

FOR LEASE



SHOPS AT CLEAR LAKE

13914 STATE HIGHWAY 3, WEBSTER, TX





Space Available:

1,500 SF

Asking

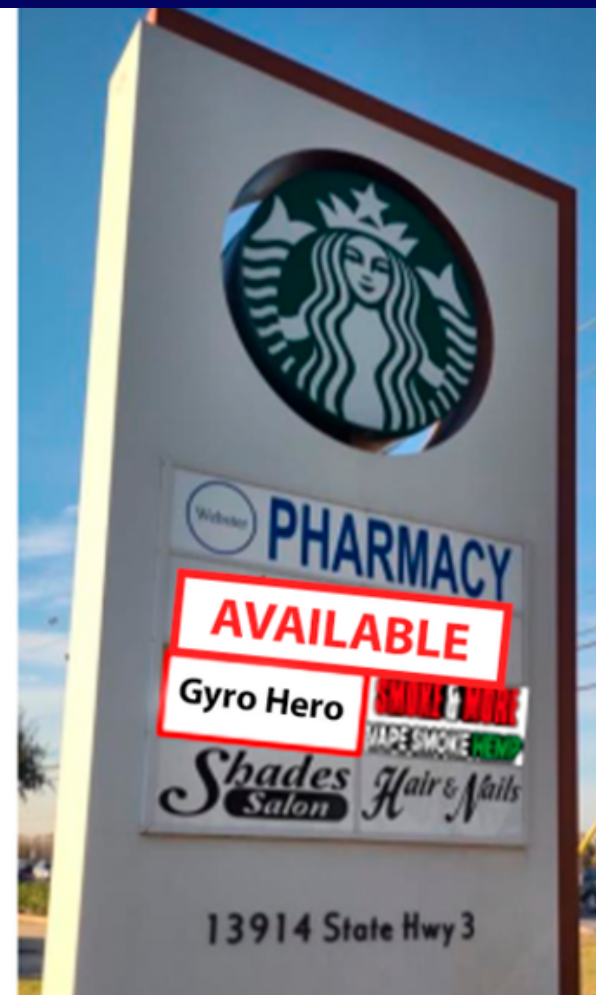
Base: \$24.00/SF

CAM: \$12.00/SF

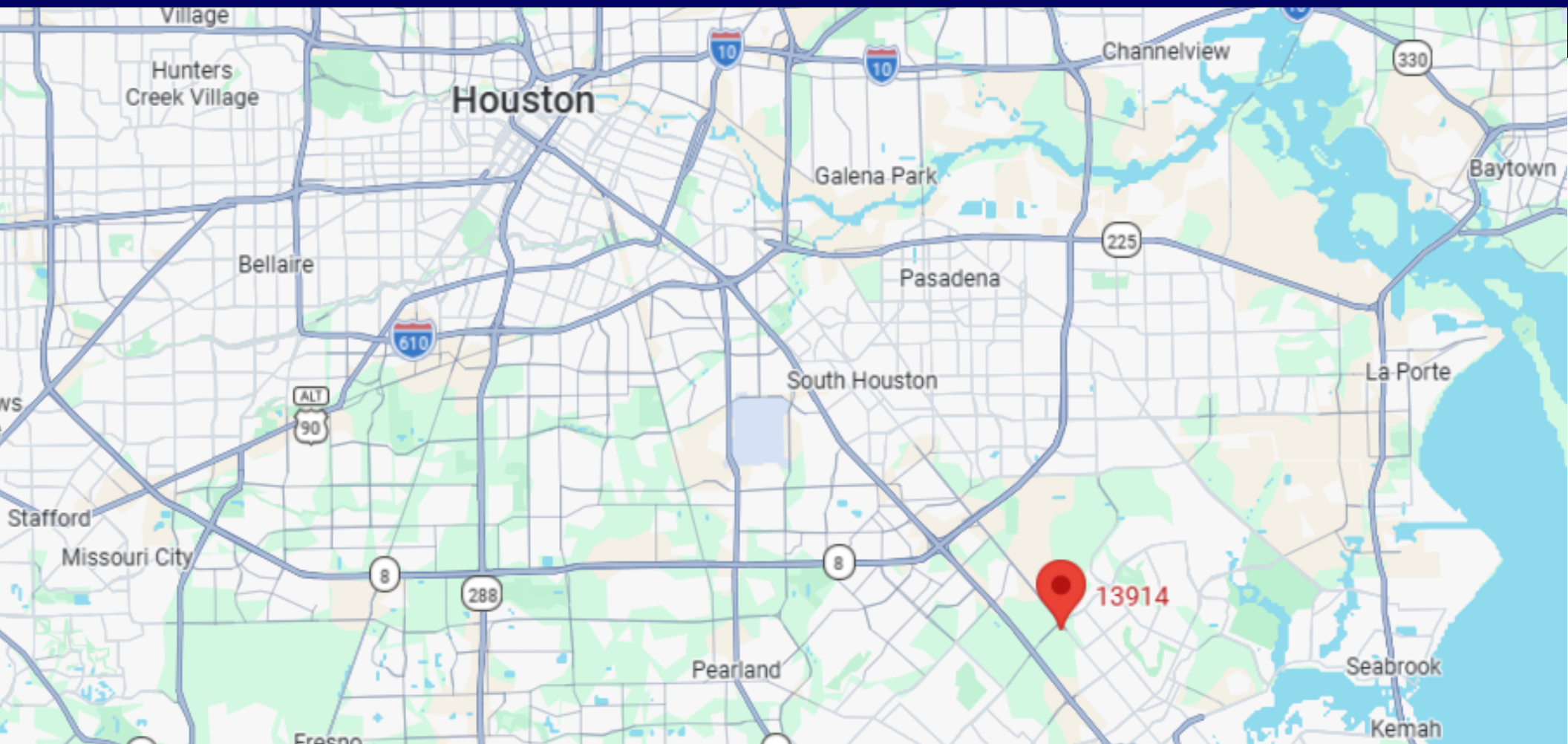
Property Highlights

- Shops at Clearlake: a 10,425 SF shopping center anchored by a Starbucks Drive Thru
- Proven location: Co-tenants poised for continued growth
- Pylon signage available along Hwy 3
- Hwy 3 (Galveston Rd): 20,000+ cars daily and easy access to I-45, Houston's busiest freeway with 203,000+ cars daily
- Strong demographics
- Built in 2008





- The Starbucks ranks 3rd out of 21 stores in a 10-mile radius; additionally, it ranks in the chain's top 20 percentile in Texas and top quartile in the United States
- Strong national credit tenant mix with Edible Arrangements as well as Sonic Drive-In and CVS within the greater shopping center
- Situated in front of All-Star Revolution Cheerleading: a 20,000 SF facility that hosts over 19 cheerleading teams



- Centrally located between Downtown Houston and Galveston Island
- Down the street from Clear Lake Super-Regional Medical Center with 2,200 employees, serving 1.5+ million patients annually
- Close proximity to NASA Johnson Space Center, one of the area's largest employers, and Space Center Houston
- Over 200,000 residents in booming Clear Lake/NASA trade area
- Healthy average household income of \$100,000
- Houston-The Woodlands-Sugar Land, TX MSA is the 4th largest in the United States with over 7.2 million people, as well as the 3rd largest in terms of numeric gains



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 our counter-offer from the client;
- 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. Please acknowledge receipt of this notice below and retain a copy for your records

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.

ROM, LLC	9001771	info@romcp.com	713.237.0000				
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Designated Broker of Firm	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 1-0



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