CRABB RIVER ROAD

CANYON GATE AT THE BRAZOS SEC 2, ACRES 0.753,
RESTRICTED RESERVE B (COMMERCIAL), BLOCK 1, SMITH-HARR
1233 Crabb River Rd, Richmond, TX 77469

FOR LEASE

AVAILABLE SPACE
1,616 SF

PRICE
$24.00 Gross
* Estimate provided by Landlord and subject to change

Dani Allison
dani@resolutre.com
281.445.0033

Alejandra Salazar
asalazar@resolutre.com
281.445.0033

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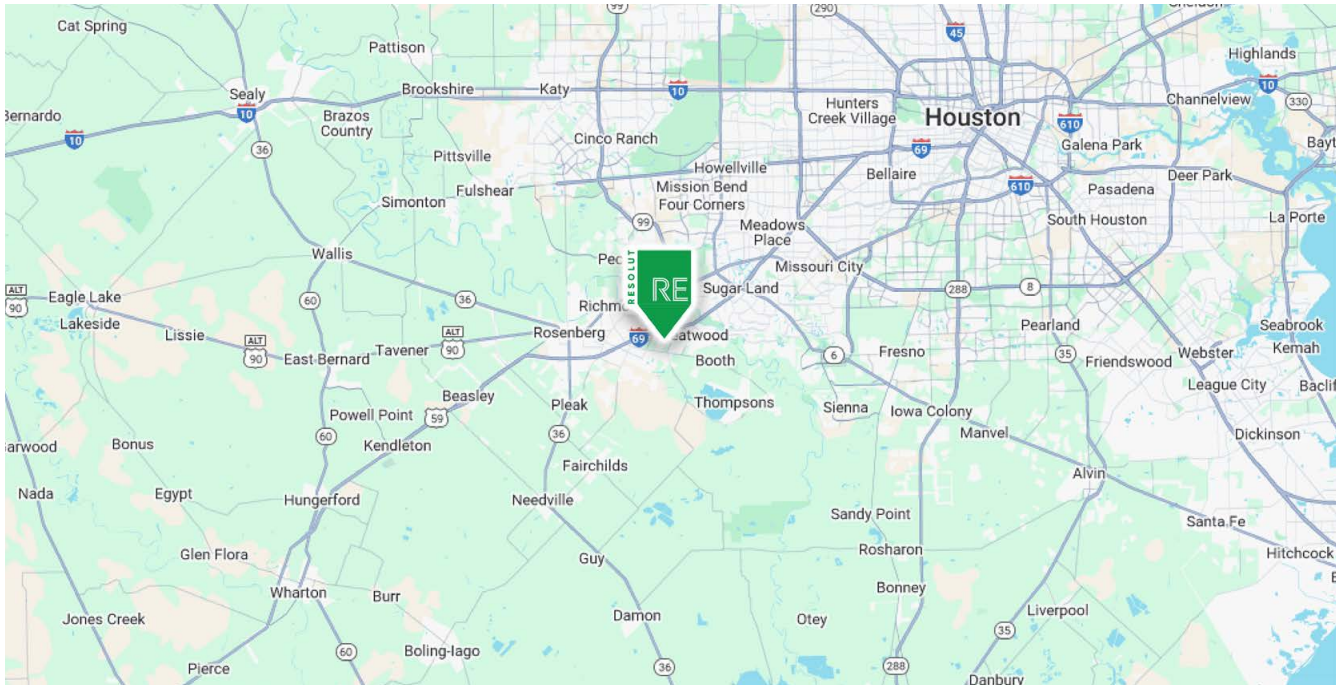
PROPERTY HIGHLIGHTS

- Boutique Office Space
- Ideal for Insurance Company, Engineers, Architect, Tax Preparation Service, Financial Advisors, etc.
- Competitive Rates
- 1,616 SF
- Furniture Available
- 2nd Floor space



AREA TRAFFIC GENERATORS

Dani Allison
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Alejandra Salazar
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DEMOGRAPHIC SNAPSHOT 2024

