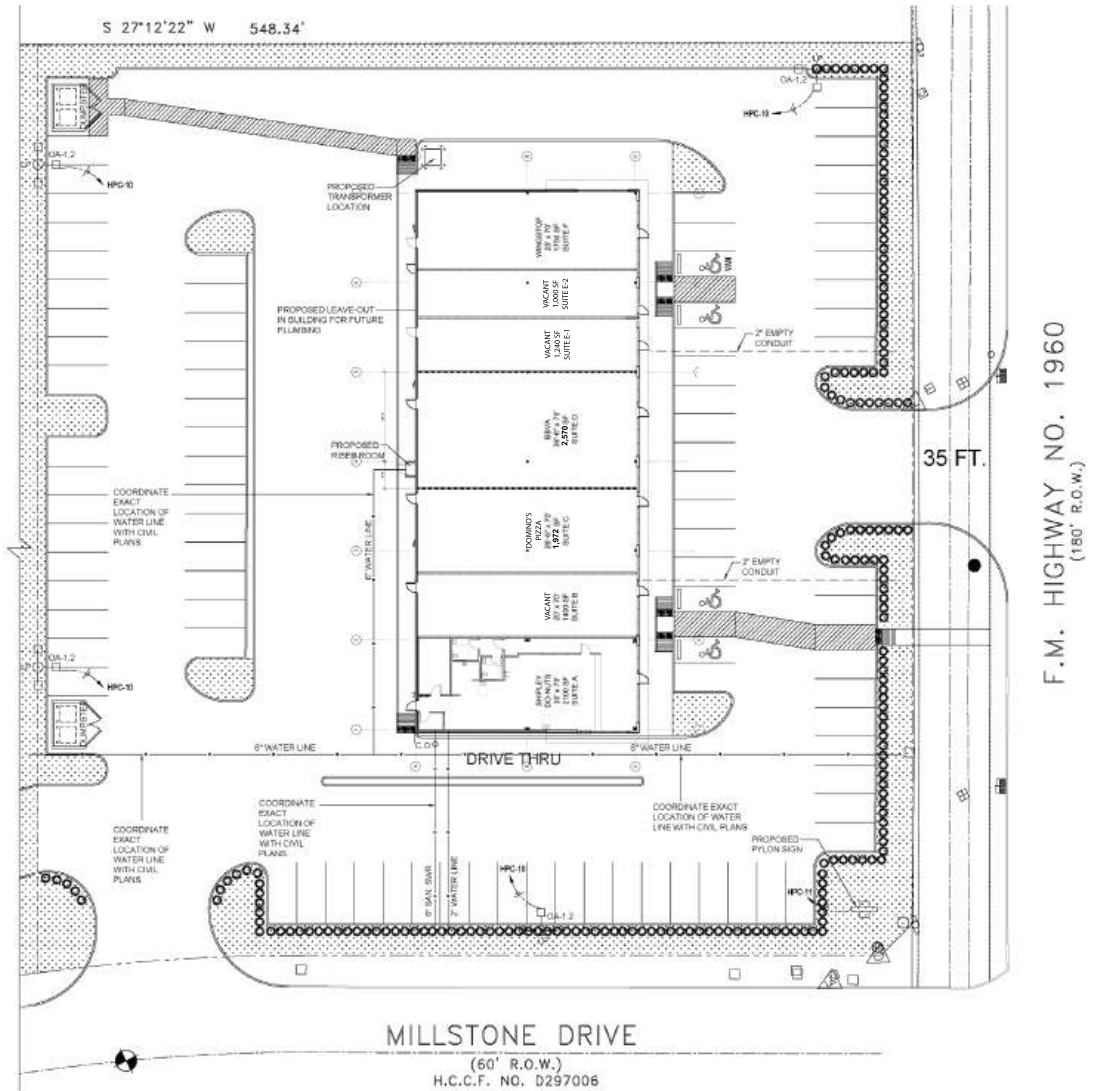
HARDY TOLL RD.

