

A photograph of the Shoppes at Town Square, a strip mall in Deer Park, Texas. The building is light-colored with several storefronts. From left to right, the signs visible are: AT&T (with a blue globe logo), SUN DENTAL GROUP, DEER PARK SUSHI (with a red "SUSHI" sign), and VAPE CITY. There are awnings over the windows of the first three storefronts. A silver pickup truck is parked in front of the VAPE CITY entrance. The parking lot in front of the building is mostly empty, with a few cars parked. The sky is overcast and blue.

AT&T
SUN DENTAL
GROUP
DEER PARK
SUSHI
VAPE CITY

Shoppes at Town Square

3811 CENTER ROAD
DEER PARK, TEXAS 77536

This information is believed reliable but we make no guarantee, warranty or representation about its accuracy and completeness, prior sale, lease and withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness.

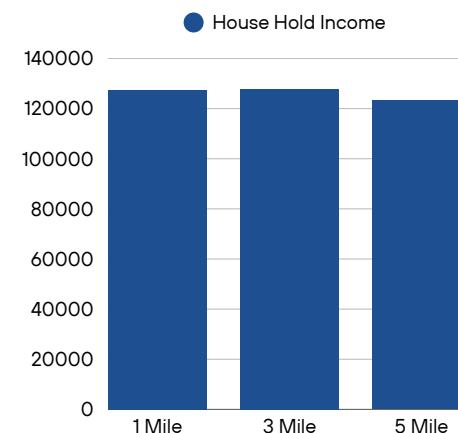
Courtney Lavender | courtney@vistahouston.com | 281.222.0763
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3811 CENTER STREET DEER PARK, TX 77536

PROPERTY HIGHLIGHTS

- Suite A2: 1,487 SF shell space (contiguous with Suite B)
- Suite B: 1,240 SF former Baskin Robbins
- Suite F: 2,527 SF former 2nd Gen Restaurant w/patio and pickup window (not suitable for DT)
- Located in the main corridor of Deer Park
- 6:1000 Parking Ratio
- Situated in close proximity to major thoroughfares such as FM2920, Tomball Parkway, SH 249 and Kuykendahl
- Lease Rate: Call for Pricing

House Hold Income Levels



1 Mile

\$ 127,377

3 Mile

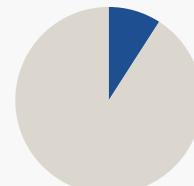
\$ 127,863

5 Mile

\$ 123,241

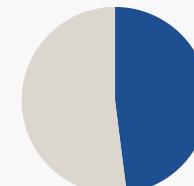
"2023 Demographics For House Hold Income based on distance from the property.

