

Retail/ Office FOR LEASE

For Lease



4216 FM 517 E Dickinson, Texas 77539

Jane Nguyen, Broker O: 281-933-6999
10925 Beechnut St # A104,
Houston Texas 77072
Jane.nguyen@alpharealtors.net



4210 - 4228 FM 517 E, Dickinson, Texas 77539



Feature:

Great opportunity for Retail, and Office Space!

- 3,320 Sq Ft Second Generation Space, (Previous Laundromats business)
- Prime Location: 4216 FM 517 E Dickinson, Texas 77539
- High Visibility: Situated inline in a strip retail building on a corner lot at FM 517 E & Dickinson Ave, Parke St.
- Surrounded by National, Regional and Local Retailers
- Lease terms: Base rent plus CAM
- Excellent Visibility and Signage

- Move in ready spaces
- Plenty Parking Spaces
- 4 Curb Cuts and share easement

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Retail/ Office FOR LEASE

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3,320 sf space available for installing laundromats business! Previously occupied by a long-standing wash and fold business, this property is perfectly set up for similar ventures. Save significantly on the installation of water and gas plumbing systems.

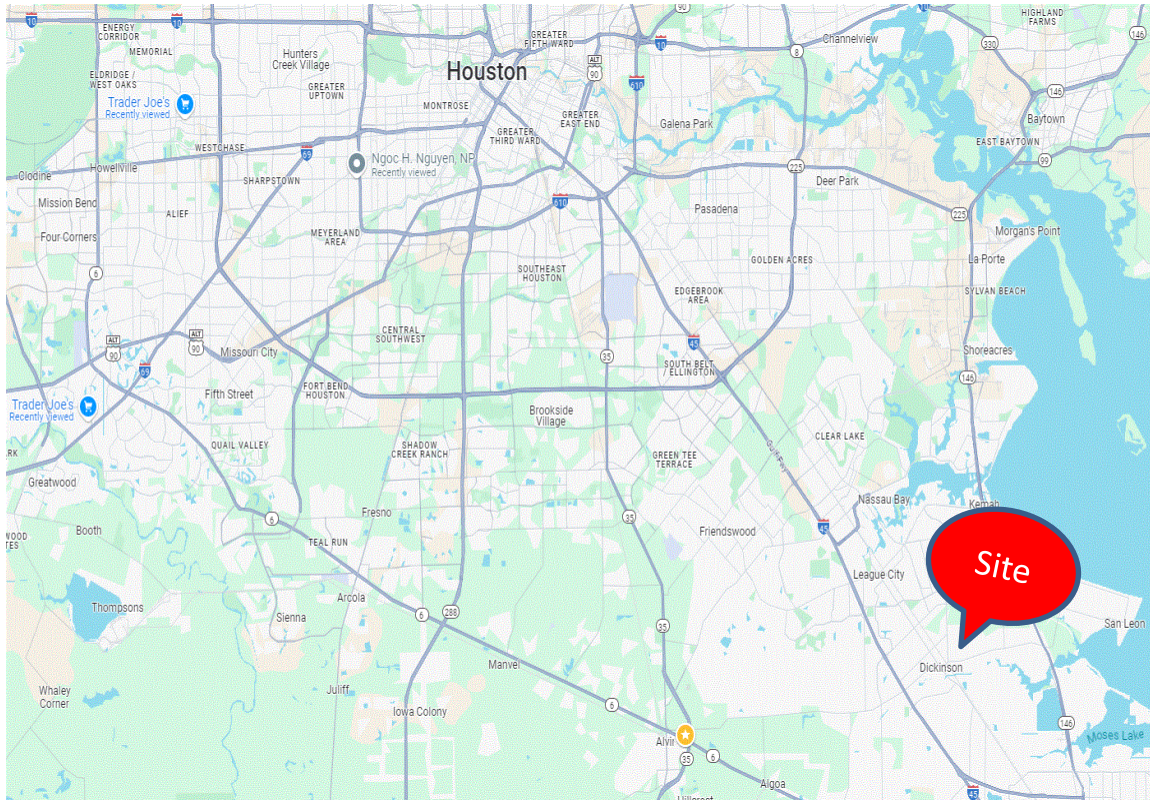
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Retail/ Restaurant/ Office FOR LEASE



- From Downtown Houston, Take Freeway 45 South. Follow Gulf Fwy and FM517 E to Dickinson Ave in Dickinson. Use the right lane to stay on Gulf Fwy.
- Use the left 2 lanes to turn left onto FM517 E.
- Turn right onto Dickinson Ave Destination will be on the left

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Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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.

<u>Alpha Realtors, Inc</u>	<u>9000046</u>	<u>jane.nguyen@alpharealtors.net</u>	<u>(281)933-6999</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

ALPHAREALTORS 18925 Beecham Street #104 Houston, TX 77072
Jane Nga-Dang Nguyen

Information available at www.trec.texas.gov

IABS 1-0 Date

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Please respect the manager and staff by
visiting as a regular customer only. Refrain
from making leasing inquiries or causing
any disruptions during your visit.

Thank you for your understanding and
cooperation

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