

OFFICE/RETAIL

FOR LEASE
OR SALE



1,500 SF OFFICE/RETAIL SPACE AVAILABLE ON FM 1960-FALLBROOK CROSSING

11780 FM 1960, HOUSTON, TX 77065



OFFERING SUMMARY

Lease Rate:

\$4,000/month
(Modified Gross)

Sale Price:

\$450,000

Available SF:

1,500 SF

Year Built:

1995

Market:

Northwest

Submarket:

Cypress/FM 1960 West

PROPERTY OVERVIEW

Retail/office space available for lease or sale in well-established center on FM 1960 and Fallbrook

PROPERTY HIGHLIGHTS

- +/- 1,500 SF office/retail space available for lease; currently built out as a pharmacy
- Additional parking in rear of building
- Located on the northwest corner of FM 1960 and Fallbrook
- Excellent visibility with average traffic of over 49,000 vehicles per day on FM 1960 and over 12,000 vehicles per day on Fallbrook Drive
- In high density commercial and residential area with easy access to freeways and retail
- Center is less than 2 miles from Highway 290
- Situated in Harris County

FOR MORE INFORMATION, PLEASE CONTACT:

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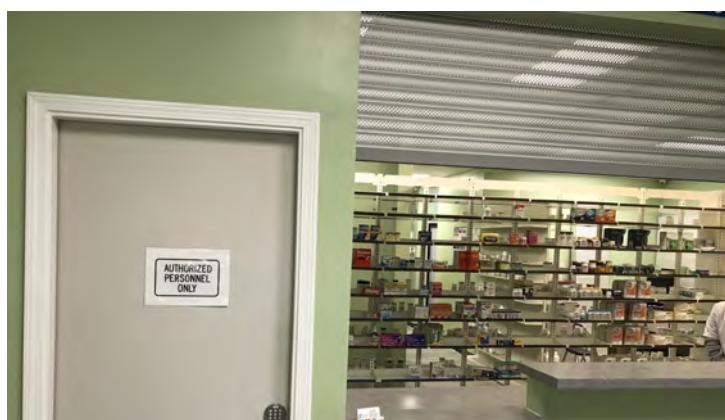