62,637
POPULATION
3-MILE RADIUS

$167,980.00
AVG HH INCOME
3-MILE RADIUS

27,636
DAYTIME POPULATION
3-MILE RADIUS

TRAFFIC COUNTS
Crabb River Rd: 11,693 VPD
US-59: 47,388 VPD
(Costar 2024)

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CRABB RIVER ROAD | AREA AMENITIES

DINING & GROCERIES

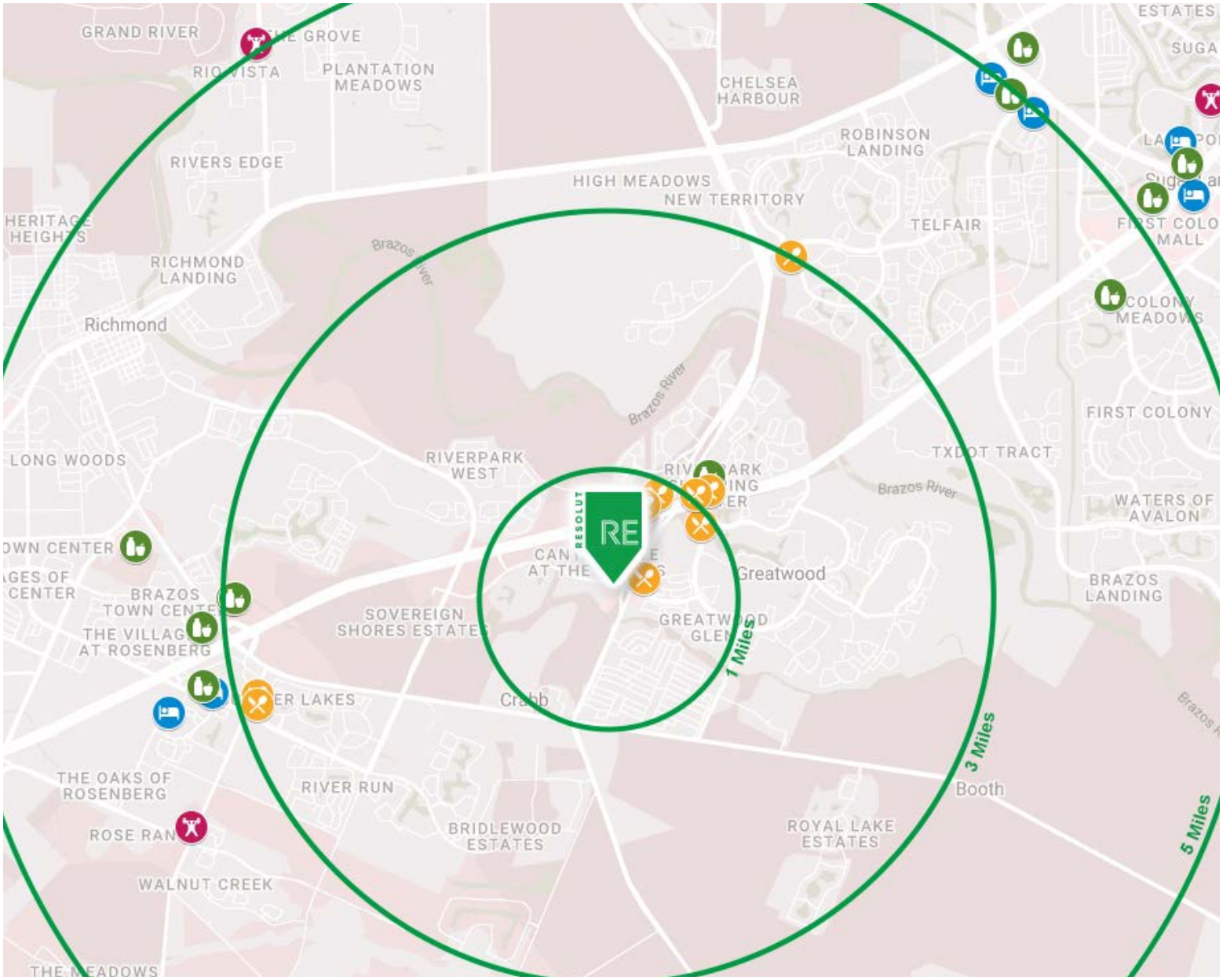
9er's Grill and Mediterranean Cafe
Chick-fil-A
Doner & Gyros
El Vaquero Mexican Diner
Gyro Republic
Los Gallitos Mexican Cafe
Neighborhood Grill
Panda Bistro
Pho Huynh
Raising Cane's Chicken Fingers
H-E-B
Kroger
Target
Walmart
Whole Foods Market

