

FOR LEASE



AUTUMN CREEK VILLAGE | 3141 FM 528, FRIENDSWOOD, TX 77546

Features

NOW PRE - LEASING PHASE II - 10,000 SF

- Kroger-anchored neighborhood center
- Move-in ready 2nd-gen medical & restaurant spaces available
- Located at high-traffic FM 528 & Bay Area Blvd
- +- 2,800 homes planned nearby at Midline

autumn-creek-village.com

FOR LEASE

TOTAL SF: 123,758
AVAILABLE SF: 16,494
MIN CONTIGUOUS SF: 1,384
MAX CONTIGUOUS SF: 10,000
CONTACT FOR MORE INFORMATION

Traffic Counts

FM 528 W of Bay Area Blvd	40,669 VPD
FM 528 E of Bay Area Blvd	33,253 VPD
Bay Area Blvd S of FM 528	18,272 VPD
Bay Area Blvd N of FM 528	15,752 VPD

Demographics

YEAR: 2025	1 MILE	3 MILE	5 MILE
Total Population	2,727	24,138	89,286
Households	902	8,070	31,450
Average HH Income	\$140,669	\$150,661	\$133,264
Daytime Population	1,960	19,532	72,685

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Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as 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. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

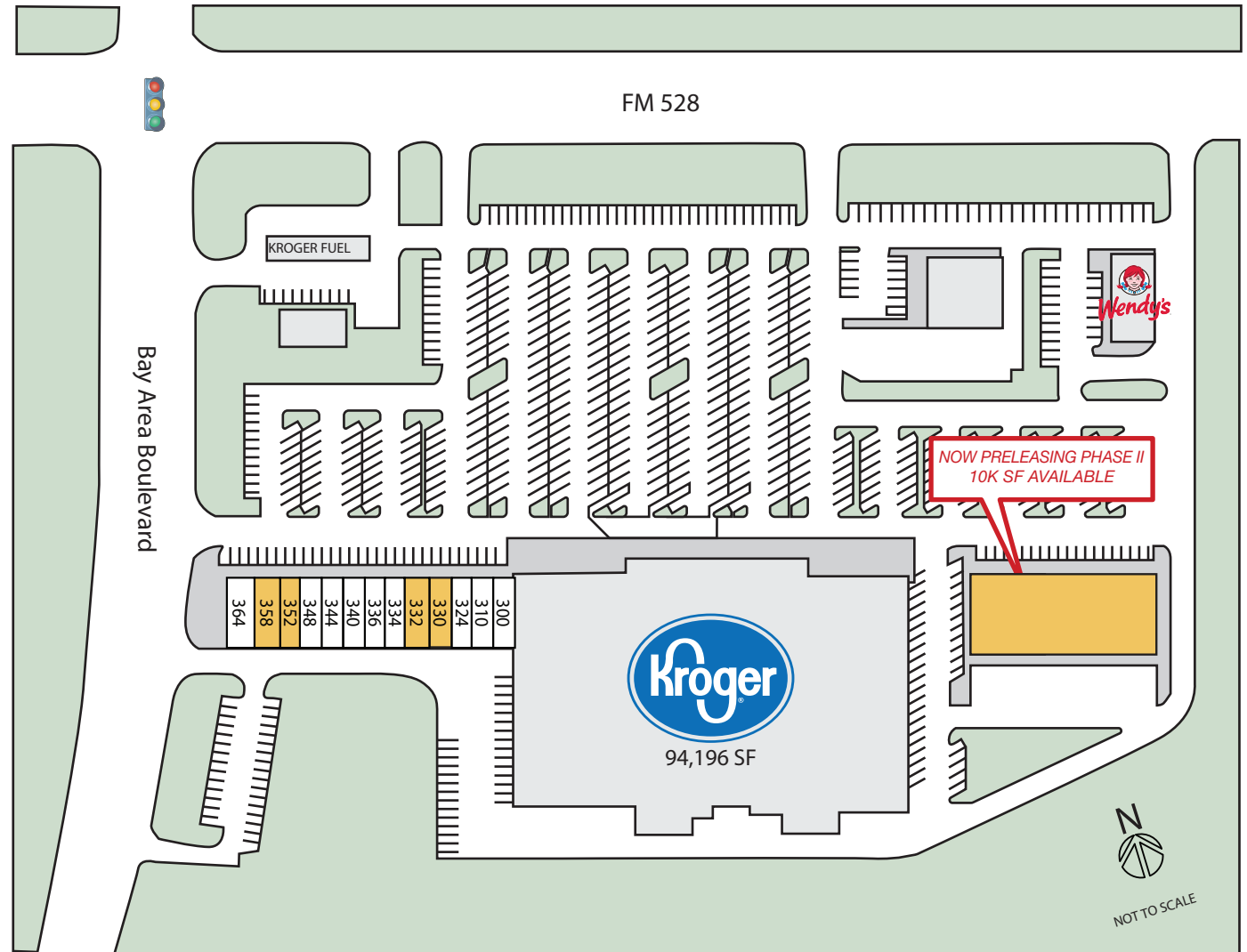


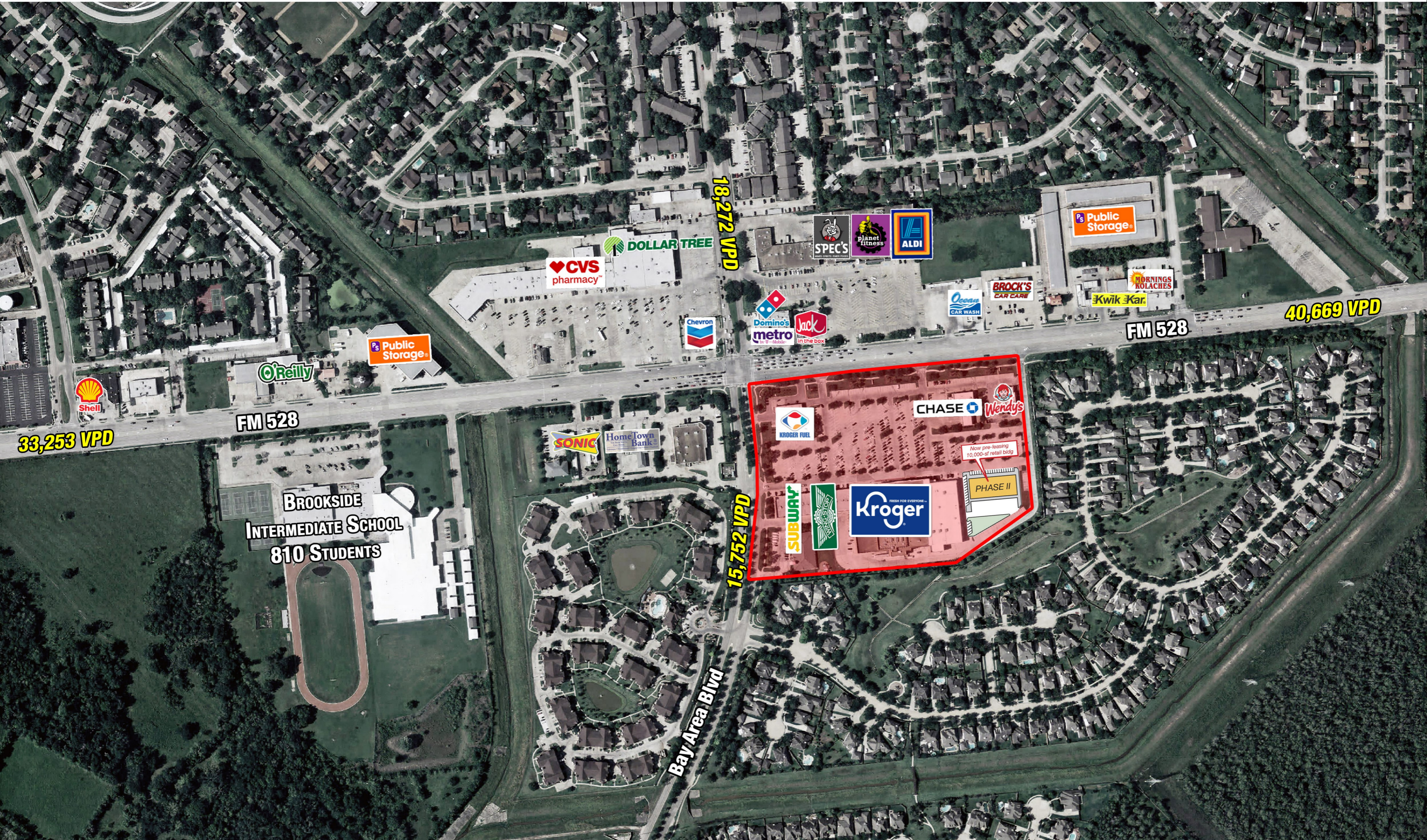
Available Space

330	1,384 sf
332	1,610 sf
352	1,540 sf
358	1,960 sf
Phase II	10,000 sf

Current Tenants

300	Crystal Nails	1,680 sf
310	Extreme Lash & Brows	1,410 sf
324	Friendswood Eye Center	1,600 sf
334	Wing Stop	1,575 sf
336	Woof Gang Bakery	1,575 sf
340	Brian's Jewelry	1,161 sf
344	Barber & Beauty	1,190 sf
348	SmallCakes	1,190 sf
364	Saruzzo's NY Pizzeria	1,642 sf
	Kroger	94,196 sf





33,253 VPD

FM 528

BROOKSIDE
INTERMEDIATE SCHOOL
810 STUDENTS

Bay Area Blvd

15,752 VPD

18,272 VPD

FM 528

40,669 VPD

Now pre-leasing
10,000-sf retail bldg

PHASE II



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker

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- 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:

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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.

Weitzman

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