

# THE SHOPS AT SEDONA LAKES

1875 COUNTY ROAD 101 |  
MANVEL, TX 77578



OFFERING  
MEMORANDUM



Presented by  
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HOUSKOR-REALTY AND MANAGEMENT, LLC  
License # TX 587949  
**713-385-2156**

## Property Summary & Pricing

### THE SHOPS AT SEDONA LAKES

**ADDRESS:** 1875 COUNTY ROAD 101 | MANVEL, TX 77578

YEAR BUILT : 2020

LOT SIZE : 1.64 Acre

BUILDING SIZE : 14,487 SF

AVAILABLE SPACE FOR LEASE : Suite C 1,225 SF retail space

RATE : \$25 BASE \$8 NNN = \$33PSF (\$2.75 PSF) = \$3368.75 per month



# Tenant Summary

## KEY BUSINESS

- 1 Shipley Do-Nuts
- 2 Bank of America
- 3 Vacant
- 4 EasyVet Clinic
- 5 Specialty Smiles Dentist
- 6 K Star Salon & Spa
- 7 APT Urgent Care

## LEASE AREAS

- 2,486 SF
- 1,488 SF
- 1,225 SF
- 1,225 SF
- 2,982 SF
- 2,100 SF
- 2,981 SF



TENANT NAME	AREA	BUILDING SHARE	LEASE START DATE	LEASE END DATE	ANNUAL PER SF	TOTAL RENT PER MONTH	TOTAL RENT PER YEAR	CHANGES ON	CHANGES TO
APT Urgent Care	2,981	20.6%	10/1/2020	9/30/2025	\$30.00	\$7,453	\$89,430	Oct-2025	\$8,198
Bank of America	1,488	10.3%	8/28/2020	8/31/2030	\$27.00	\$3,348	\$40,176	Sep-2025	\$3,683
EasyVet Clinic	1,225	8.5%	1/21/2022	4/30/2032	\$36.00	\$3,675	\$44,100	Feb-2027	\$4,043
Shipley Do-Nuts	2,486	17.2%	9/29/2021	9/30/2031	\$28.00	\$5,801	\$69,608	Oct-2023	\$6,215
Specialty Smiles Dentist	2,982	20.6%	7/4/2021	1/31/2032	\$28.61	\$7,110	\$85,318	Jul-2024	\$7,252
K Star Salon & Spa	2,100	14.5%	TBD	TBD	\$25.00	\$4,375	\$52,500	TBD	\$4,463
Vacant	1,225	8.5%	-	N/A	\$0.00	\$0	\$0	N/A	N/A
<b>TOTAL TENANTS</b>	<b>14,487</b>				<b>\$26.31</b>	<b>\$31,761</b>	<b>\$381,132</b>		

# Property Aerial











## Information About Brokerage Services

Texas law requires all real estate licensees 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any coincidental 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.

<b>HOUSKOR REALTY AND MANAGEMENT LLC</b>	<b>9004129</b>	<b>JYREALTY@HOTMAIL.COM</b>	<b>(713)385-2156</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>JOHNNY YUN</b>	<b>587949</b>	<b>JYREALTY@HOTMAIL.COM</b>	<b>(713)385-2156</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date