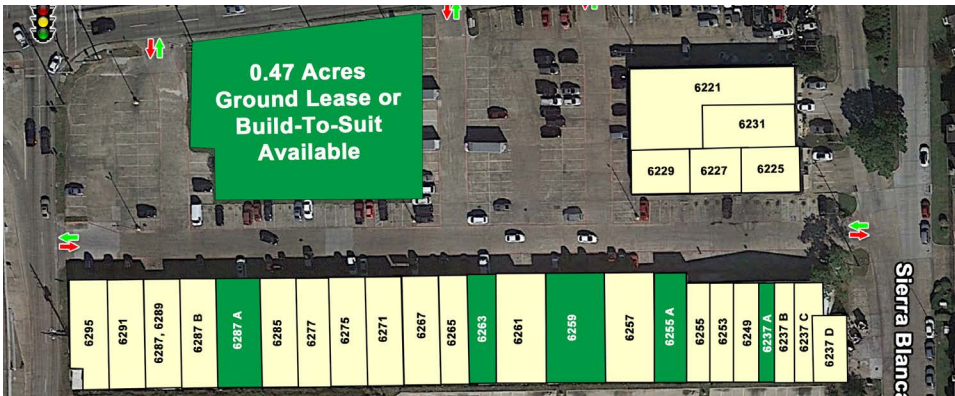


CALL FOR MORE INFORMATION



PROPERTY SNAPSHOT



**22,325**  
2022 POPULATION  
3 MILE RADIUS



**12,908**  
2022 DAYTIME POPULATION  
3 MILE RADIUS



**\$68,051**  
2022 AVERAGE INCOME  
3 MILE RADIUS



**51,192 VPD**  
HIGHWAY 6

FOR LEASE

\$15.00 PSF NNN  
\*NNNS \$5.21 PSF

\*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

1,500 SF	Suite 6263
1,500 SF	Suite 6255A
1,501 SF	Suite 6287A
1,550 SF	Suite 6237A
3,000 SF	Suite 6259
0.47 Acre Pad Site	

PROPERTY HIGHLIGHTS

- 0.47 Acre for lease
- Located at the signalized corner of Alief Clodine/Westpark Tollway and Hwy 6
- Great visibility with pylon sign and easy access
- Immediate access to Hwy 6 and Westpark Tollway

TRAFFIC COUNT

Westpark Tollway: 31,847 VPD  
Highway 6: 51,192 VPD  
(CoStar 2022)



