

**AVAILABLE
1,800 SF**



**LAKE OLYMPIA CROSSING
NEW RETAIL DEVELOPMENT FOR LEASE**
NEC Lake Olympia Pkwy & Grand Olympia Dr | Fresno, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 602 Lake Olympia Pkwy
Fresno, TX 77545

Availability: 1,800 SF (In-line)

Price: \$32.00 PSF + \$9.00 NNN

HIGHLIGHTS:

- Brand new, high quality construction
- Ample parking with 51 parking spaces
- Easy access to Fort Bend Pkwy Toll Rd with convenient on and off ramps at the intersection
- Close proximity to Amazon distribution center
- Ideally positioned at the entrance to Olympia Falls, a new residential development by KB Homes
- Surrounded by several new residential developments with over 75,000 homes within 5 miles

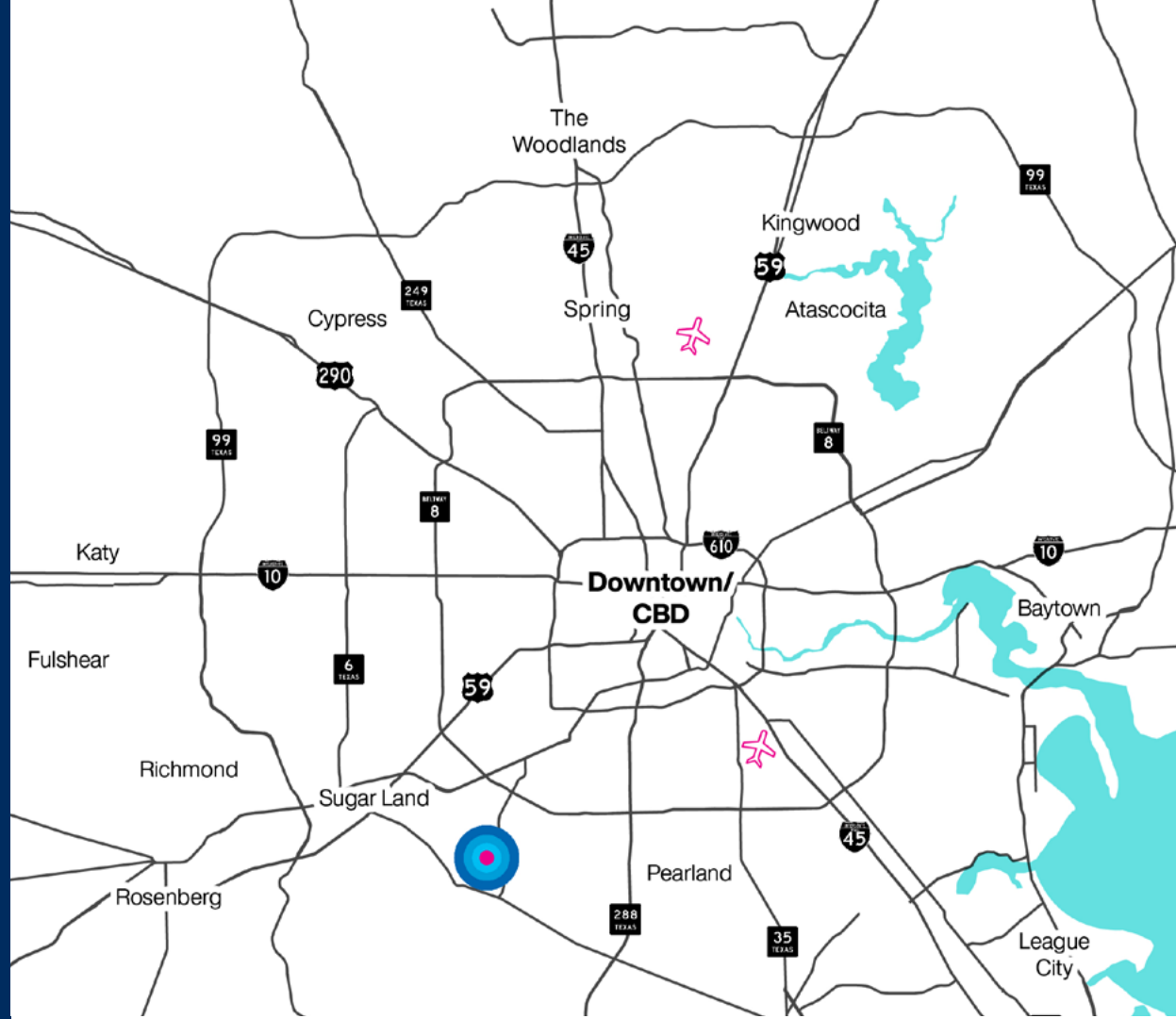
TRAFFIC COUNTS:

