

ROBINSON PLAZA

27605 ROBINSON ROAD OAK RIDGE NORTH, TEXAS 77385

Another Quality Development By MHW



For More Information:



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Property Overview

Retail/Showroom space available for pre-leasing. New construction at Hanna Road and Robinson Road in Oak Ridge North Township. Modern store front facades with metal building prefabrication construction from 2,406 to 9,625 sq. ft. Tenant improvement allowance available.



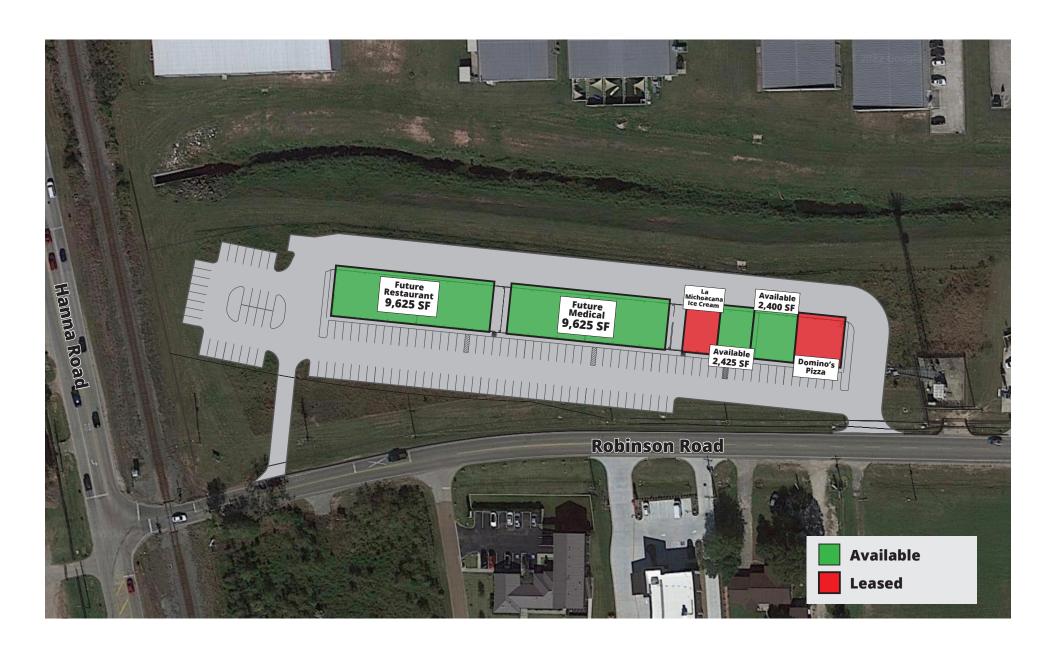
Property Highlights

- Immediate space available; Now Pre-Leasing, 2 Buildings 9,625 sf each
- Brick/Stone Facade
- Ideal location for retail or showroom
- 15' Roll-Up Doors in Rear
- 3 Phase Electric / 200 AMP
- 4:1000 Parking Ratio
- Upscale Landscaping

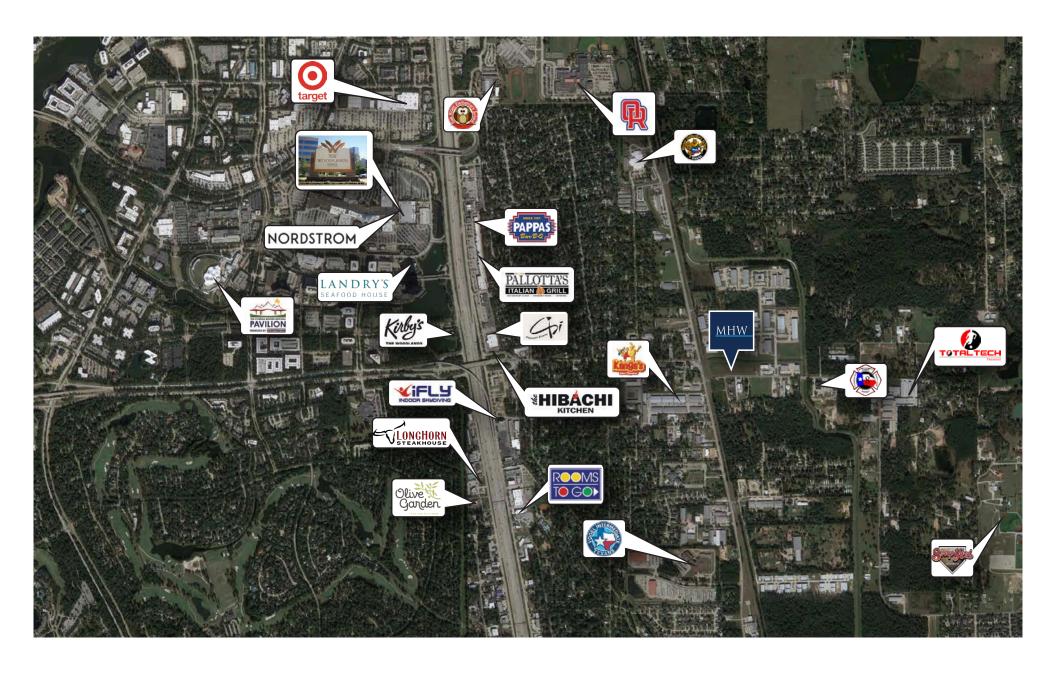
Offering Summary

LEASE RATE:	\$18.00 SF/YR (NNN		
TOTAL PLAZA SIZE:	3 BUILDINGS TOTALING 28,875 SF		
AVAILABLE SF:	2,406 - 9,625 SF		
LOT SIZE:	3.83 ACRES		
YEAR BUILT:	2022		
ZONING:	COMMERCIAL		
TRAFFIC COUNT:	18,000 PER DAY		