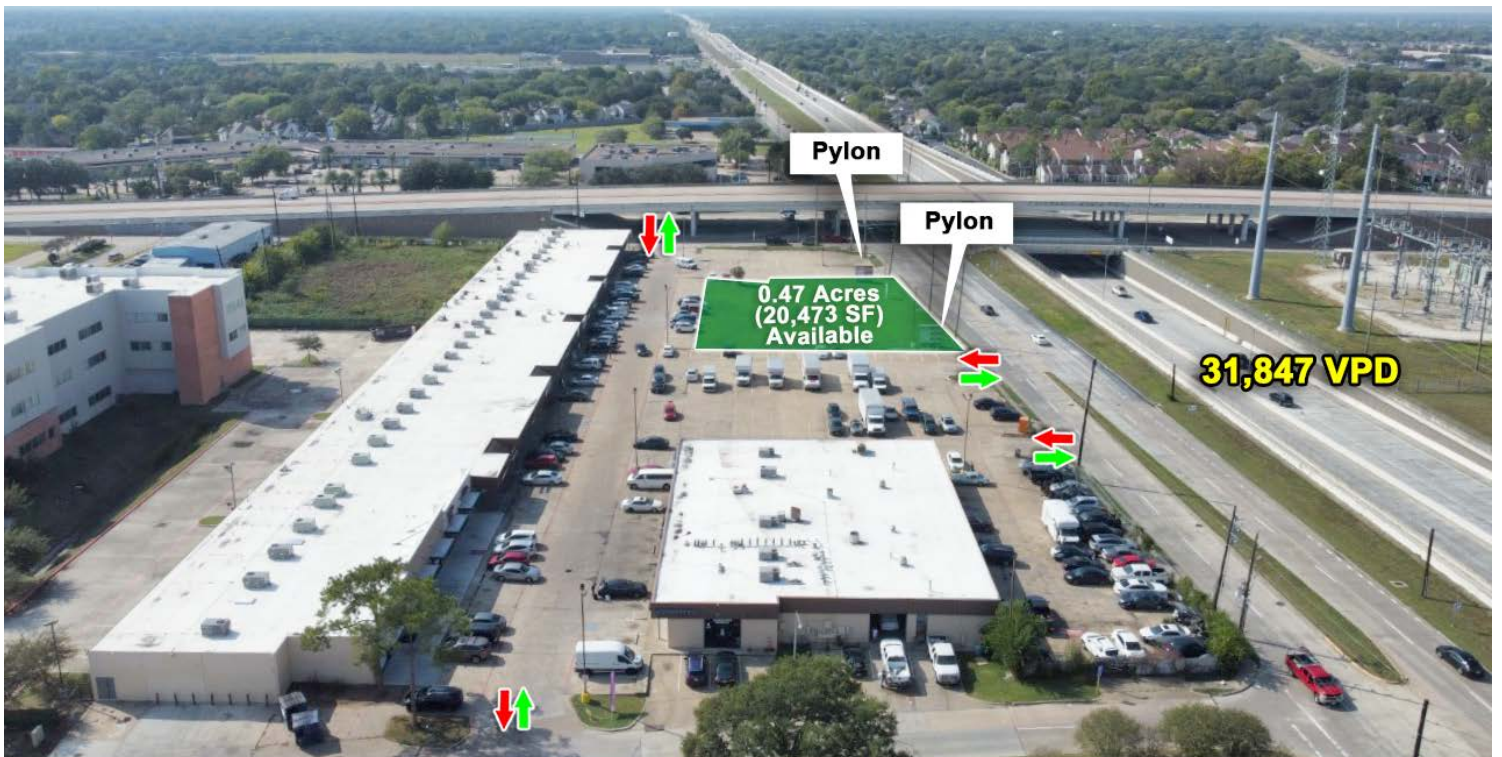
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# Shops at Alief Clodine

SEC HWY 6 & ALIEF CLODINE RD  
6221 S TEXAS 6  
HOUSTON, TX 77083



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6221 S TEXAS 6  
HOUSTON, TX 77083



6295 - Signs & Graphic Design	1,050 SF	<b>6255A - AVAILABLE</b>	<b>1,500 SF</b>
6291 - Game Room	3,506 SF	6255 - RA Auto Color	1,500 SF
6287, 6289 - Dominion African Food Store	3,375 SF	6253 - Blessing Hair Braiding Salon	1,500 SF
6287B - Dabira Jewelry	1,239 SF	6249 - Zenith Tax and Business Consultant	1,500 SF
<b>6287A - AVAILABLE</b>	<b>1,501 SF</b>	<b>6237A - AVAILABLE</b>	<b>1,550 SF</b>
6285 - Spirit Liquor	2,150 SF	6237B - Grace Stitches	1,550 SF
6277 - GoGo African Mart	1,500 SF	6237C - MedCure Clinic	1,550 SF
6275 - Jolly Jolly Bakery	2,650 SF	6237D - Amgray Global Investment	4,589 SF
6271 - Amala Joint Restaurant	1,800 SF	6229 - Instyle Beauty Salon	1,450 SF
6267 - Carniceria Mexico Lindo	3,000 SF	6227 - Mitty Mart	1,600 SF
6265 - BUW Human Hair Factory Store	1,500 SF	6225 - Highway 6 Washateria	2,070 SF
<b>6263 - AVAILABLE</b>	<b>1,500 SF</b>	6231 - Paramount Mobile	1,500 SF
6261 - Amgray Global Investment	1,500 SF	6221 - AA Advance Auto Care	6,430 SF
<b>6259 - AVAILABLE</b>	<b>3,000 SF</b>		
6257 - Garza Home Furniture	1,500 SF		

