

LEASE

1314 CROSSING

20125 FM 1314 Porter, TX 77357



PROPERTY DESCRIPTION

Introducing 1314 Crossing: your prime destination for retail excellence. Spanning from 1,200 to 7,965 square feet, our flexible availability empowers you to tailor your space precisely to your business needs. Whether you're launching a boutique or expanding an established brand, our shell condition interiors provide a blank canvas for your vision to flourish.

Situated on FM 1314, our retail space boasts unparalleled visibility, high traffic counts, and exceptional accessibility. With its strategic positioning, your business will capture the attention of passing traffic, guaranteeing a steady stream of potential customers.

At 1314 Crossing, we understand the importance of location in driving business success. That's why we've curated a space that combines convenience and visibility to elevate your retail venture to new heights. Join us and unlock the potential of your business in this thriving commercial hub.

OFFERING SUMMARY

Lease Rate:	\$15.00 - 18.00 SF/yr (NNN)
Available SF:	6,965 SF
Building Size:	12,000 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	292	3,685	15,287
Total Population	836	11,033	45,220
Average HH Income	\$101,528	\$90,595	\$93,666

Quenton Rockwell

Principal

O: (832) 658-1796 | C: (832) 877-2703

quenton.rockwell@cbrealty.com



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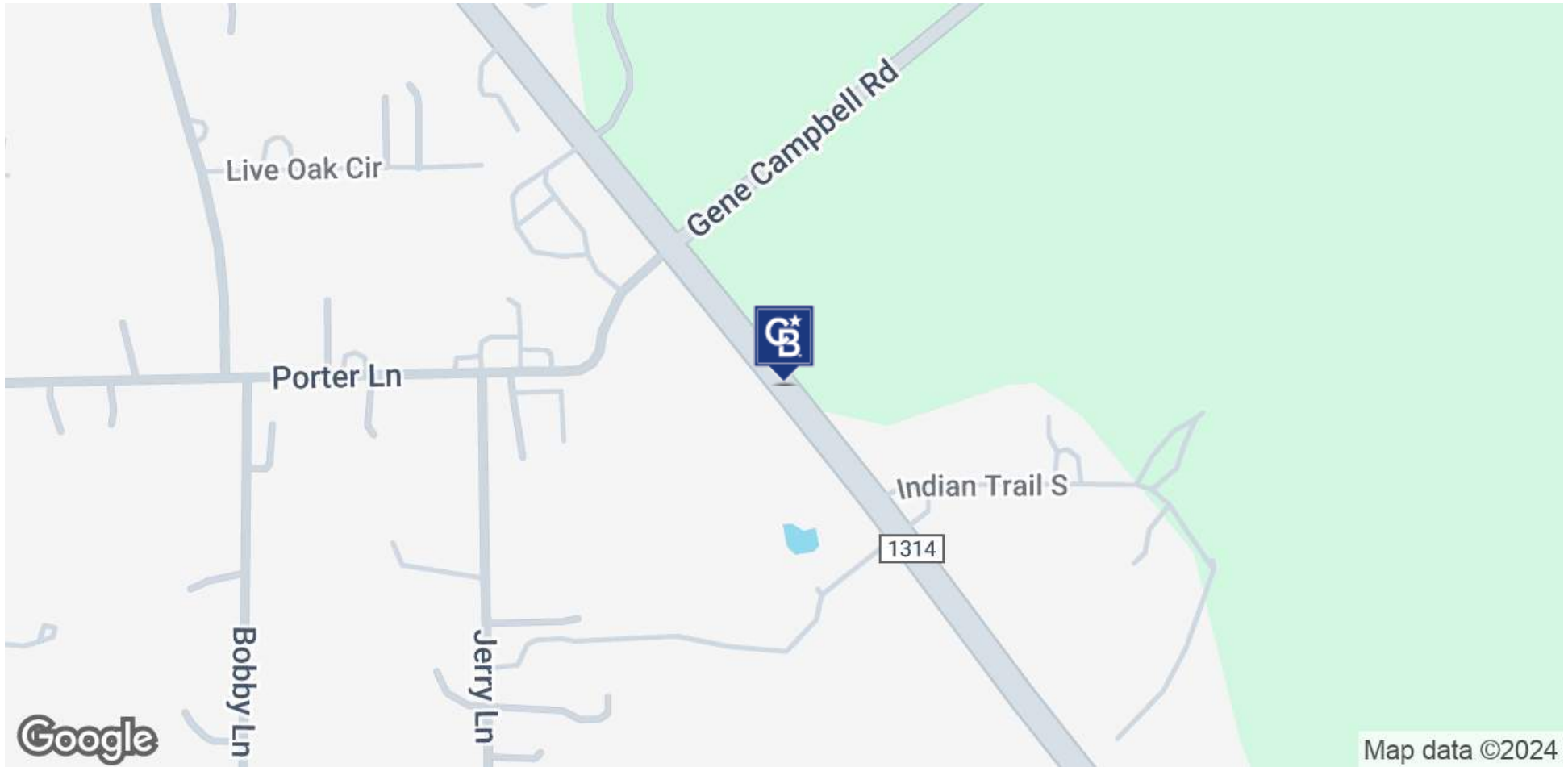


