

# Palmhurst Village Shopping Center

222, 228, & 300 E MILE 3 RD., PALMHURST TEXAS 78573



**For Lease**

**Carla Villarreal**

210-366-1400 Ext.102  
carlav@rohderealty.com

# Property Overview



- **Lease Rate:** Please Call Broker
- **NNN Expenses:** \$4.96 PSF/YEAR

Demographics	1Mile	3Miles	5Miles
2022 Population:	4,041	72,994	187,410
2022 Average HH Income:	\$84,624	\$78,156	\$74,714
2022 Households:	1,162	21,429	56,915

- Traffic Counts (TxDot)
  - 23,729 VPD - E Mile 3 Rd.
  - 24,899 VPD - N Conway Rd.

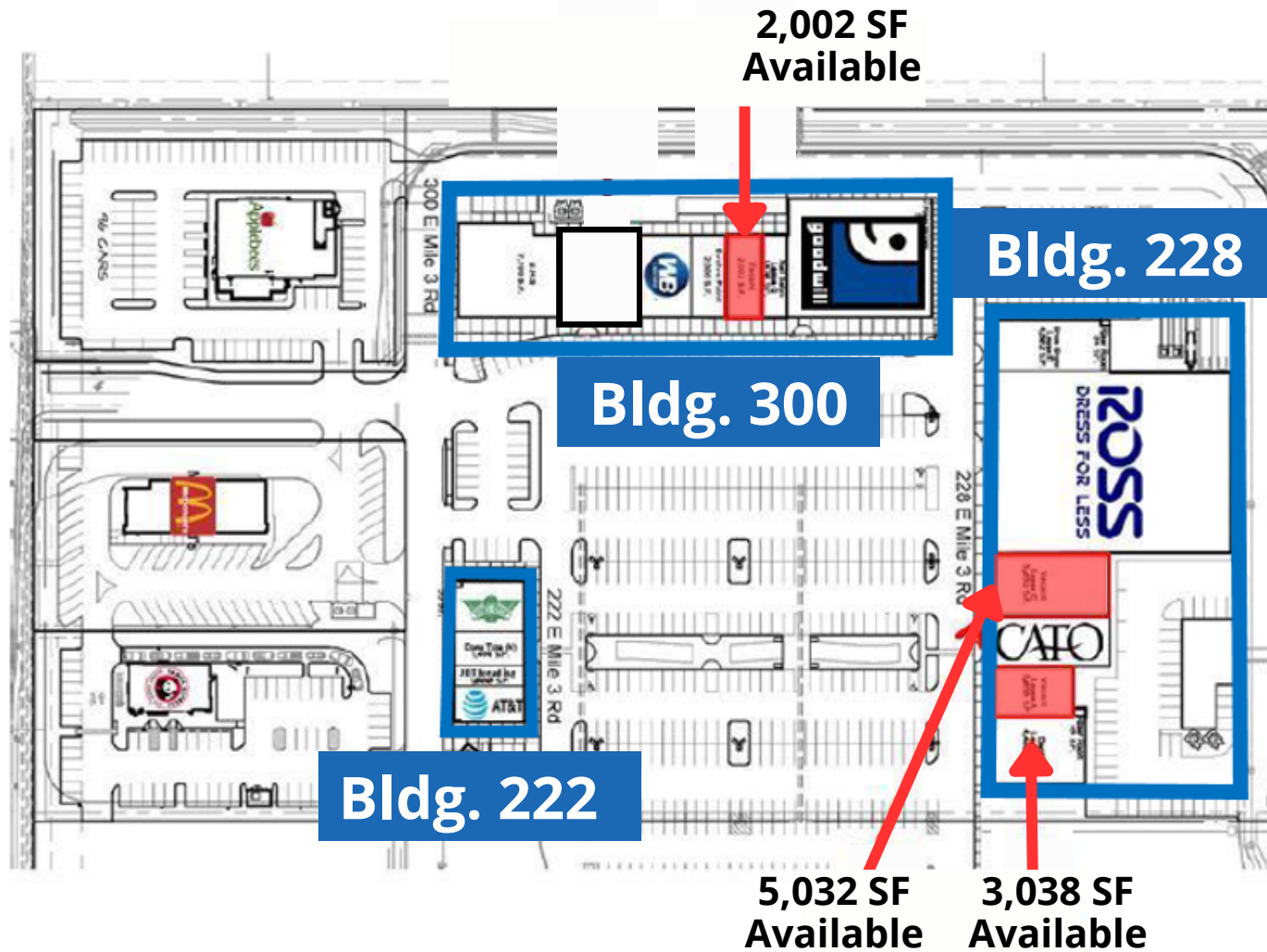
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Bldg./Suite	Tenant	Sqft.
Bldg. 222 Suite 110	Wing Stop	2,420
Bldg. 222 Suite 130	Gorditas Dona Lula	1,500
Bldg. 222 Suite 140	JB Threading Room	1,000
Bldg. 222 Suite 150	AT&T	2,029
Bldg. 228 Suite 101	Rodeo Dental Texas	4,400
<b>Bldg. 228 Suite 120</b>	<b>Available</b>	<b>3,038</b>
Bldg. 228 Suite 130	Cato Fashion	4,172
<b>Bldg. 228 Suite 140</b>	<b>Available</b>	<b>5,032</b>
Bldg. 228 Suite 150	Ross Dress for Less	30,000
Bldg. 228 Suite 160	Shoe Show	4,302
Bldg. 300 Suite 101	Goodwill	11,951
Bldg. 300 Suite 110	B.B. Nails	1,470
<b>Bldg. 300 Suite 120</b>	<b>Available</b>	<b>2,002</b>
Bldg. 300 Suite 130	Evolve Paint Store	2,000
Bldg. 300 Suite 150	WB Liquors	2,800
Bldg. 300 Suite 160	Rally Credit Union	4,100
Bldg. 300 Suite 190	South TX Health Clinic	7,100

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# Aerial Map



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# Information About Brokerage

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 an 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 that 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.

<u>Rohde Ottmers Siegel Realty</u>	<u>0486112</u>	<u>tomrohde@rohderealty.com</u>	<u>210-366-1400</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

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_____	_____	_____	_____
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