

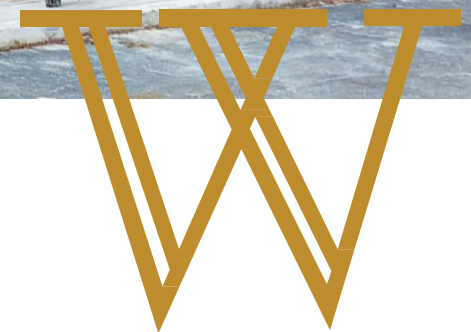


RETAIL FOR LEASE

AVAILABILITY BETWEEN 920 SF AND 4,022 SF

12331 Jones Road | Houston, Texas 77070

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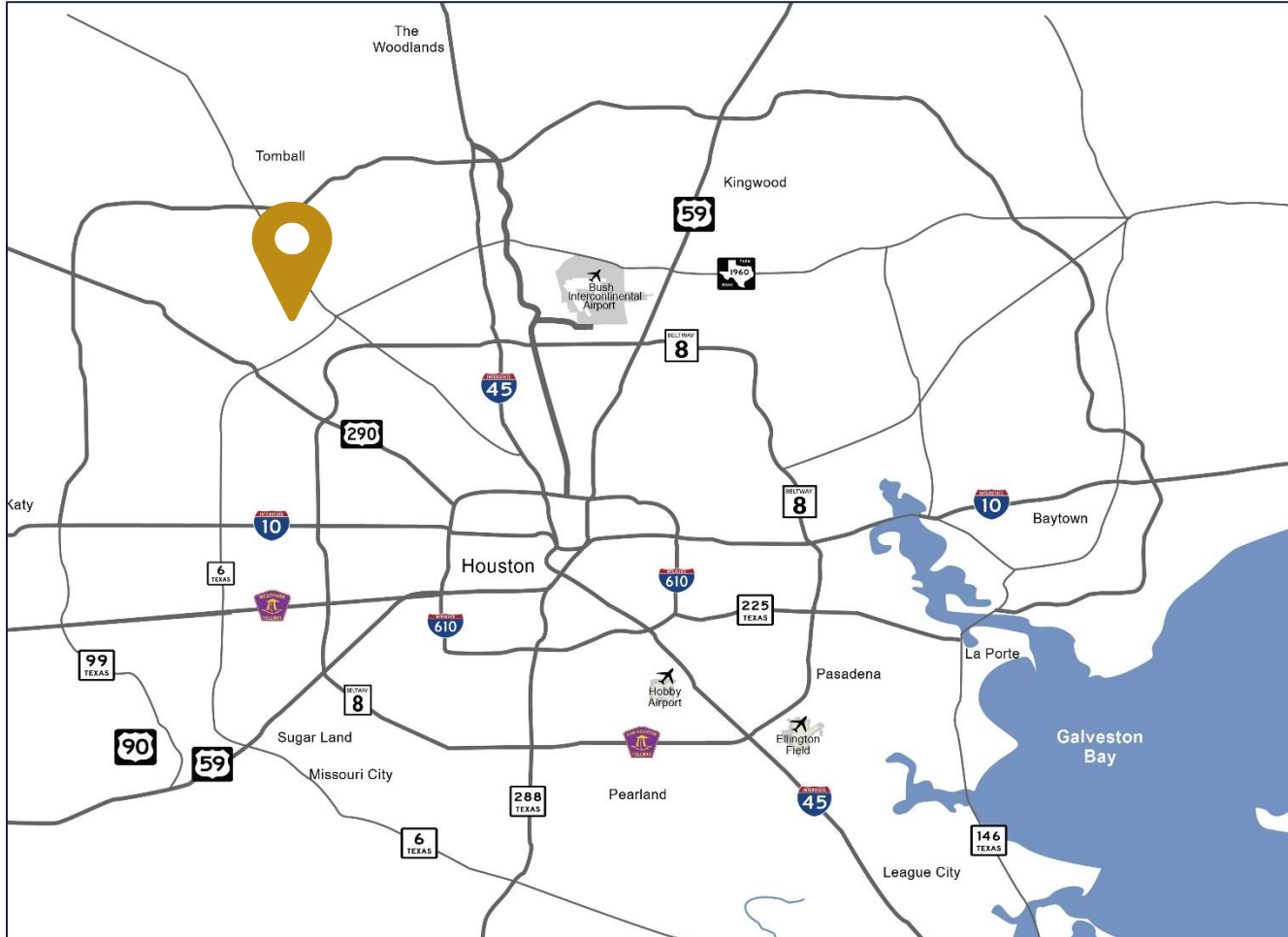


WINTHROP
REALTY GROUP



± 12,640 SQUARE FOOT RETAIL AT JONES AND CYPRESS NORTH HOUSTON

12331 Jones Road | Houston, Texas 77070



LOCATION

Northwest Corner of Jones Road & Cypress North Houston Road

SIZE

± 12,640 Square Foot Retail Property on ±1.4 Acres

PRICING

Suite	Size in SF	Rental Rate (\$ / SF)
3	1,562	\$15.00
4	920	\$20.00
5	1,540	\$18.00