2023 Total Population 5 Mile Radius: 173,952



8%

1 Mile: 15,910



45%

3 Mile: 83,384



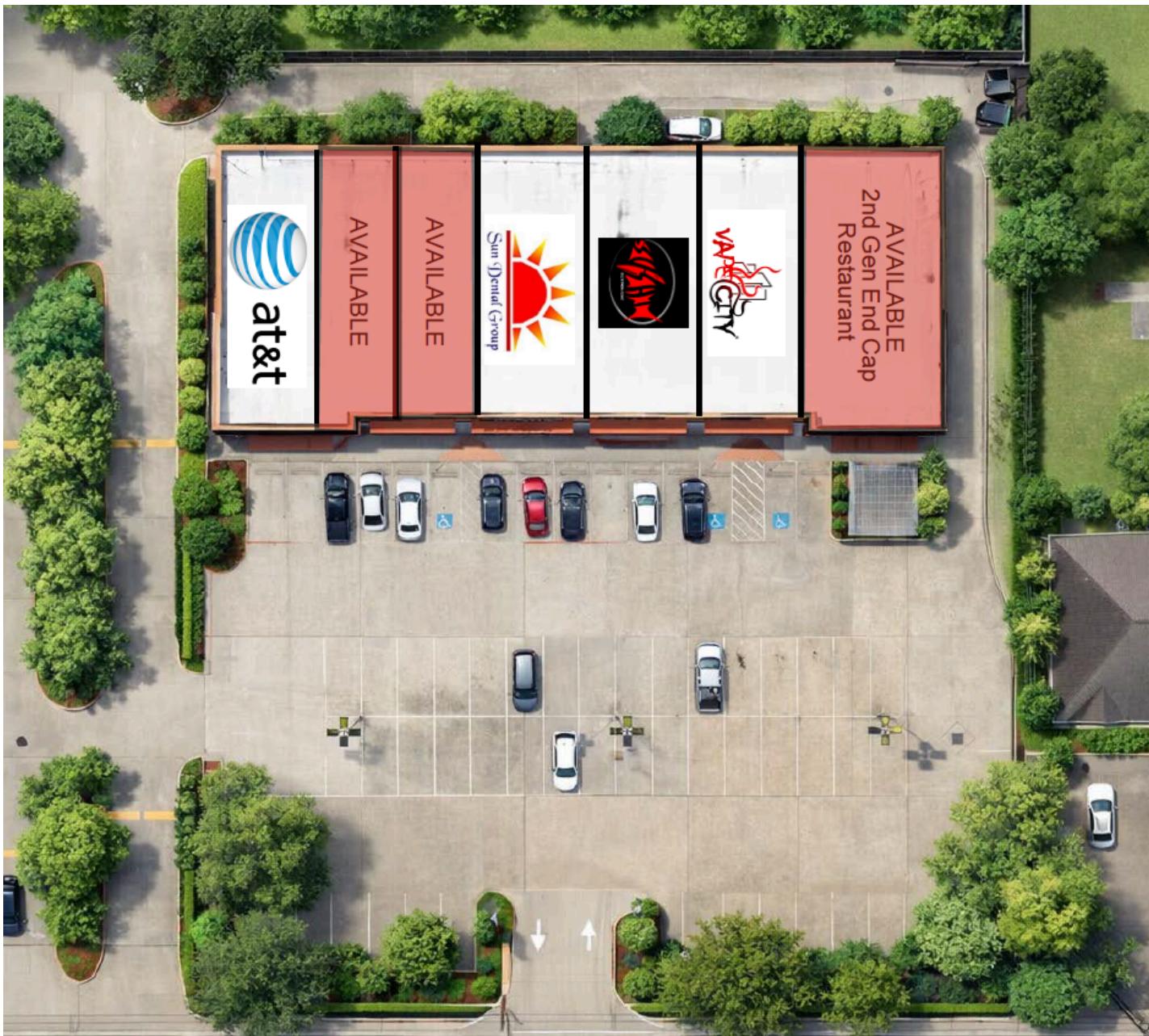
100%

5 Mile: 173,952

*2023 Population based on ABACUS report for all individuals living within a 5 mile radius of the property

