# PLAZA AT HILLCROFT

SE CORNER OF HILLCROFT AVE & SOUTHWEST FWY
6001 and 6015 Hillcroft Avenue Houston, TX 77081

## FOR LEASE

**AVAILABLE SPACE**
1,150 SF

**RATE**
Call for pricing

**Gustavo Lopez**
glopez@resolutre.com
281.445.0033

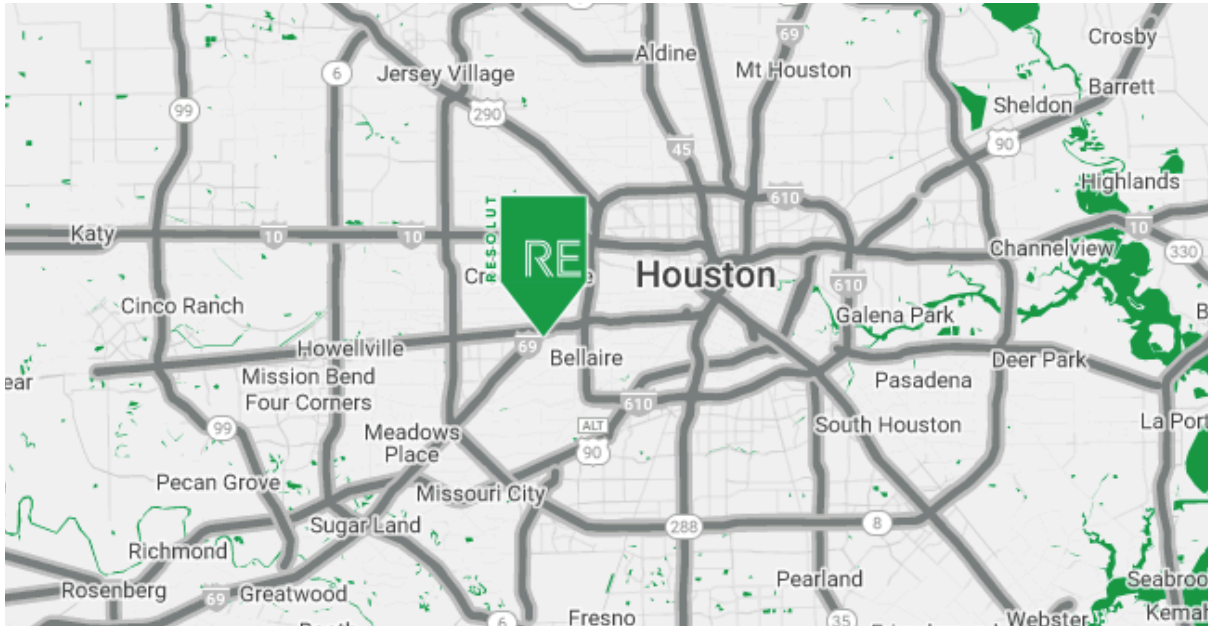
The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guarantees, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

RESOLUT RE

# PLAZA AT HILLCROFT | 6001 and 6015 Hillcroft Avenue Houston, TX 77081

## PROPERTY HIGHLIGHTS

- High-profile intersection at Hwy 59 and Hillcroft in dense SW Houston submarket
- Located in the best Hispanic market in the Houston area
- Join prominent national tenants including Starbucks, Chase Bank, and T-Mobile
- High level of pedestrian traffic through center
- Prominent visibility on two of Houston's highest traffic roads and highways
- Small space available




## AREA TRAFFIC GENERATORS


**Gustavo Lopez**
glopez@resolutre.com | 281.445.033

**Sydney Martin del Campo**
smartindelcampo@resolutre.com | 281.445.033


## DEMOGRAPHIC SNAPSHOT 2024

**256,229**
**POPULATION**
3-MILE RADIUS

**79,667**
**AVG HH INCOME**
3-MILE RADIUS

**162,352**
**DAYTIME POPULATION**
3-MILE RADIUS

**TRAFFIC COUNTS**

| | |
|---|---|
| Hillcroft Avenue | 49,995 VPD |
| Southwest Fwy | 191,475 VPD |

