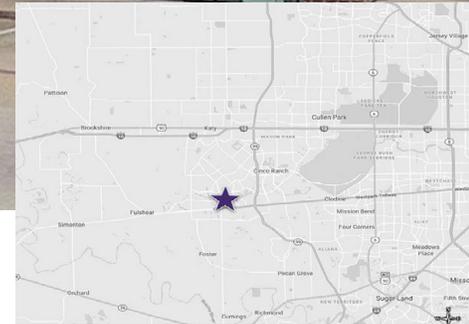




# Spring Green Shopping Center

- Located at the intersection of Cinco Terrace Drive and Spring Green Boulevard in Katy's prestigious Cinco Ranch community, offering prime visibility along two key thoroughfares
- 13,880 SF retail center strategically positioned next to Lowe's Home Improvement and directly across from a Kroger/Academy anchored shopping center, with H-E-B nearby
- Affluent trade area with over 228,075 residents within five miles and average household incomes exceeding \$183,002
- Situated within one of the Houston MSA's strongest growth corridors



## LOCATION

Cinco Terrace Dr. & Spring Green Blvd.

## BUILDING TYPE

Retail Center

## AVAILABLE

2,000 SF second gen retail  
1,432 second gen restaurant

## Contact

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# Spring Green Shopping Center

CINCO TERRACE DR. & SPRING GREEN BLVD.  
13,880 SF RETAIL CENTER



## Traffic Counts



### SPRING GREEN BLVD.

South of Westpark Tollway  
24,501 VPD (TXDot 2024)



### WESTPARK TOLLWAY

South of Cinco Terrace Dr.  
23,501 VPD (TXDot 2024)

## Demographics



### POPULATION

229,366 (5 mi)



### HOUSEHOLDS

57,131 (5 mi)



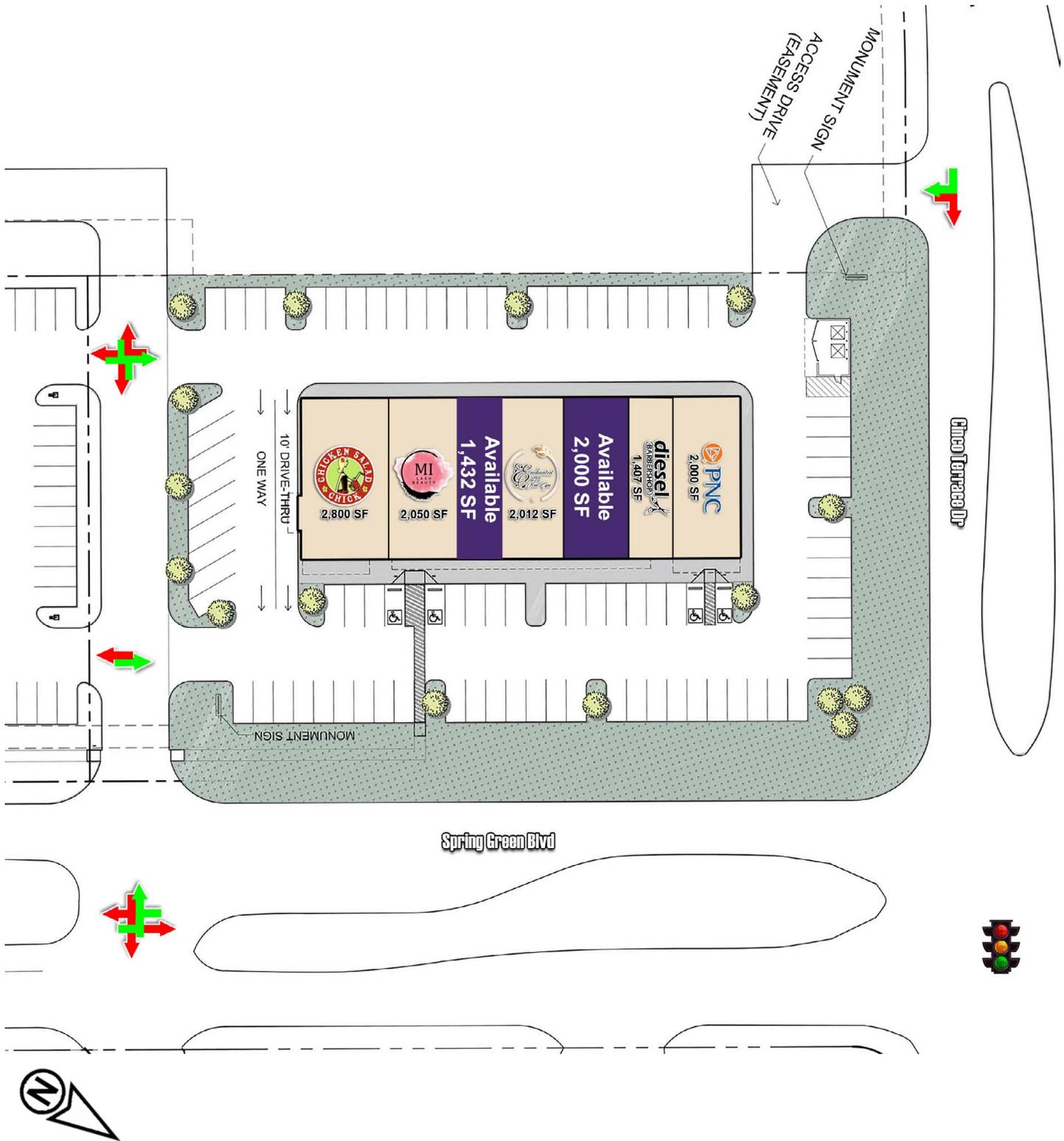
### AVERAGE HH INCOME

\$160,978 (5 mi)

FOR MORE INFORMATION, PLEASE CONTACT

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# Information About Brokerage Ser-

Texas law requires all real estate license holders to give the following informa0on about brokerage services to prospec0ve buyers, tenants, sellers and landlords.

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage ac0vi0es, including acts 0 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 informa0on about the property or transac0on received by the broker;
- Answer the client’s ques0ons and present any offer to or counter-offer from the client; and
- Treat all par0es to a real estate transac0on 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 wri0en lis0ng to sell or property management agreement. An owner's agent must perform the broker’s minimum du0es above and must inform the owner of any material informa0on about the property or transac0on known by the agent, including informa0on 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 wri0en representa0on agreement. A buyer's agent must perform the broker’s minimum du0es above and must inform the buyer of any material informa0on about the property or transac0on known by the agent, including informa0on disclosed to the agent by the seller or seller’s agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the par0es the broker must first obtain the wri0en agreement of *each party* to the transac0on. The wri0en agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obliga0ons as an intermediary. A broker who acts as an intermediary:

- Must treat all par0es to the transac0on impar0ally and fairly;
- May, with the par0es' wri0en 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 instruc0ons of each party to the transac0on.
- Must not, unless specifically authorized in wri0ng to do so by the party, disclose:
  - o that the owner will accept a price less than the wri0en asking price;
  - o that the buyer/tenant will pay a price greater than the price submi0ed in a wri0en offer; and
  - o any confiden0al informa0on or any other informa0on that a party specifically instructs the broker in wri0ng 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 transac0on 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 du0es and responsibili0es to you, and your obliga0ons under the representa0on 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 no0ce is being provided for informa0on purposes. It does not create an obliga0on for

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
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

