

# RETAIL SPACE AVAILABLE FOR LEASE

## CLAY HILLS PLAZA SHOPPING CENTER

16211-16233 CLAY RD. HOUSTON, TEXAS 77084



### LOCATION

Located at the Southwest Corner of Highway 6 and Clay Road.

### SPACES AVAILABLE

Suite 330: 25,178/ sq. ft. (Anchor)  
 Suite 212: 1,335/sq. ft.  
 Suite 207: 4,472/sq. ft.  
 Suite 305: 2,025/ sq. ft.  
 Suite 120: 1,280/sq. ft.

### TRAFFIC COUNTS

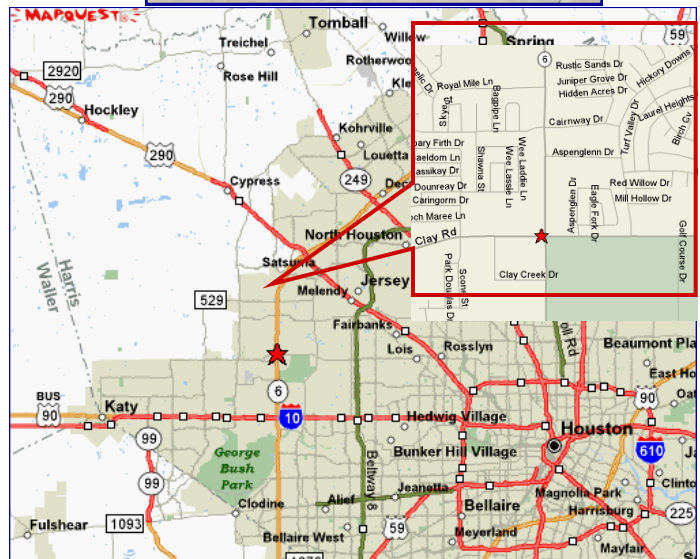
Highway 6 South of Clay Rd. 58,300

Clay Rd. West of Highway 27,590

Source: Texas Department of Transportation

### DEMOGRAPHICS

	1 Mi. Radius	3 Miles	5 Miles
Household	3,607	19,898	60,739
2004 Estimated Population	10,642	59,563	178,963
Average Household Income	\$68,346	\$77,734	\$84,114



### CLARION PROPERTIES, LTD.

**RANDY FERTITTA**  
 MANAGING BROKER

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LEASING - COMMERCIAL BROKERAGE - CONSULTING



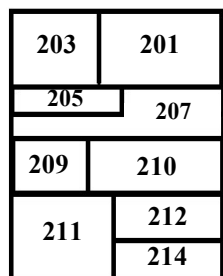
CLARION PROPERTIES, LTD

# CLAY HILLS PLAZA

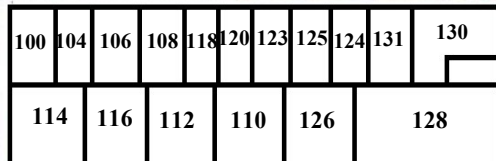
CLAY ROAD

STATE HIGHWAY 6

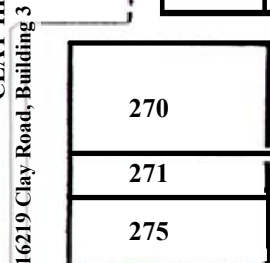
16215 Clay Road, Building 2



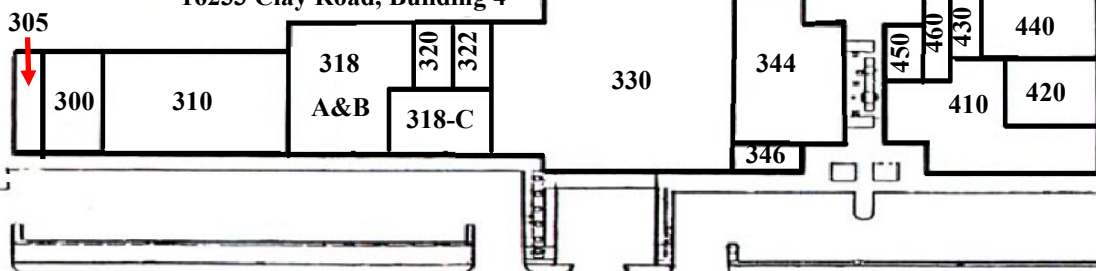
16211 Clay Road, Building 1



CLAY HILLS DRIVE



16233 Clay Road, Building 4



16231 Clay Road, Building 5

CLAY CREEK DRIVE

Suite	Tenant	Sq Ft	Suite	Tenant	Sq Ft	Suite	Tenant	Sq Ft
<b>Building 1 - 16211 Clay Road</b>			<b>Building 2 - 16215 Clay Road</b>			<b>Building 4 - 16233 Clay Road (cont.)</b>		
100	Master Cuts & Beauty Salon	1,110	201	Aaron's Rents, Inc.	8,345	310	Perla's Deluxe Hall	8,046
104	T Nails	1,026	203	Dong Khanh Market	3,624	318A	Colour Beauty School	3,782
106	Katy Discounts & Cargo Services	1,220	205	Dong Khanh Market	1,600	318B	Colour Beauty School	1,145
108	Retro Games eXchange	1,920	<b>207 AVAILABLE</b>		<b>4,472</b>	318C	Harris County (WIC)	3,180
110	Postal Services & More	1,155	209	Grocery Services	1,400	320	Iron Workers Union	915
112	Botancia	1,280	210	TKO Martial Arts	4,400	322	Sanctuary of Prayer	1,220
114	Mountain of Fire	3,284	211	TKO Martial Arts	3,100	<b>330 AVAILABLE—Anchor</b>		<b>25,178</b>
116	Mountain of Fire	2,231	<b>212 AVAILABLE</b>		<b>1,335</b>	344	Flor De Cuba Restaurant	7,100
118	Kingstek Printing	1,500	214	Bakers World of Texas	2,576	346	Mechanical Room	717 + 448
<b>120 AVAILABLE</b>		<b>1,280</b>	<b>Building 3 - 16219 Clay Road</b>			<b>Building 5 - 16231 Clay Road</b>		
123	Texan Endurance Agency	960	270	The Lighthouse Church	10,925	410	Car Pro Auto	5,917
124	H&R Block	1,600	271	Redeemed Christian Church of God	3,486	420	J Nam Tax	2,292
125	El Kiosko Frutas Y Helados	1,280	275	Konnect Church	7,439	430	Sky Hair Salon	1,875
126	Mechanical Room	666	<b>Building 4 - 16233 Clay Road</b>			440	Jocker's Billiards	6,016
128	Risaralda Bakery & Restaurant	5,578	300	Computer Kids Daycare	4,106	450	Herbalife Nutrition	1,200
130	DolEx & Western Wear	1,506	<b>305 AVAILABLE</b>		<b>2,025</b>	460	American Trucking	1,029
131	Farnaz Enterprise, LLC	895						



# 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	419362		
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Randy Fertitta	496687	rfertitta@earthlink.net	713-963-0963
Designated Broker of Firm	License No.	Email	Phone
Randy Fertitta	496687	rfertitta@earthlink.net	713-963-0963
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		