Ft Bend Pkwy Toll Rd: 48,543 CPD '23

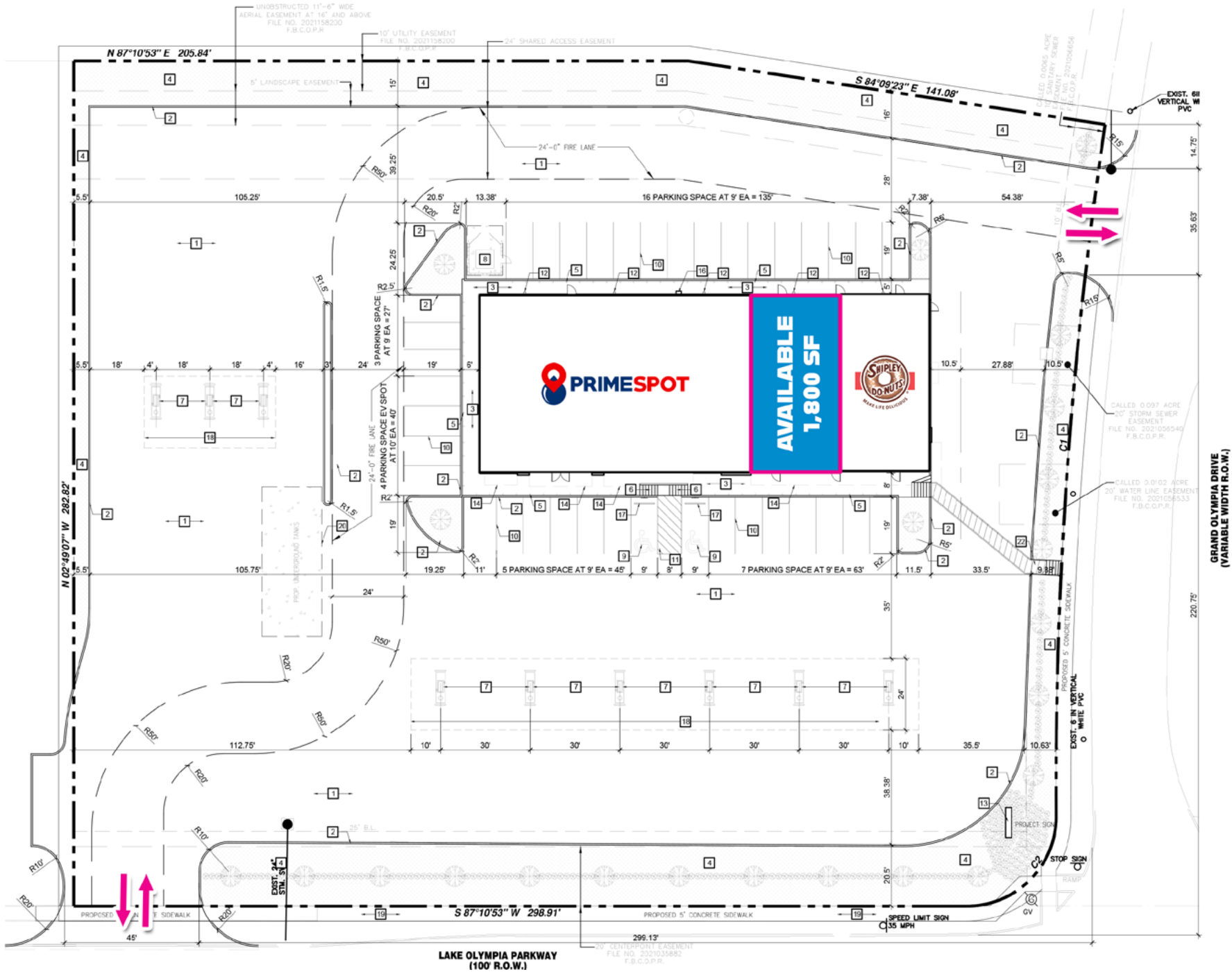
Lake Olympia Pkwy: 10,557 CPD '21

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	8,539	68,241	217,061
Daytime Pop.	2,288	27,067	95,866
Avg HH Income	\$141,715	\$128,340	\$136,835



SITE PLAN



LAKE OLYMPIA PARKWAY
(100' R.O.W.)

GRAND OLYMPIA DRIVE
(VARIABLE WIDTH R.O.W.)

First Colony
±9,500 Homes

KOHL'S **PETSMART**
HOBBY LOBBY **LA FITNESS** **Bath Works**
ROSS **Office DEPOT** **CAFO**

FITNESS CONNECTION **STAR CINEMA GRILL**
H-E-B

Walmart
FIVE BEL'W
Target **LOWE'S**
Kroger

Future **Kroger**

Riverstone
±6,292 Homes

Sienna
±15,937 Homes

Houston Southwest Airport

Quail Valley
±1,665 Homes

Quail Valley Golf Club

6 TEXAS

Lake Olympia
±1,273 Homes

38,331 CPD (23)

ALDI **LIFE TIME**
CVS **Academy** **SPECS**

Sienna Ranch Dr

Silver Ridge
±281 Homes

Cartwright Rd

Glenn Lakes Ln

Oilfield Rd

Sienna

Sienna

McHard Rd

Parks Edge
±1,029 Homes

Skymark
±2,350 Homes

Walmart

6 TEXAS

Kroger

Sienna

Sienna

Convenient on/off access to Ft Bend Pkwy Toll Rd at intersection

CINEMARK **Durlington** **FIVE BEL'W** **ULTA**
E55 FITNESS **MOD** **ROSS** **petco** **Clubs**

Silver Ridge
±281 Homes

Sienna

Sienna

McHard Rd

Skymark
±2,350 Homes

6 TEXAS

Kroger

Sienna

Sienna

6 TEXAS

Olympia Falls
±346 Homes

48,543 CPD (23)

6 TEXAS

Kroger

Sienna

Sienna

SITE

amazon

Hightower High School
2,356 Students

Newpoint Estates
±60 Homes

Sienna

Magnolia Place
±883 Homes

Teal Run
±2,433 Homes

Sienna

Sienna

Sienna

Sienna



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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jack Savery	612871	js@blueoxgroup.com	713.814.4930
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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