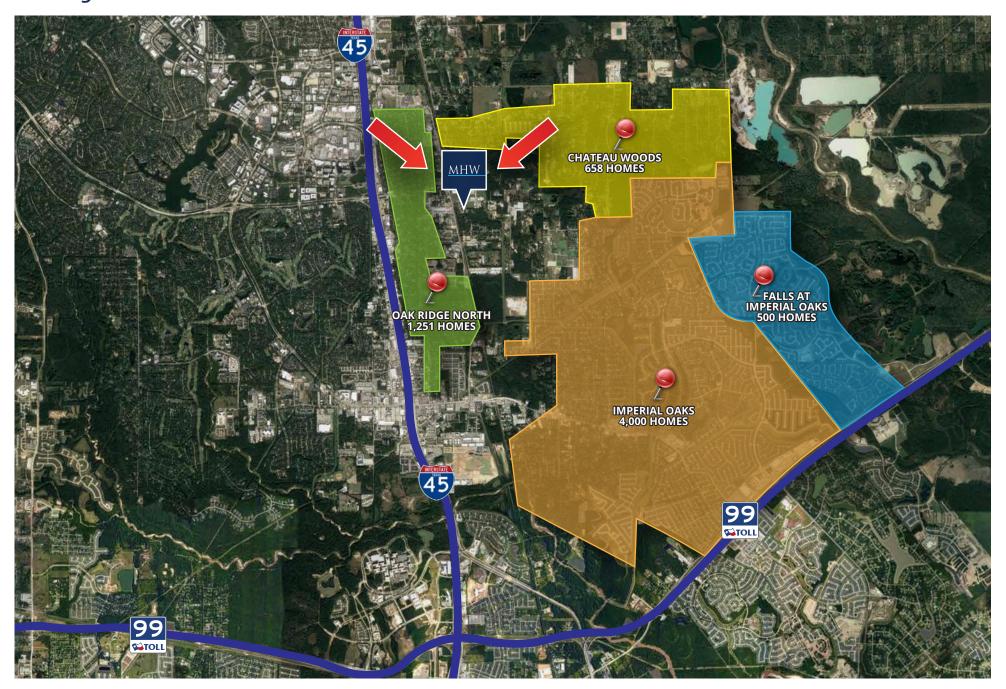
TENANT SITE PLAN



AERIAL

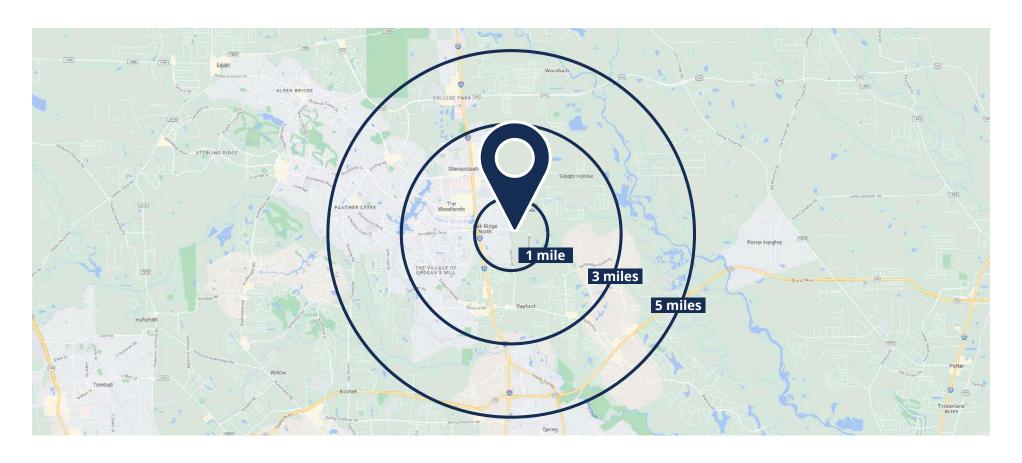


ADJACENT DEVELOPMENTS





DEMOGRAPHICS



2022 SUMMARY	1 MILE	3 MILES	5 MILES
Population	5,361	61,863	153,690
Households	1,966	24,694	58,046
Owner Occupied Housing Units	1,675	14,837	40,325
Renter Occupied Housing Units	291	9,857	17,721
Median Age	42.10	38.90	37.90
Average Household Income	\$125,721	\$130,336	\$129,921







\$128,659 AVG HH INCOME





Information About Brokerage Services

EQUAL HOUSING OPPORTUNITY

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:
 - 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 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.

MHW BROKERAGE SERVICES, LLC	MICHAEL EVANS	MICHAEL EVANS	MICHAEL EVANS	
Licensed Broker /Broker Firm Name or Primary Assumed Business Name		Licensed Supervisor of Sales Agent/ Associate	Sales Agent/Associate's Name	
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License No.	License No.	License No.	License No.	
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Email	Email	Email	Email	
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	Phone	Phone	Phone	
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