TXDOT 2023


The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

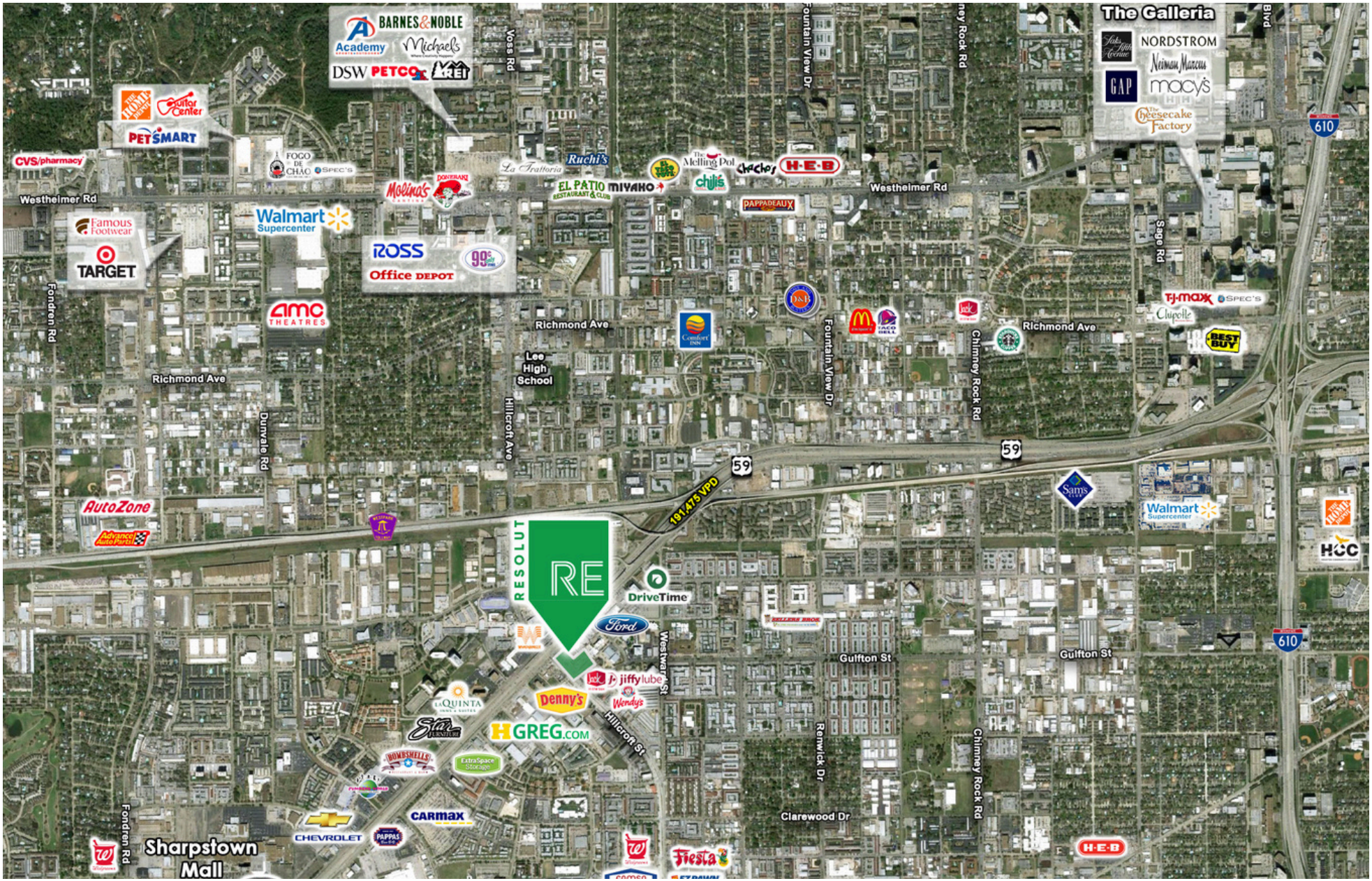
RESOLUT RE

**PLAZA AT HILLCROFT** | 6001 and 6015 Hillcroft Avenue Houston, TX 77081

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guarantees, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

