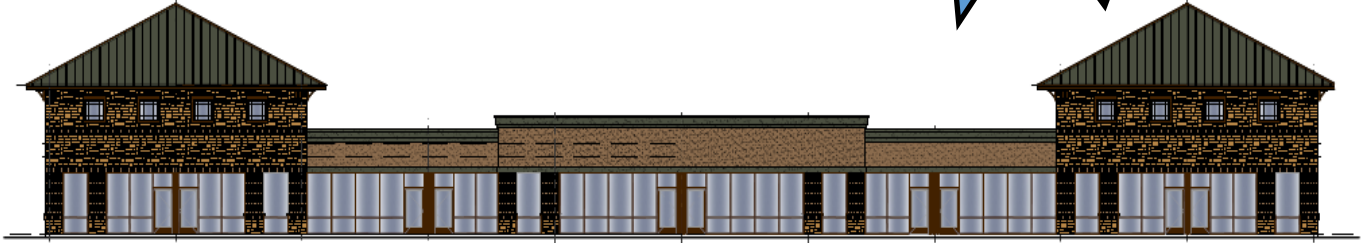


Now Leasing

The New Townwest Center
152 Col. Etheredge Blvd
Huntsville, Texas



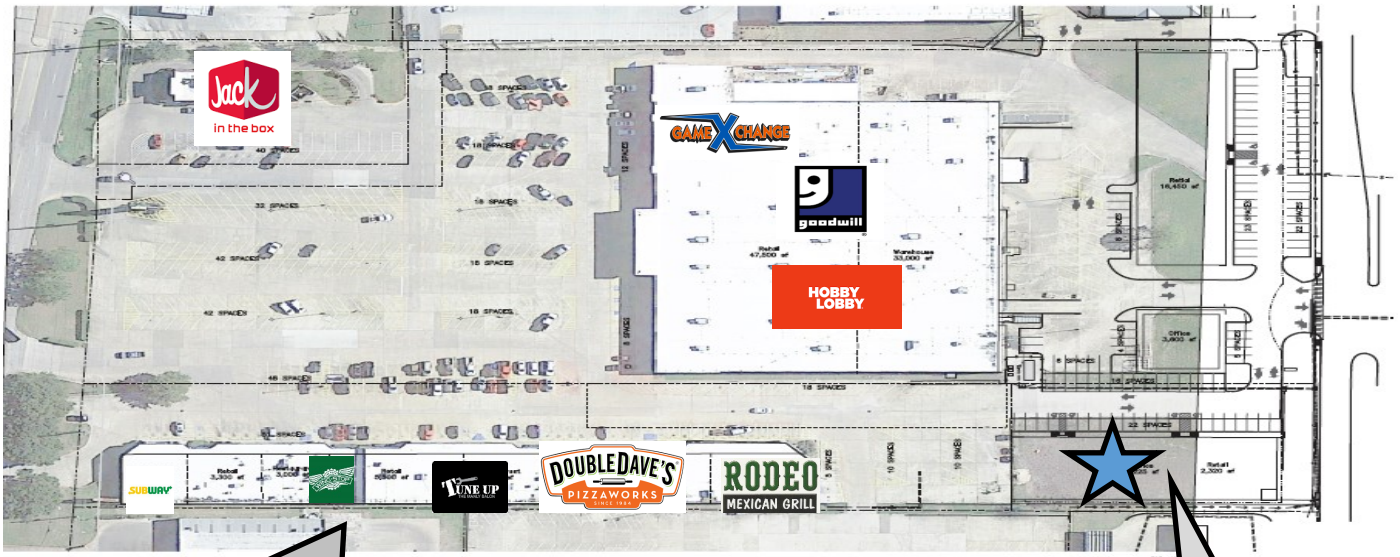
Located off Hwy 30 and I-45 right in the middle of the fastest growing retail area in Huntsville, Texas

Sign your lease now
before all spaces are gone!