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SITE PLAN

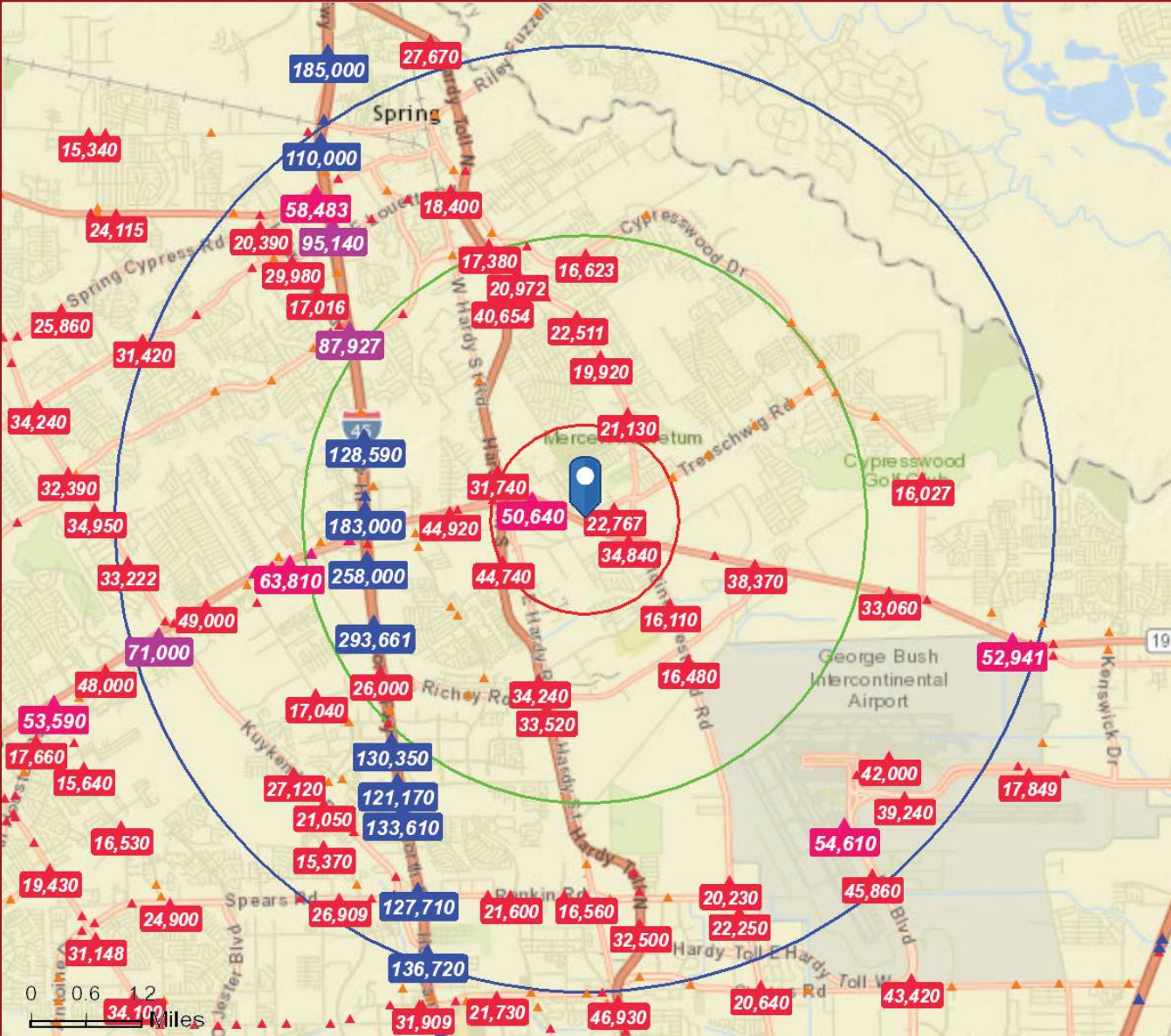


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TRAFFIC COUNTS



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DEMOGRAPHICS

| DEMOGRAPHIC INFORMATION | | | |
|-------------------------|---------------|---------------|---------------|
| | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
| Population | | | |
| 2010 | 4,978 | 66,947 | 164,599 |
| 2017 | 7,457 | 81,040 | 200,417 |
| 2022 | 8,853 | 90,849 | 223,718 |
| Avg HH Income | | | |
| 2017 | \$71,440 | \$68,472 | \$72,907 |
| 2022 | \$79,439 | \$76,656 | \$81,536 |

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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.

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. **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.

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 & A BROKER SHOULD BE IN WRITING & 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.

Dapar, Inc. dba McAlpine Interests 313655 adam@mi-cre.com 281 973 4562
 Licensed Broker/Broker Firm Name or License No. Email Phone
 Primary Assumed Business Name

Adam McAlpine 600646 adam@mi-cre.com 281 973 4562
 Designated Broker of Firm License No. Email Phone

 Licensed Supervisor of Sales Agent 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

**Information available at www.trec.texas.gov
IABS 1-1**

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