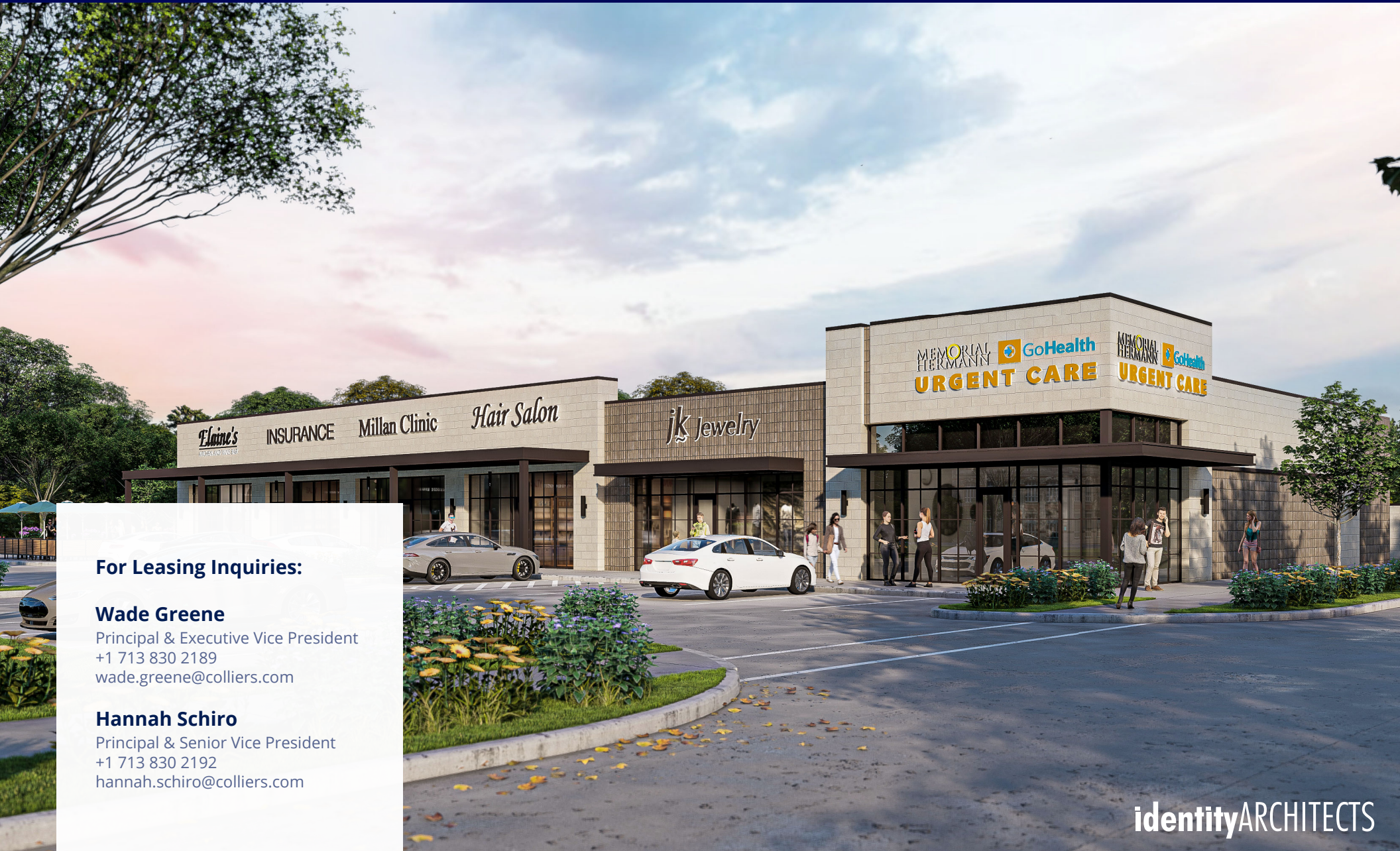


# Shops at Vicksburg

RETAIL FOR LEASE & PAD SITES FOR GROUND LEASE

Colliers



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identityARCHITECTS





identityARCHITECTS

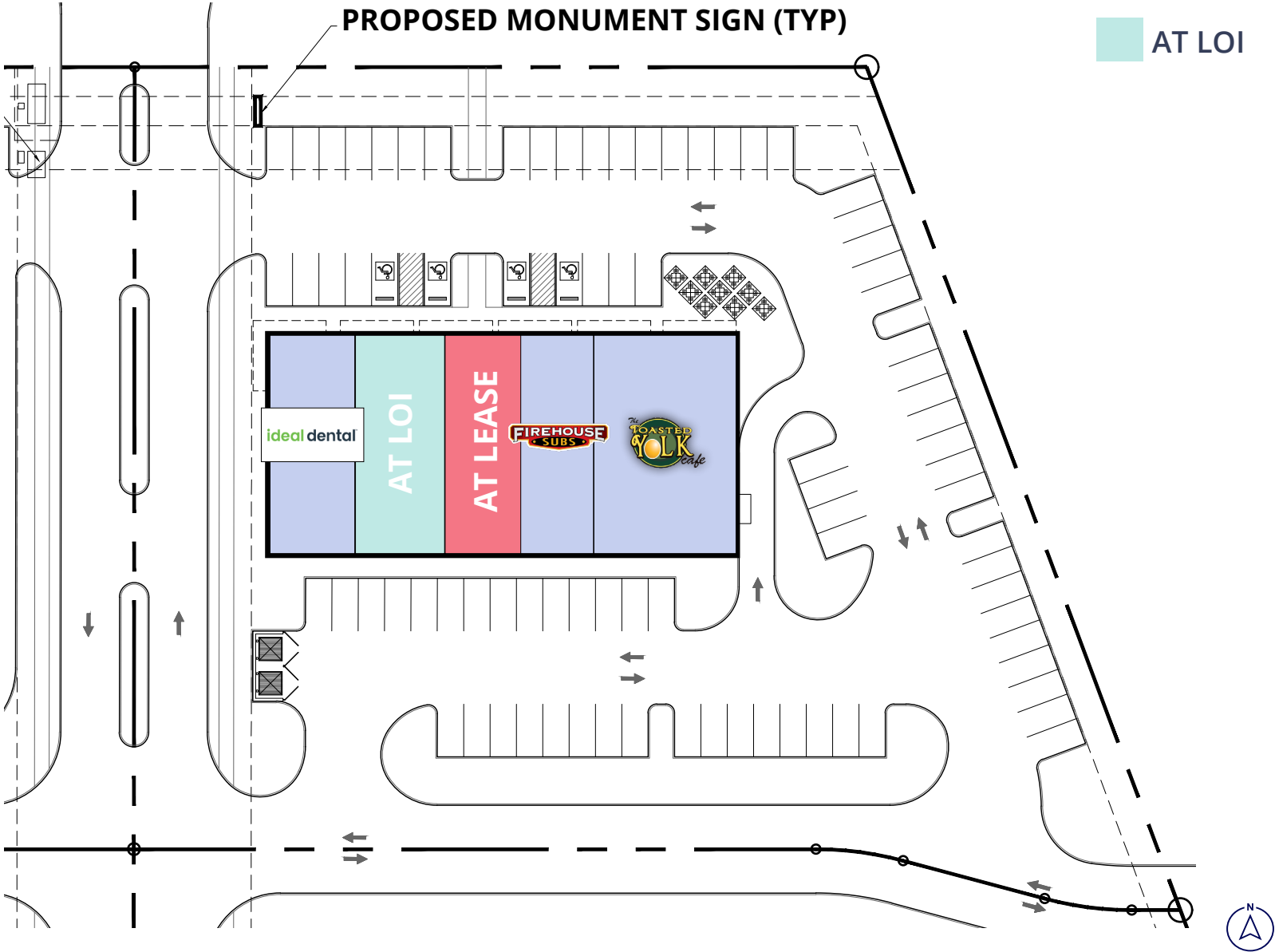
**SEC VICKSBURG BOULEVARD & STATE HIGHWAY 6 , MISSOURI CITY, TX 77459**

## Property Highlights

- Future 11,600-square-foot retail building and adjacent pad sites
- Located at signalized hard corner adjacent to Fort Bend Town Center
- Access at State Highway 6 and Vicksburg Boulevard intersection
- 39,643 VPD along Highway 6
- 25,374 VPD along Fort Bend Parkway
- Across from Walmart Supercenter with approximately 2.2 million visits annually

