



Alvin, Texas Walmart Shadow Center

NWC HWY. 6 and HWY. 35 - Alvin's Most Dynamic Retail Location
1,200 SqFt Lease Space at 1591 E Hwy 6, Alvin, TX (Between Pizza Hut and Smile America)

BUILDING INFORMATION:

Size: 22,397 SqFt
Year Built: 2001
Year Renovated: 2017

LEASE SPACE INFORMATION:

Suite Number: 112
Size: 1,200 SqFt.
Annual Base Rate: Negotiable
Annual NNN Rate: \$7.20 Per SqFt (Includes Taxes, Insurance and Maintenance)
Total Monthly Rent: Base + NNN

DEMOGRAPHICS:

We used to say it's all about:

Location - Location - Location

Now we say it's all about:

Location - Demographics - Timing

Population:	1 mile	3 mile	5 mile
2010	3,730	26,954	44,733
2017	4,383	30,251	50,081

HH Income 2017:	1 mile	3 mile	5 mile
Median	\$43,951	\$51,517	\$58,383
Average	\$58,911	\$67,837	\$78,565
Per Capita	\$19,751	\$23,883	\$27,185

HH Income 2022:	1 mile	3 mile	5 mile
Median	\$50,344	\$56,854	\$65,499
Average	\$68,364	\$77,544	\$88,674
Per Capita	\$22,860	\$27,221	\$30,643

AVERAGE DAILY TRAFFIC COUNTS:

Hwy 35 Bypass: 36,000, Hwy 6: 37,296 est

**This location has it all and is
Alvin's Most Dynamic Retail Location**

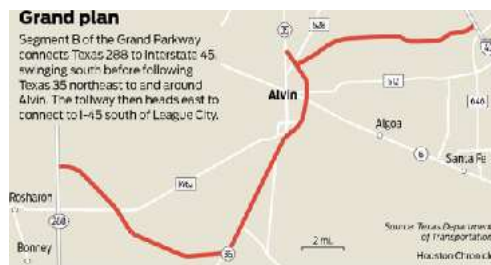


Between Pizza Hut
and Smile Avenue

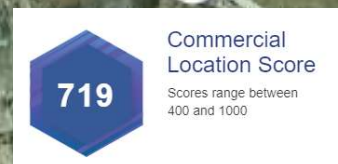


THE NEW GRAND PARKWAY:

The trade growth potential promises to be further positively impacted by the proposed State Highway 99 (Grand Parkway). When completed, the Grand Parkway will be 180+ miles long, making it the longest beltway in the United States.



Broker: **Colin Fox, ccim**
Colin Fox & Associates
281.333.4692
colinfox@colinfox.com
www.colinfox.com





Bank of America ATM Drive-Thru



Monument Sign



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.

11/2/2015

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 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.

Colin Fox & Associates	0234644	colinfox@colinfox.com	(281)333-4692
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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Colin Fox & Associates, 19155 Bai Harbour Drive Houston, TX 77058
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

IABS 1-0 Date
Amber Lane

Fax: 281.596.4534

Phone: 2813334692