



BAKER | KATZ

REDEVELOPMENT NOW UNDERWAY @ PECAN PARK PLAZA

FACADE PAINTING IN PROGRESS, NEW PARKING LOT AND NEW PYLON SIGN COMING SOON
NEC I-45@FM 518 | LEAGUE CITY, TX
3700 BUFFALO SPEEDWAY • SUITE 400 • HOUSTON, TX 77098 • WWW.BAKERKATZ.COM

THOMAS HOLDSWORTH
tholdsworth@bakerkatz.com • 713.903.4572

KENNEDI VAUGHN
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PECAN PARK PLAZA

RETAIL SPACE FOR LEASE

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Location

- NEC I-45 and FM 518
- Located in the heart of the Baybrook super regional corridor and gateway to League City.
- Shopping Center provides direct access and high exposure to I-45, which averages 150,000+ VPD

Business

- Region is home to more than 2,200 business
- Baybrook Mall is #1 suburban mall in the Houston MSA
- Aerospace Capital - Home to NASA (JSC), Houston Spaceport, over 50 major space companies and a major workforce of over 16,000
- 2M SF of medical facilities within 3 miles



Demographics

MI	Population	Day time Pop	Avg AHHI
3mi	68,657	69,116	\$125,432
5mi	205,356	199,676	\$109,166

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PECAN PARK PLAZA

GREAT WOLF LODGE
 534 ROOMS
 INDOOR WATER PARK
 CONFERENCE CENTER
 OPENING Q1 2024
 153555 CPD

"RIVERVIEW AT CLEAR CREEK"
 70 ACRE MIXED USE DEVELOPMENT
 STARTING CONSTRUCTION 3Q 2022
 WILL CONSIST OF OFFICE, RETAIL,
 25230 CPD

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PECAN PARK PLAZA

JUMPING WORLD
DOLLAR TREE
fm
KOLACHE FACTORY
Hertz
THINK AND DESIGN GRAPHICS
SONIC

RIVERVIEW AT CLEAR CREEK
70 acre mixed use development
starting construction 3Q 2022

AmegyBank

DISCOUNT

McDonald's

Waffle House

Firestone

Starbucks

VALERO

TACO BELL

metro

Firestone

Waffle House

Chicken Salad

Shell

Peppercorn

TITELMAX

CRUNCH

SPEC'S

Wesley St

Dayta

Mercedes-Benz

BlueWave

7-Eleven

SONIC

POPCOYS

Dominos

Walgreens

SOLEF COAST

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Suite	Tenant	Square ft
100A	Dollar Tree	12,500 SF
100	Jumping World	37,500 SF
102	Hertz	1,657 SF
104	Available	1,560 SF
110	Available	2,774 SF
112	Crafty Crab	8,640 SF
114	Glamour Cuts	1,407 SF
116	Ink & Graphics	1,225 SF
120	Available	5,851 SF
128	Available	2,500 SF
130	The Refuge	10,000 SF

Suite	Tenant	Square ft
132	Available	1,491 SF
134	Available	1,486 SF
142	Armstrong McCall	2,100 SF
148	Available	2,067 SF
150	Peak Jui Jitsu	2,905 SF
300	Available	3,150 SF
304	Available	2,415 SF
306	Kolache Factory	1,995 SF
308	Available	887 SF
312	Available	2,400 SF



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.

BAKER KATZ LLC	528655		713.621.2900
<i>Licensed Broker / Broker Firm Name or Primary Assumed Business Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
KENNETH KATZ	436766		713.621.2900
<i>Designated Broker of Firm</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
KENNETH KATZ	436766		713.621.2900
<i>Licensed Supervisor of Sales Agent/Associate</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
THOMAS HOLDSWORTH	700615	THOLDSWORTH@BAKERKATZ.COM	713.903.4572
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>

Buyer/Tenant/Seller/Landlord Initials

Date





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BEFORE PHOTO



AFTER PHOTO



BEFORE PHOTO



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