



PAD SITES, END CAPS WITH DRIVE THRU AND IN-LINE SPACE AVAILABLE FOR LEASE

290 @ CHAPPELL HILL RD | BRENHAM, TX

BAKER KATZ
 THOMAS HOLDSWORTH
 713.903.4572 • tholdsworth@bakerkatz.com

3700 BUFFALO SPEEDWAY • SUITE 400 • HOUSTON, TX 77098
 WWW.BAKERKATZ.COM

BREHAM CROSSING

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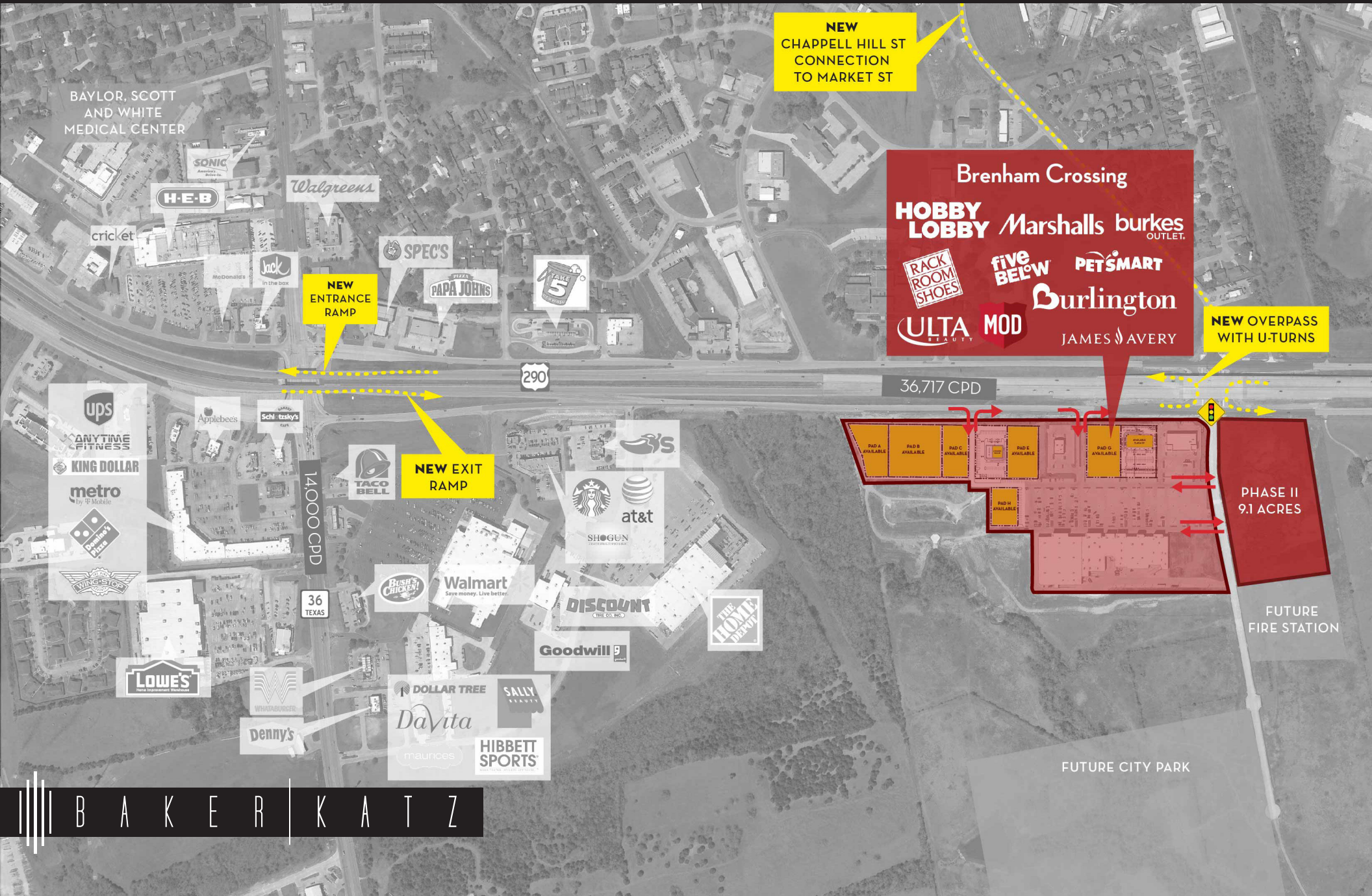
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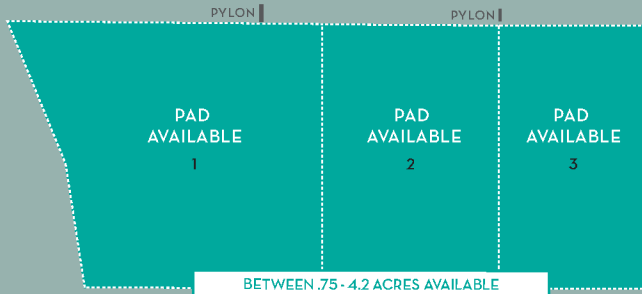
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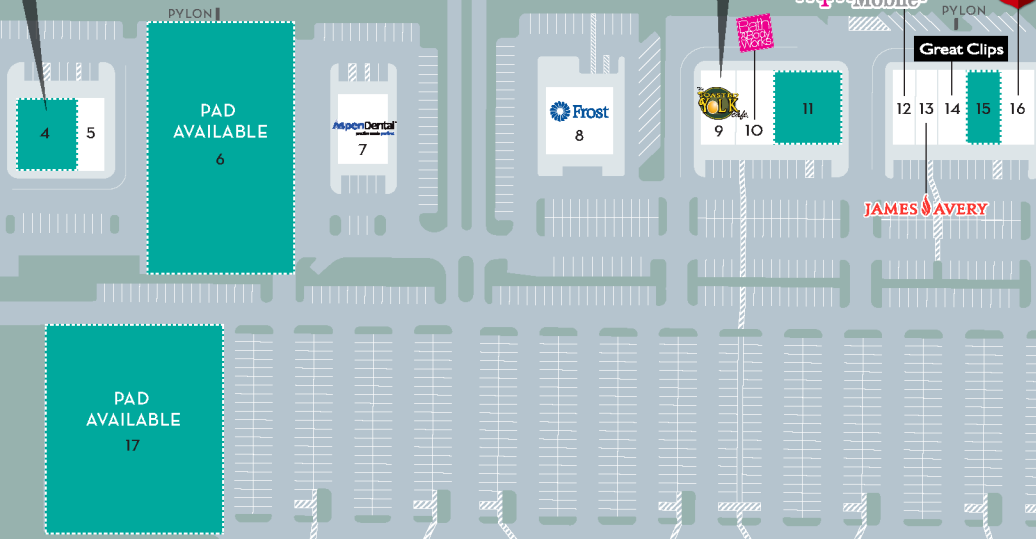
US HWY 290