# Shops at Vicksburg Retail Center

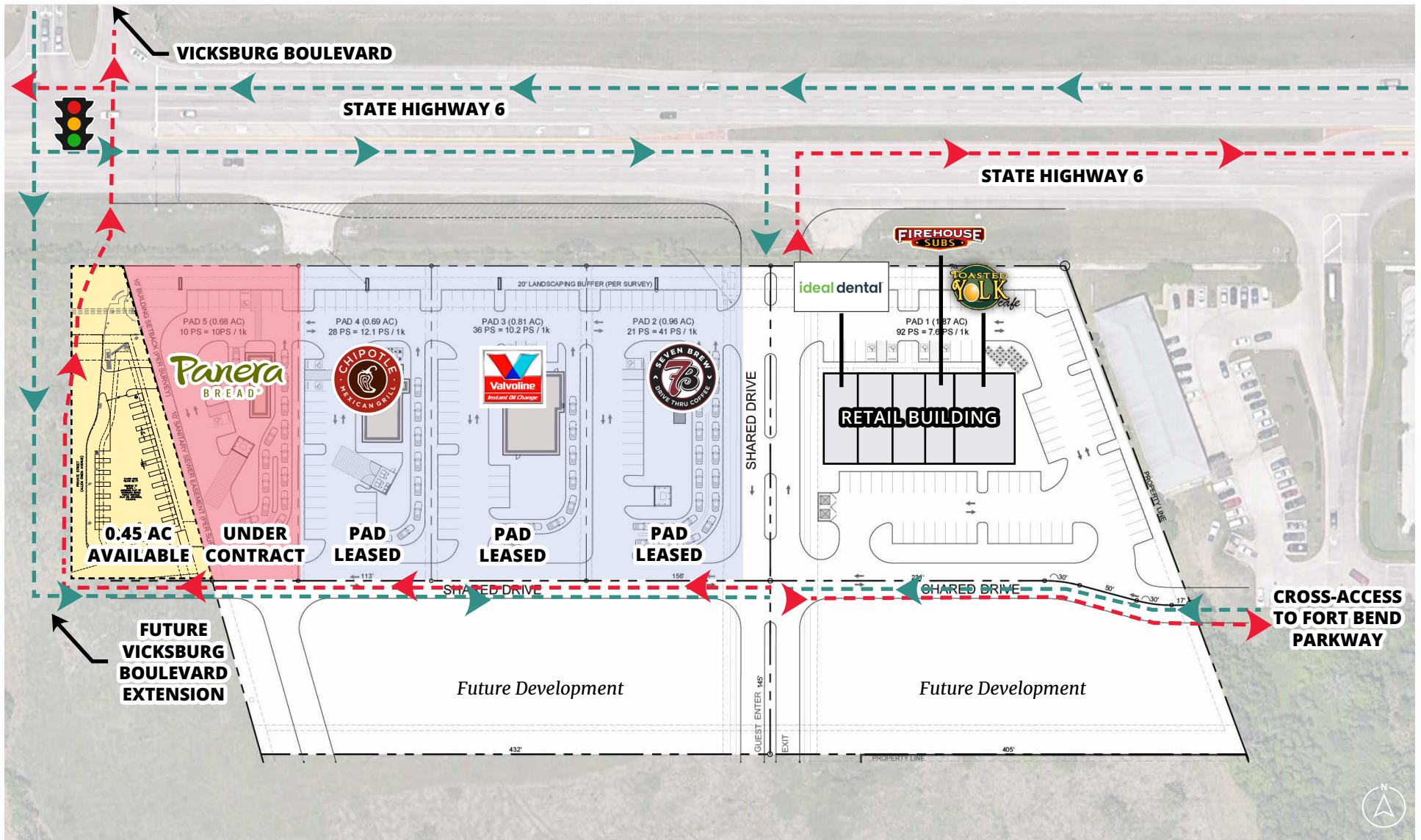
- LEASED
- AT LEASE
- AT LOI





## Pad Sites

SEC VICKSBURG BOULEVARD & STATE HIGHWAY 6  
MISSOURI CITY, TX 77459

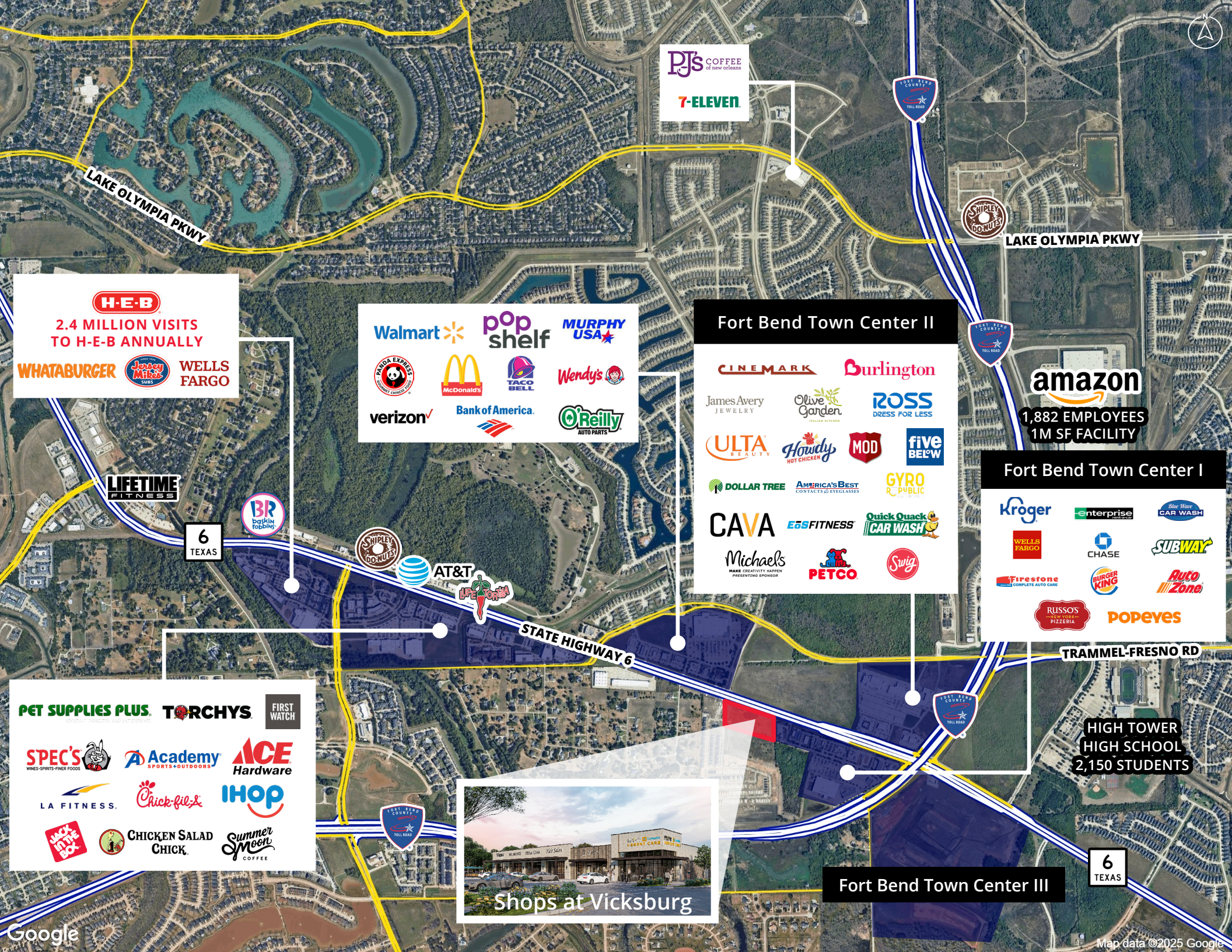


## AVAILABLE FOR GROUND LEASE

## UNDER CONTRACT

LEASED





PJ's COFFEE  
of new orleans  
7-ELEVEN

H-E-B  
2.4 MILLION VISITS  
TO H-E-B ANNUALLY  
WHATABURGER Jersey Mike's WELLS FARGO

Walmart pop shelf MURPHY USA  
PANDA EXPRESS McDonald's TACO BELL Wendy's  
verizon Bank of America O'Reilly AUTO PARTS

Fort Bend Town Center II  
CINEMARK Burlington  
James Avery JEWELRY Olive Garden ROSS DRESS FOR LESS  
ULTA BEAUTY Howdy HOT CHICKEN MOD five BELOW  
DOLLAR TREE AMERICA'S BEST CONTACTS & EYEGLASSES GYRO R PUBLIC  
CAVA E55 FITNESS Quick Quack CAR WASH  
Michaels PETCO Swig

amazon  
1,882 EMPLOYEES  
1M SF FACILITY

Fort Bend Town Center I  
Kroger enterprise Blue Wave CAR WASH  
WELLS FARGO CHASE SUBWAY  
Firestone COMPLETE AUTO CARE BURGER KING Auto Zone  
RUSSO'S PIZZERIA POPEYES

PET SUPPLIES PLUS. TORCHYS FIRST WATCH  
SPEC'S WINES-SPIRITS-FINEER FOODS Academy SPORTS+OUTDOORS ACE Hardware  
LA FITNESS. Chick-fil-A IHOP  
Jack in the Box CHICKEN SALAD CHICK. Summer Moon COFFEE



Fort Bend Town Center III  
HIGH TOWER HIGH SCHOOL  
2,150 STUDENTS  
6 TEXAS





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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.*

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

**Colliers International Houston, Inc.**

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date