

# RETAIL SPACE AVAILABLE FOR LEASE

## CYPRESSWOOD COURT

133-163 CYPRESSWOOD DR. - SPRING, TEXAS 77388



### LOCATION

Southwest corner of I-45 and Cypresswood, adjoining the 267,000 square foot Power Center; anchored by Target Superstore, Linen & Things and Best Buy.

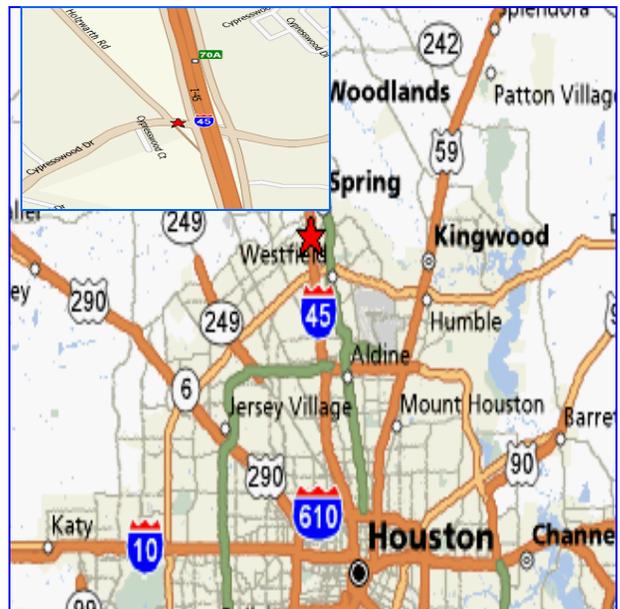
### SPACES AVAILABLE

Suite 141: 1,000 Sq. Ft.  
 Suite 137: 1,200 Sq. Ft.  
 Suite 151: 1,920 Sq. Ft.

### TRAFFIC COUNTS

I-45 North & Cypresswood: 185,000  
 I-45 South & Cypresswood: 241,000  
 Cypresswood West of I-45: 10,035  
 Cypresswood East of I-45: 21,360

Source: Texas Department of Transportation - 2001, 2003 2001 24-hour traffic counts except (\*) that are 2005 ADT



DEMOGRAPHICS	1 Mi. Radius	3 Miles	5 Miles
Households	2,537	24,965	51,228
2006 Estimated Population	6,570	66,856	138,936
Average Household Income	\$72,482	\$65,561	\$63,505

Source: Claritas. All rights reserved. - 2006



CLARION PROPERTIES, LTD.

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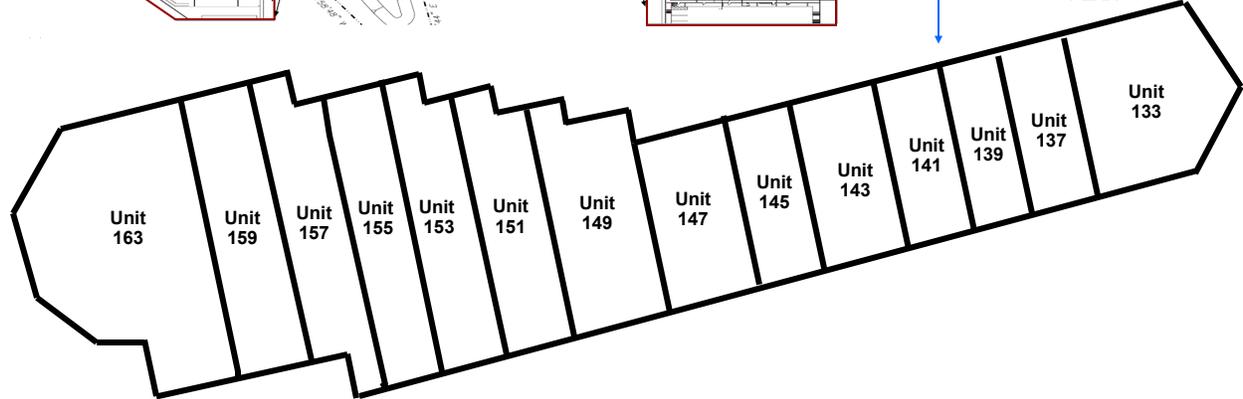
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LEASING - COMMERCIAL BROKERAGE - CONSULTING



**Cypresswood Court**  
**133-163 Cypresswood Drive.**  
**Spring, TX 77388**

(★ Spaces Available - See below)



Unit	Tenant	Sq Ft
133	Golden Bowl Chinese Restaurant	3,000
<b>137</b>	<b>AVAILABLE</b>	<b>1,200</b>
139	Mail Box Store	1,100
<b>141</b>	<b>AVAILABLE</b>	<b>1,000</b>
143	Flower Express	1,000
145	Impact Precision Golf, Inc.	1,750
147	The Gaming Goat	1,142
149	SST Radio Repair	1,340
<b>151</b>	<b>AVAILABLE</b>	<b>1,920</b>
153	Chinese Clove Clinic	2,000
155	Merry Maids	1,200
157	Dr. Michael Brymer, DDS	1,600
159	V-Spa & Nails	1,600
163	Brothers Pizza Express	2,311

# 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 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.

Clarion Properties Licensed Broker/Broker Firm Name or Primary Assumed Business Name	419362 License No.	Email	Phone
Randy Fertitta Designated Broker of Firm	496687 License No.	rfertitta@earthlink.net Email	713-963-0963 Phone
Randy Fertitta Licensed Supervisor of Sales Agent/ Associate	496687 License No.	rfertitta@earthlink.net Email	713-963-0963 Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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