US 290 EASTBOUND FRONTAGE RD



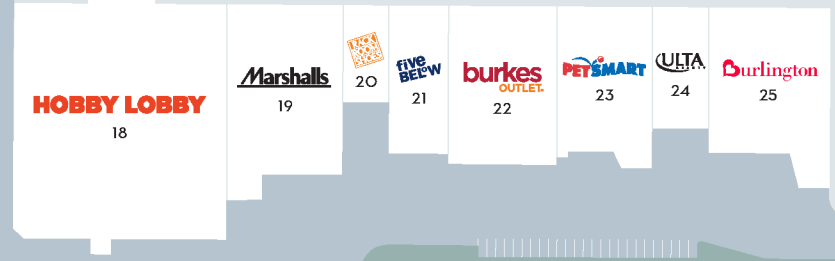
New Multi Tenant Retail Bldg Now Complete

New Multi Tenant Retail Bldg Now Complete



CHAPPELL HILL ST

UNIT	TENANT	SIZE	UNIT	TENANT	SIZE
1	PAD AVAILABLE	.75 - 4.2 ACRES	13	James Avery	2,300 SF
2	PAD AVAILABLE	.75 - 4.2 ACRES	14	Great Clips	1,125 SF
3	PAD AVAILABLE	.75 - 4.2 ACRES	15	AVAILABLE	2,662 SF
4	AVAILABLE	5,700 SF (able to demise)	16	MOD Pizza	2,800 SF
5	National Coffee User	1,800 SF	17	PAD AVAILABLE	0.8 ACRES
6	PAD AVAILABLE	1.2 ACRES	18	Hobby Lobby	55,125 SF
7	Aspen Dental	3,500 SF	19	Marshalls	22,000 SF
8	Frost Bank	1.21 ACRES	20	Rack Room Shoes	5,000 SF
9	Toasted Yolk	4,100 SF	21	Five Below	9,518 SF
10	Bath & Body Works	3,000 SF	22	Burke's	18,000 SF
11	AVAILABLE	5,440 SF (able to demise)	23	Petsmart	15,235 SF
12	T-Mobile	2,525 SF	24	Ulta	7,500 SF
			25	Burlington	20,000 SF





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 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.

BAKER KATZ LLC	528655		713.621.2900
<i>Licensed Broker / Broker Firm Name or Primary Assumed Business Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
KENNETH KATZ	436766		713.621.2900
<i>Designated Broker of Firm</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
KENNETH KATZ	436766		713.621.2900
<i>Licensed Supervisor of Sales Agent/Associate</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
THOMAS HOLDSWORTH	700615	THOLDSWORTH@BAKERKATZ.COM	713.903.4572
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>

Buyer/Tenant/Seller/Landlord Initials

Date