HIGHLIGHTS

- Lease type: NNN
- NNN expenses: ~\$3.75 / SF
- Can combine available suites
- Traffic Counts:
 - Jones: 29,366 vpd
 - Cypress N Houston: 22,078 vpd
- Good access to SH 249, US 290, and FM 1960
- 8.23 parking spaces per 1,000 SF
- 40' building depth allows for more frontage per SF of space
- Flexible lease terms
- Walkable from daytime employment
- Quality retail space at value-pricing
- Under new management
- Recent aesthetic improvements



Estimated Population

1-MILE	3-MILES	5-MILES
14,373	109,949	266,829



Average Household Income

1-MILE	3-MILES	5-MILES
81,246	90,305	102,842



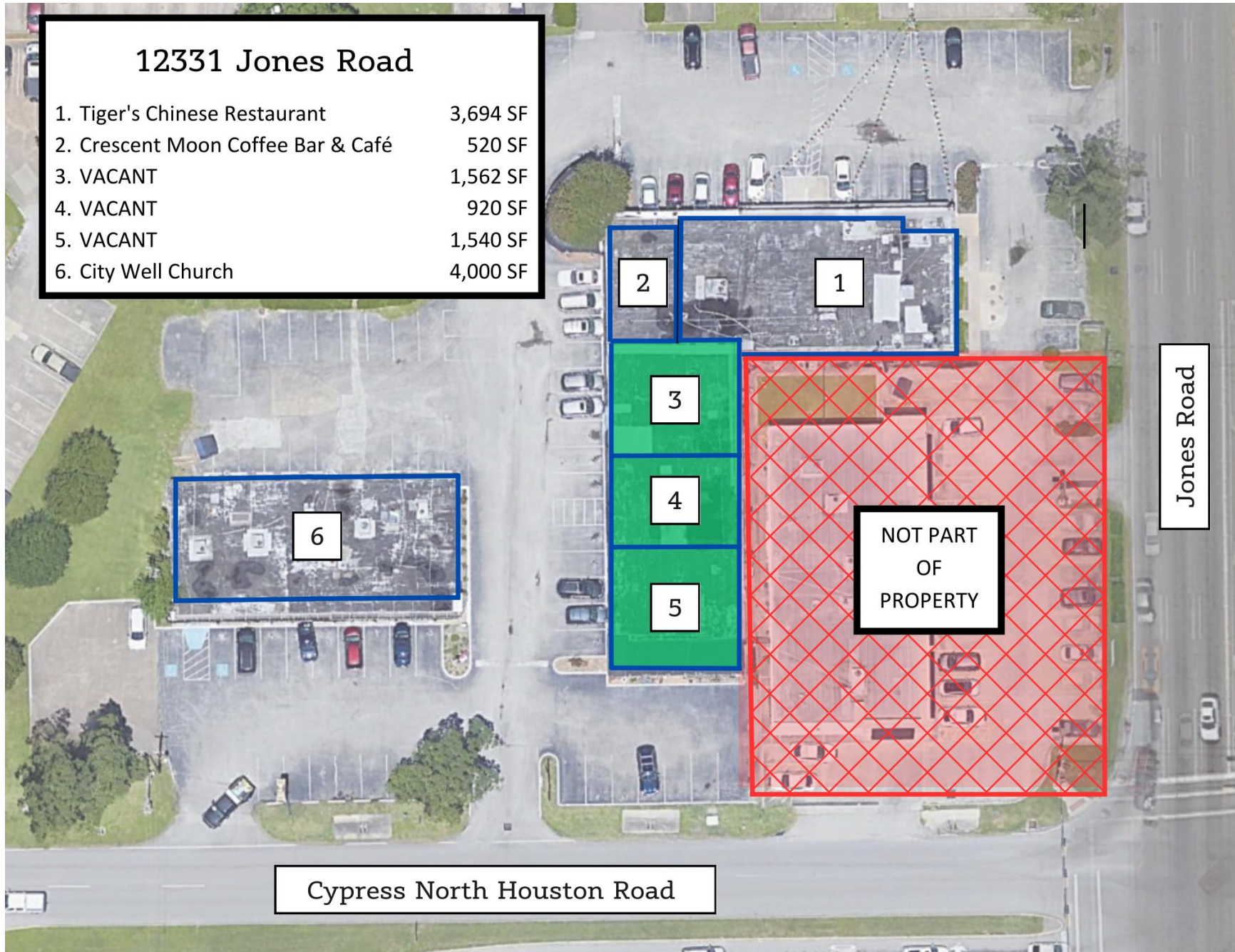
Businesses

1-MILE	3-MILES	5-MILES
835	47,513	118,493



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12331 Jones Road

1. Tiger's Chinese Restaurant	3,694 SF
2. Crescent Moon Coffee Bar & Café	520 SF
3. VACANT	1,562 SF
4. VACANT	920 SF
5. VACANT	1,540 SF
6. City Well Church	4,000 SF

Jones Road

Cypress North Houston Road

NOT PART
OF
PROPERTY



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.

11-2-2015



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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to 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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Ellen Armour	800948	ellen.armour@winthroprealtygroup.com	832-298-7433
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

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