RESOLUT RE

# PLAZA AT HILLCROFT | 6001 and 6015 Hillcroft Avenue Houston, TX 77081




The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guarantees, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

RESOLUT RE

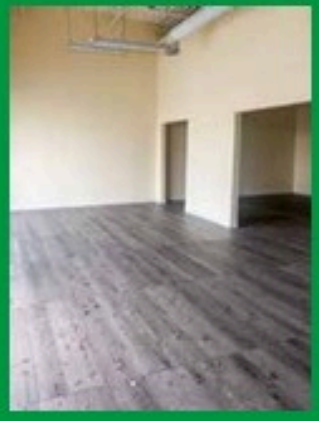
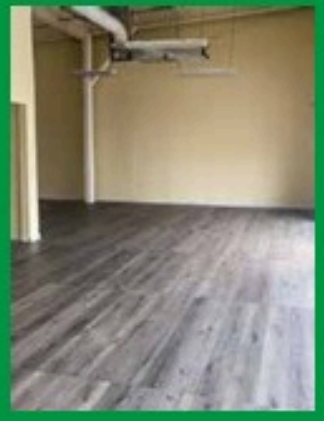
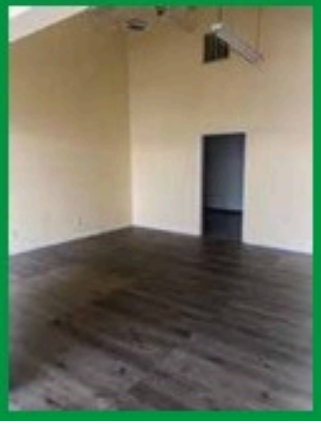
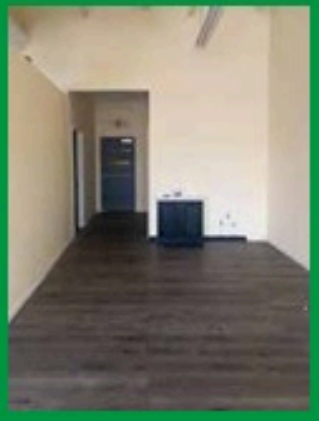
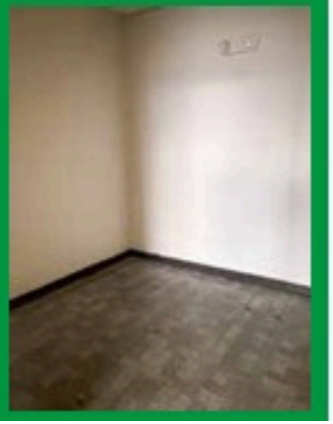
**PLAZA AT HILLCROFT** | 6001 and 6015 Hillcroft Avenue Houston, TX 77081