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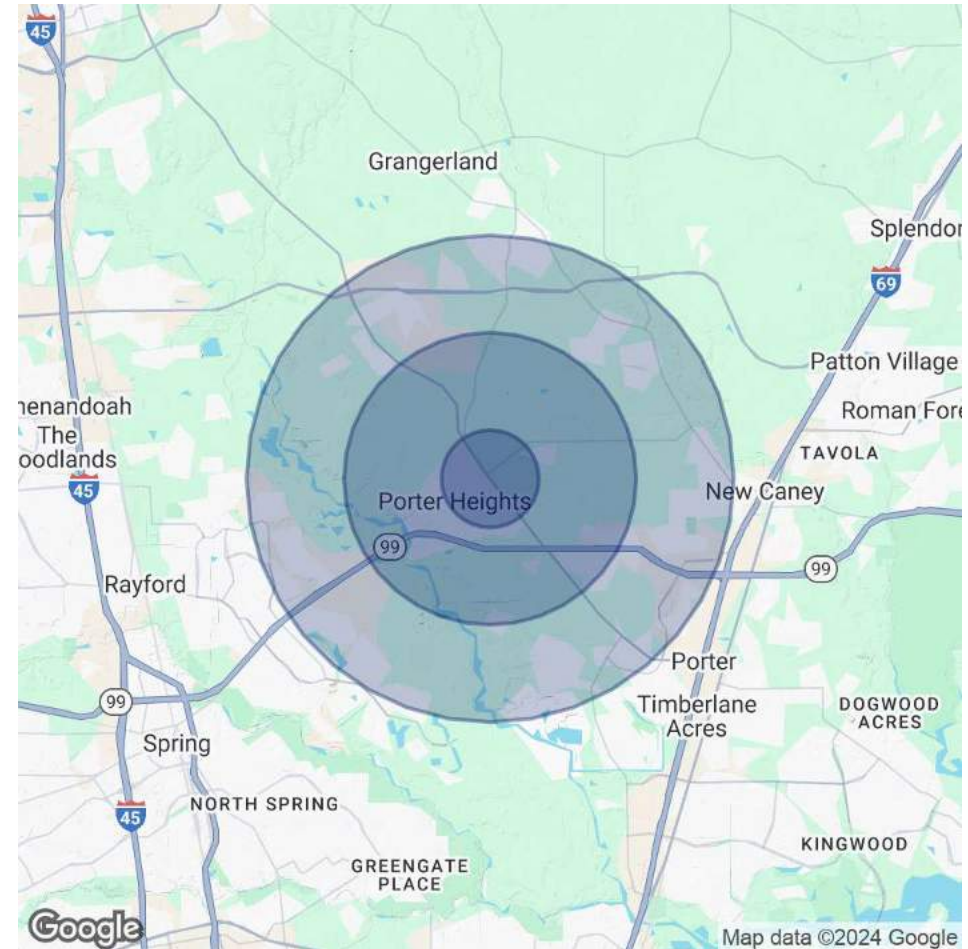
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	836	11,033	45,220
Average Age	48.3	32.7	32.9
Average Age (Male)	49.6	30.2	31.3
Average Age (Female)	48	35.2	35.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	292	3,685	15,287
# of Persons per HH	2.9	3	3
Average HH Income	\$101,528	\$90,595	\$93,666
Average House Value	\$210,016	\$233,689	\$207,631

2020 American Community Survey (ACS)



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11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>Coldwell Banker Commercial dba Rockwell Commercial</u>	<u>420132</u>	<u>joanne.justice@cbdfw.com</u>	<u>(972)906-7700</u>
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Quenton Rockwell</u>	<u>641265</u>	<u>qrock@rockwellcommercialgroup.com</u>	<u>(832)658-1796</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

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Information available at www.trec.texas.gov

IABS 1-0 Date