

2808 HIGHWAY 6 SOUTH | HOUSTON TX 77082



PROPERTY DETAILS

Building Size: 9,600 SF Market: Houston/West

SALE PRICE: CALL FOR DETAILS

West Oaks Retail Center is a 9,600 SF single story, multi-tenant retail shopping center located on the southwest corner of Highway 6 and Richmond Avenue.

- Shadow anchored by the area's only Home Depot
- Close proximity to Edwards Multiplex redeveolpment at West Oaks
- Prime intersection location
- Major Thoroughfare

DAVID GREENBERG

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PHOTOS



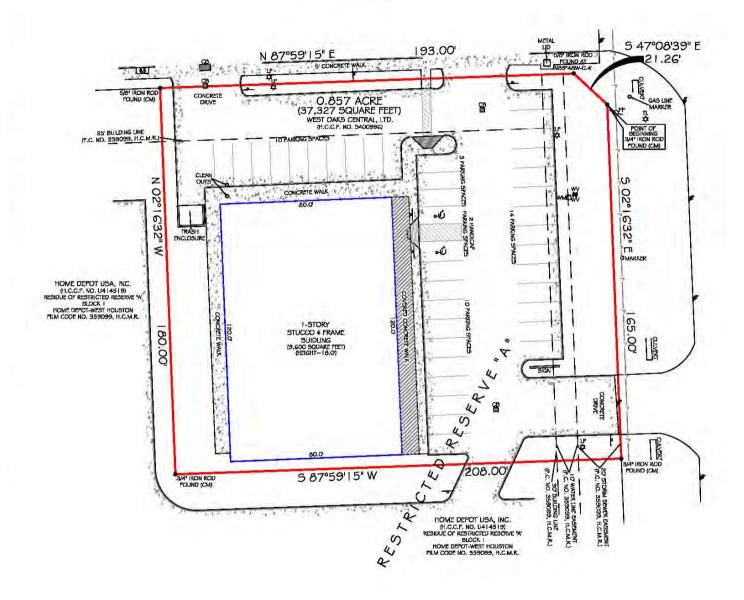






SURVEY

RICHMOND AVENUE (100' R.O.W.)



STATE HIGHWAY 6

DEMOGRAPHICS

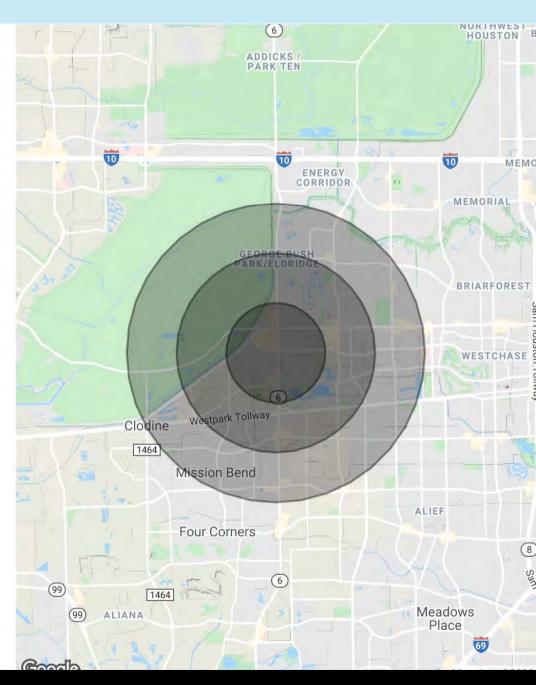
| POPULATION | 1 MI LE | 2 MILES | 3 MILES |
|----------------------|----------------|----------|----------|
| Total Population | 15,800 | 136,834 | 346,293 |
| Average age | 34.10 | 35.40 | 35.50 |
| Average age (Male) | 32.50 | 34.30 | 34.50 |
| Average age (Female) | 35.40 | 36.40 | 36.40 |
| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
| Total households | 6,546 | 53,511 | 130,179 |
| # of persons per HH | 2.5 | 2.6 | 2.7 |
| Average HH income | \$72,360 | \$78,999 | \$87,329 |
| | | | |

\$182,564

\$178,676

\$196,706

Average house value



The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omission; change of price; prior sale or lease; or withdrawl without notice.

^{*} Demographic data derived from 2010 US Census



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.

Greenberg & Company

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 other, including the broker's own interest;
- 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 buyers/tenant's agent by agreeing to represent the buyer, usually though 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 opinion 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;
 - 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 ESTABLISHED:

- 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 purposed. 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.

| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
|--|-----------------------|-------------------------------------|-----------------------|
| David Greenberg Designated Broker of Firm | 236747 License No. | david@greenbergcompany.com Email | 713-778-0900 Phone |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |
| Buyer/Tenant/Seller/Landlord Initials | | Date | |

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