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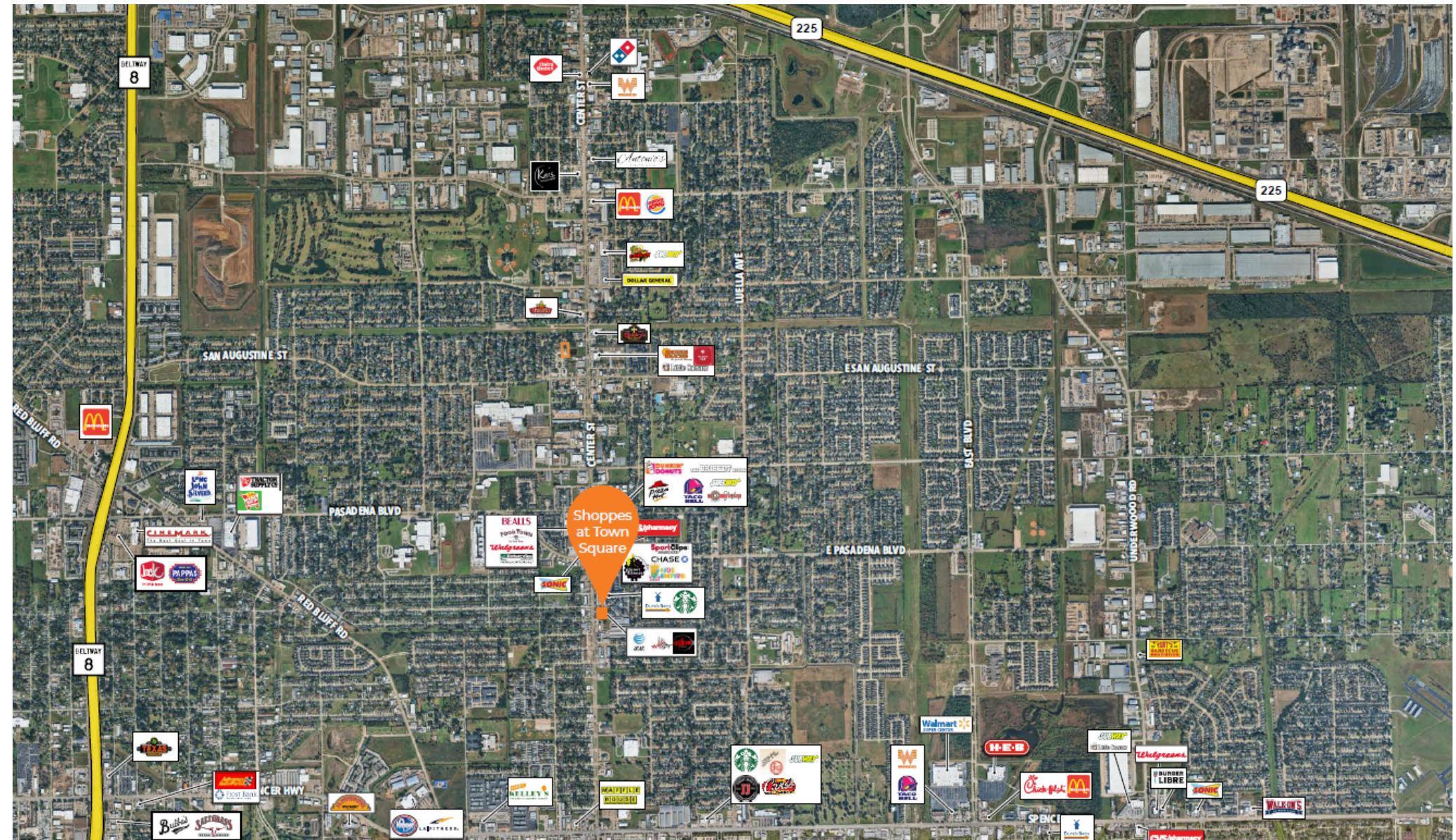
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RETAIL SITE PLAN

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AREA SITE LOCATION

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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 sale's 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): 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.

Vista Management Company

LICENSED BROKER/ BROKER FIRM NAME OR
PRIMARY ASSUMED BUSINESS NAME

Woody Mann, Jr.

DESIGNATED BROKER OF FIRM

Courtney Lavender

LICENSED SUPERVISOR OF SALES AGENT/ ASSOCIATE

Christina Kurt

SALES AGENT/ ASSOCIATE'S NAME

BUYER/ TENANT/ SELLER/ LANDLORD INITIALS

369227

LICENSE NO.

203603

LICENSE NO.

531773

LICENSE NO.

633096

LICENSE NO.

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Regulated by the Texas Real Estate Commission.
Information available at www.trec.texas.gov.





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1985

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READY TO BUILD YOUR FUTURE, TOGETHER?

With a legacy built on deep local knowledge and an unwavering commitment to quality, we are actively seeking new partners who share our vision to build the future of real estate together.

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