FITNESS CENTERS

Anytime Fitness
Snap Fitness Pecan Grove
Sugar Land Fitness Life Studio

HOTELS

Hampton Inn & Suites
Hilton Garden Inn
Holiday Inn Express & Suites
Hyatt Place
Marriott
SpringHill Suites



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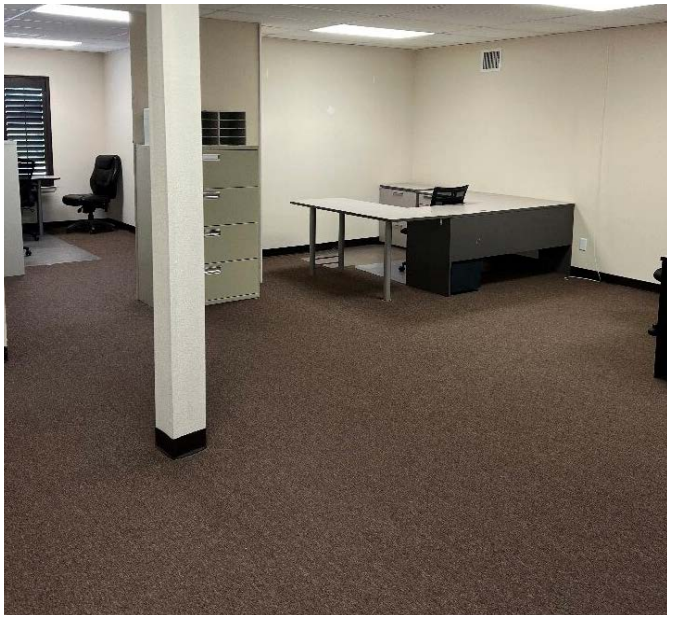

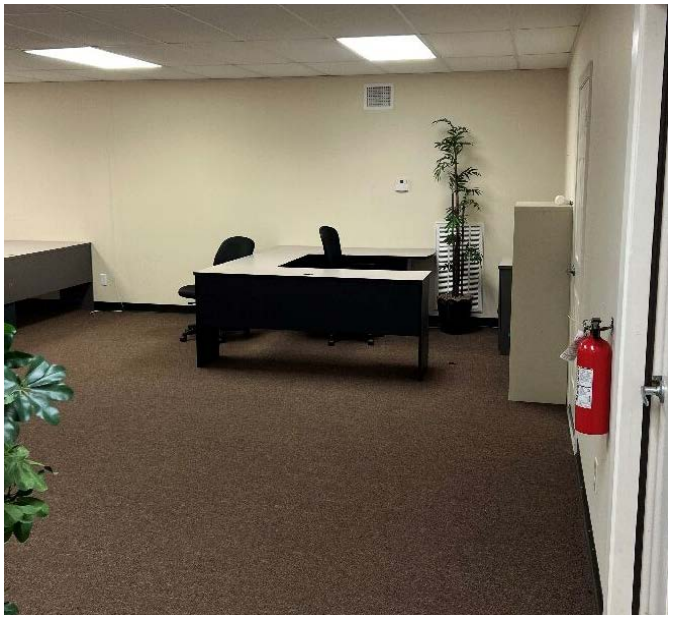

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Information About Brokerage Services

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.

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 i structs 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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
David J. Simmonds	459263	david@resolutre.com	512-474-5557
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____