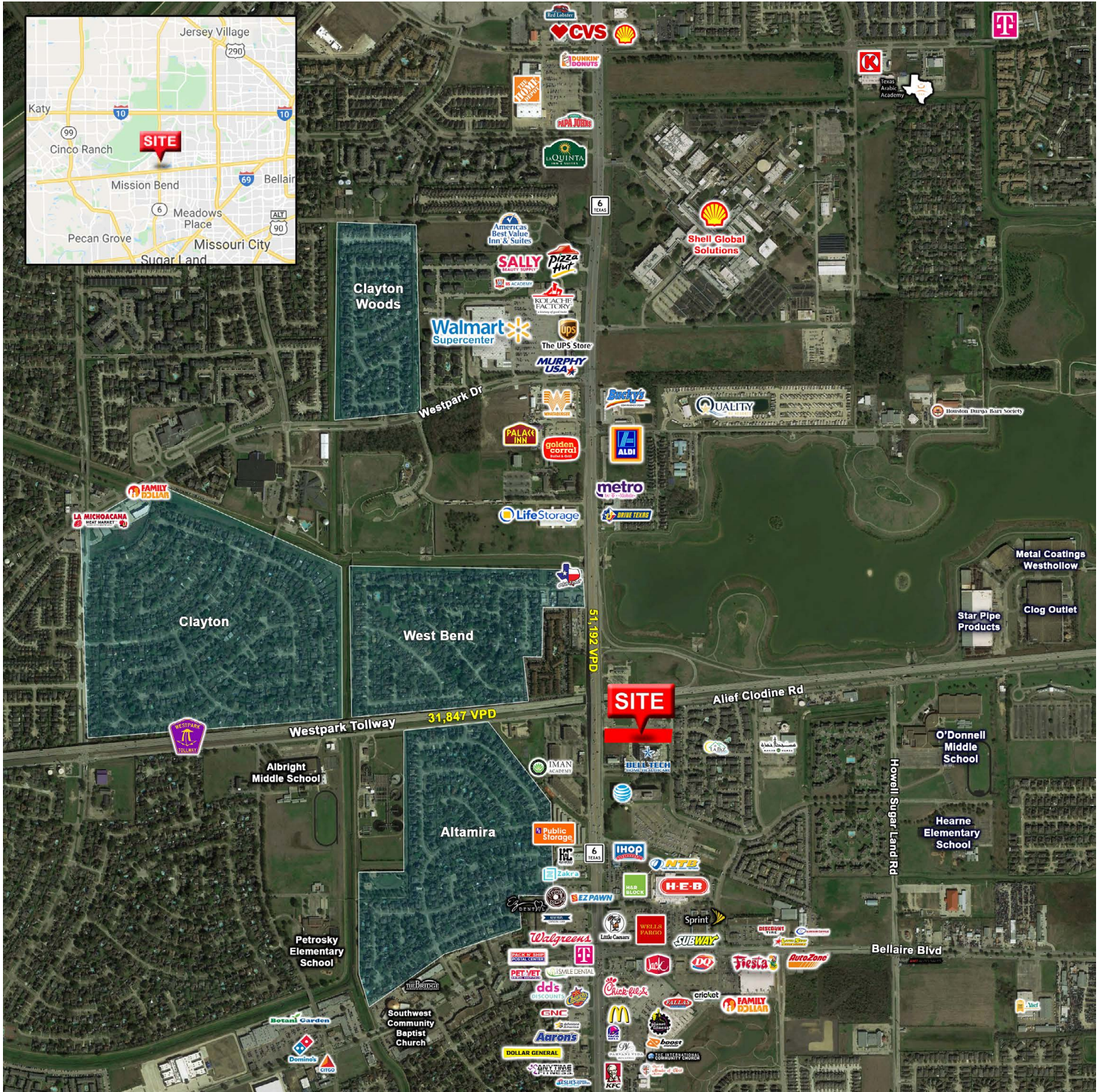
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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Reliance Retail LLC or Texas RS LLC dba RESOLUT RE	603091 or 9003183	leads@resolutre.com	512.474.5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David Simmonds or Gavin Fite	459263 or 438039	leads@resolutre.com	512.474.5557
Designated Broker of Firm	License No.	Email	Phone
David Simmonds or Gavin Fite	459263 or 438039	leads@resolutre.com	512.474.5557
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date