# Ste 3600 - 1,150 SF

## RETAIL FOR LEASE

### SUITE 3600

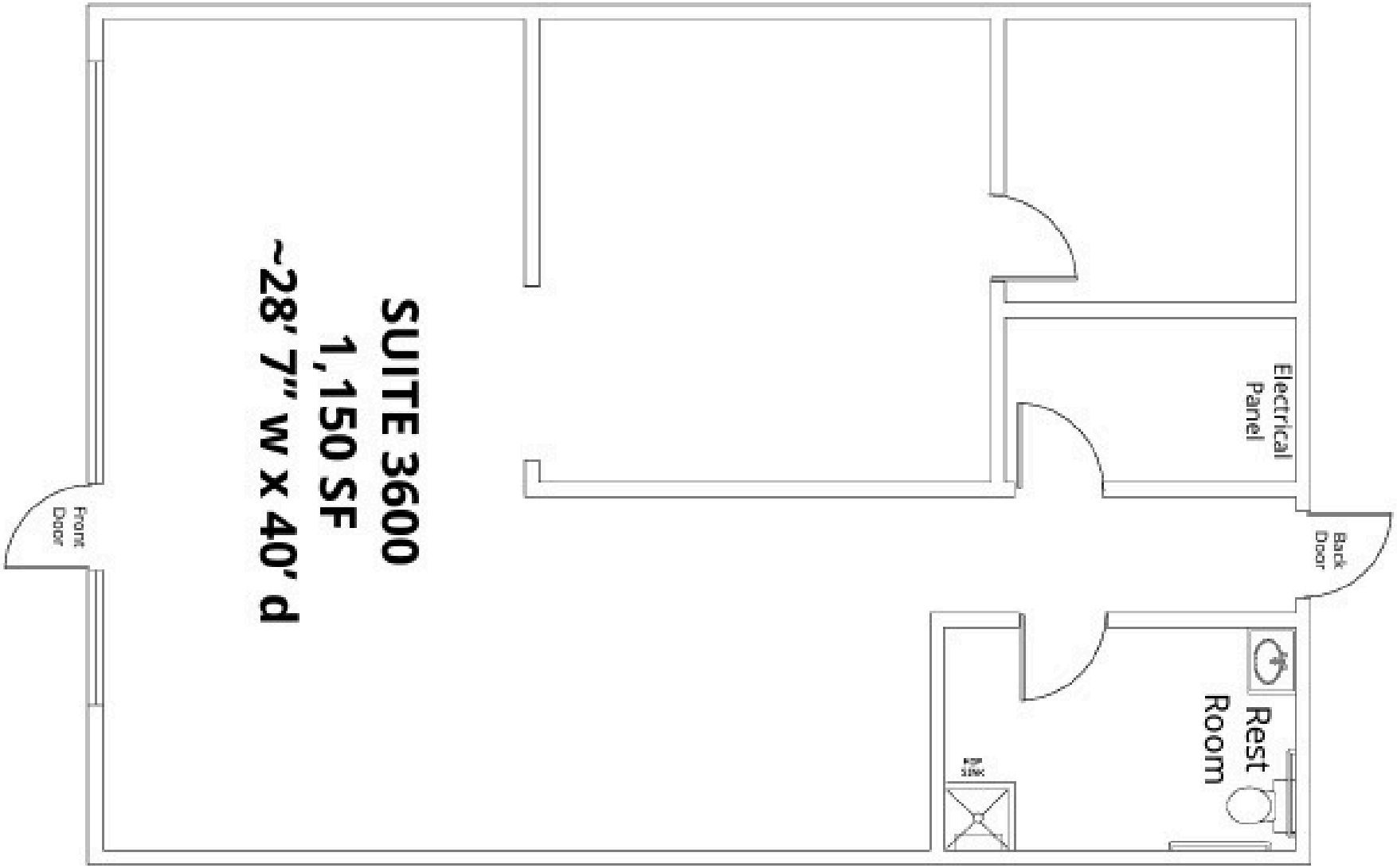
- 1,150 SF Unit between dialysis center and Cajun House Restaurant
- Second generation retail space with wood-look vinyl flooring

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guarantees, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

RESOLUT RE

**PLAZA AT HILLCROFT** | 6001 and 6015 Hillcroft Avenue Houston, TX 77081




Note: Floor plan is approximate only--not to be used as architectural drawing.

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guarantees, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

# 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 i structs 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.

| | | | |
|---|---|---|---|
| Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE"<br>Licensed Broker /Broker Firm Name or Primary Assumed Business Name | 603091 OR 9003193<br>License No. | leads@resolutre.com<br>Email | 512-474-5557<br>Phone |
| David J. Simmonds OR Gavin Fite<br>Designated Broker of Firm | 459263 OR 438039<br>License No. | leads@resolutre.com<br>Email | 512-474-5557<br>Phone |
| David J. Simmonds OR Gavin Fite<br>Licensed Supervisor of Sales Agent/Associate | 459263 OR 438039<br>License No. | leads@resolutre.com<br>Email | 512-474-5557<br>Phone |
| David J. Simmonds<br>Sales Agent/Associate's Name | 459263<br>License No. | david@resolutre.com<br>Email | 512-474-5557<br>Phone |

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date