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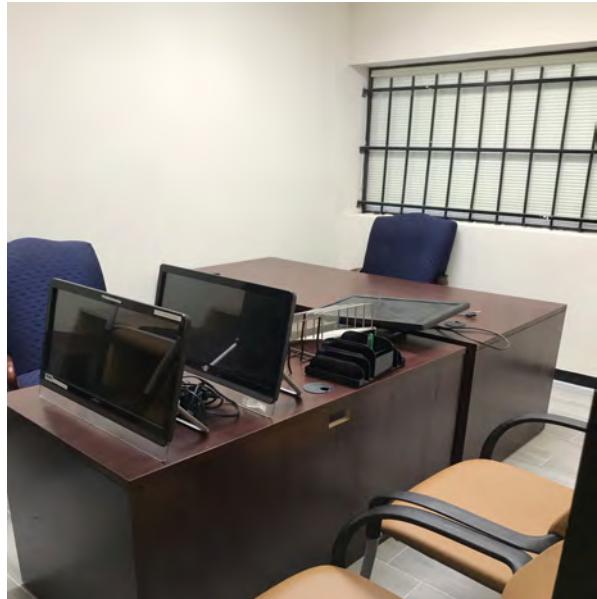
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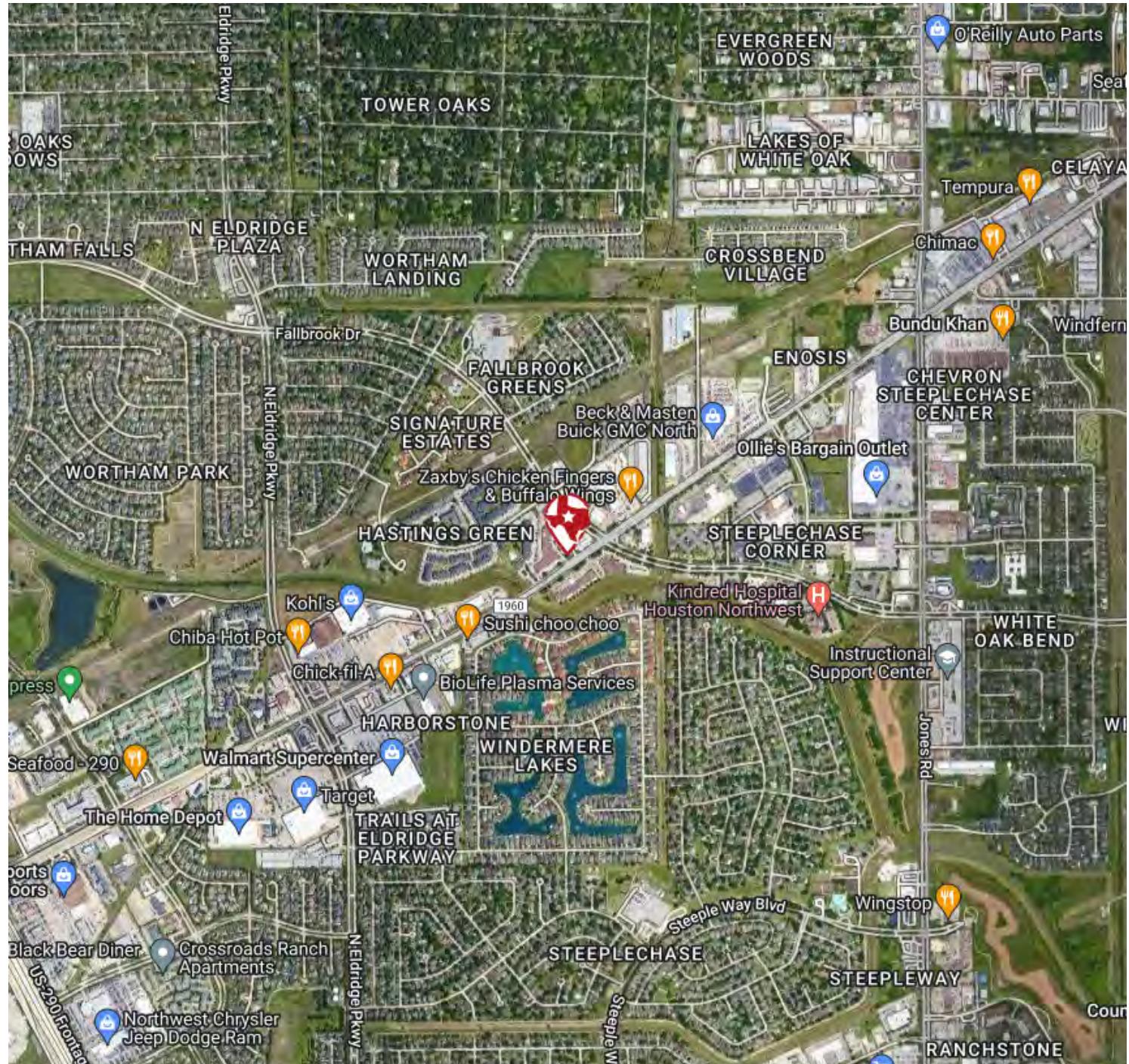
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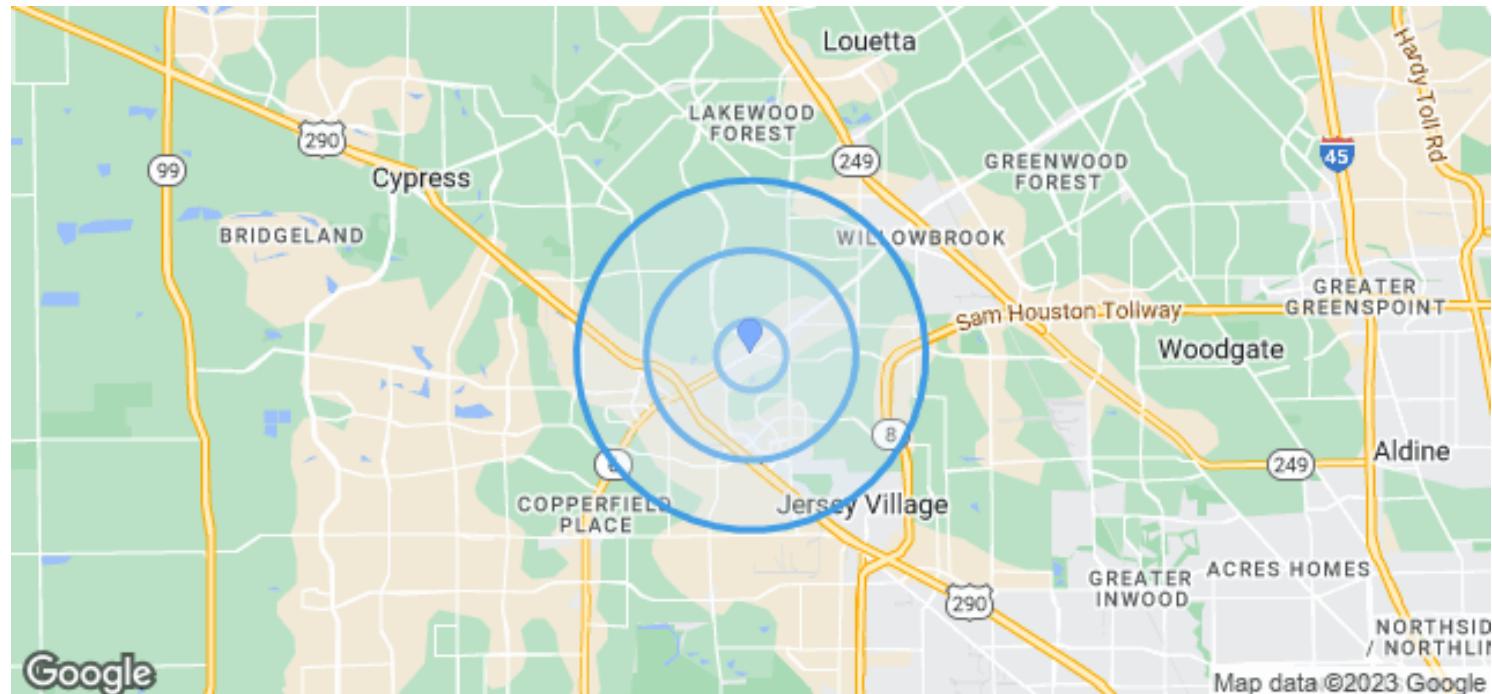
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POPULATION	1 MILE	3 MILE	5 MILE
Total Population	15,005	133,894	303,213
Median age	34.5	33.7	34.9
Median age (Male)	33.0	32.9	34.2
Median age (Female)	36.3	34.6	35.7

HOUSEHOLDS & INCOME	1 MILE	3 MILE	5 MILE
Total households	5,322	49,927	109,462
# of persons per HH	2.77	2.68	2.76
Average HH income	\$94,575	\$107,728	\$121,216
Average house value	\$162,901	\$154,904	\$169,585

*Demographic data valid as of January 2020 and is derived from US Census and other official government sources

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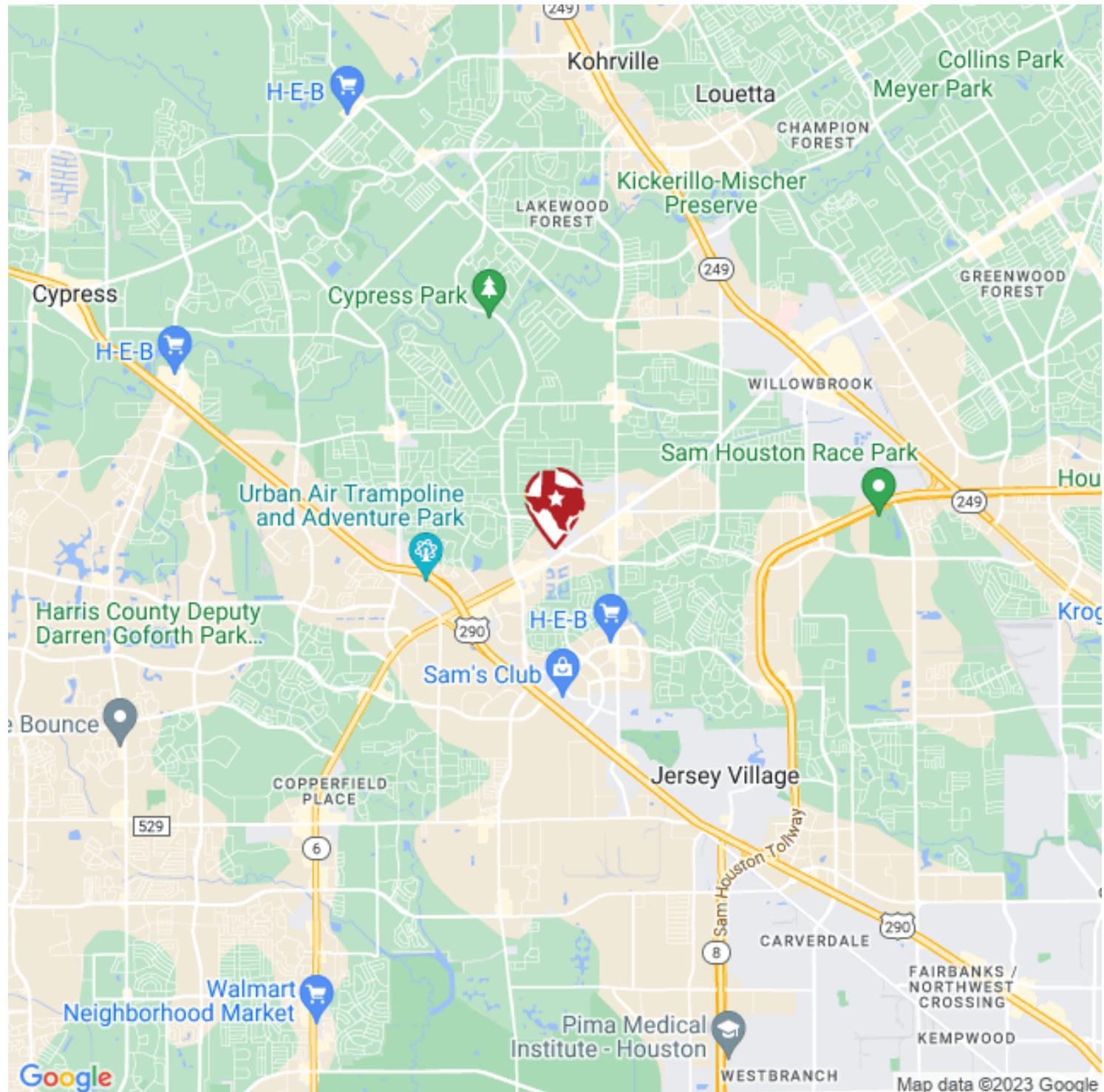
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Information About Brokerage Services

11-2-2015

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.

Texas CRES, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	9004590 License No.	joel@texascres.com Email	(713) 473-7200 Phone
Joel C. English Designated Broker of Firm	465800 License No.	joel@texascres.com Email	(713) 473-7200 Phone
Joel C. English Licensed Supervisor of Sales Agent/Associate	465800 License No.	joel@texascres.com Email	(713) 473-7200 Phone
Chris Joyce Sales Agent/Associate's Name	695869 License No.	chris@texascres.com Email	(936) 577-0836 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov

IABS 1-0

Regulated by the Texas Real Estate Commission

TAR 201

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