Nearby Retailers



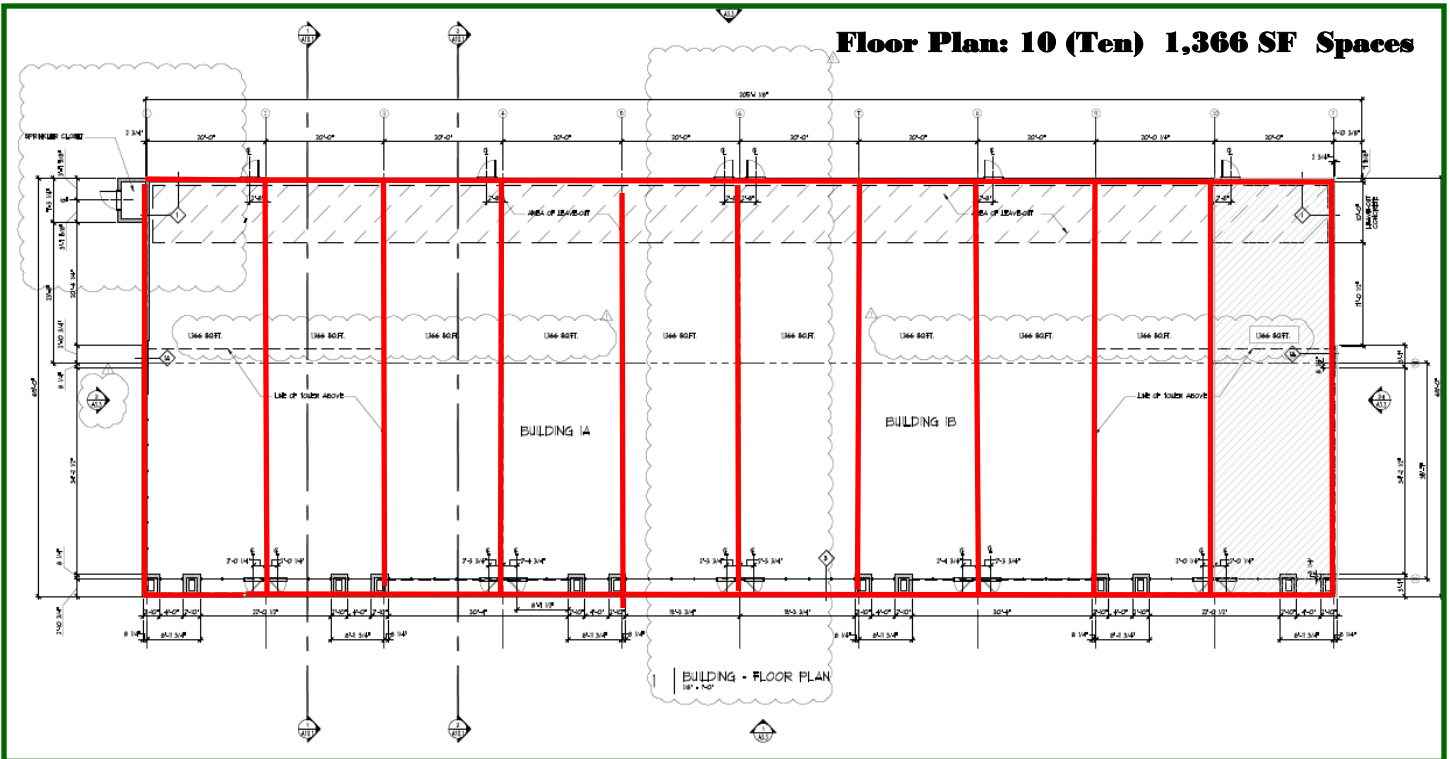
Since 1981
 130 Col Etheredge Blvd, Suite C,
 Huntsville, Texas
 ino@bnbtex.com | www.bnbtex.com
936-291-7552



Disclaimer: The information contained herein is furnished by sources considered reliable, but is subject to verification by the purchaser, and agent assumes no responsibility for correctness thereof. The sale offering is made subject to errors, omissions, and changes of price, prior sale or withdrawal without notice. In accordance with the law, this property is offered without respect to race, color, origin, sex, or disabilities. You are advised to obtain a copy of the Texas mandated disclosure about Broker Services at <http://www.trec.texas.gov/pdf/>

Property Site

Floor Plan: 10 (Ten) 1,366 SF Spaces



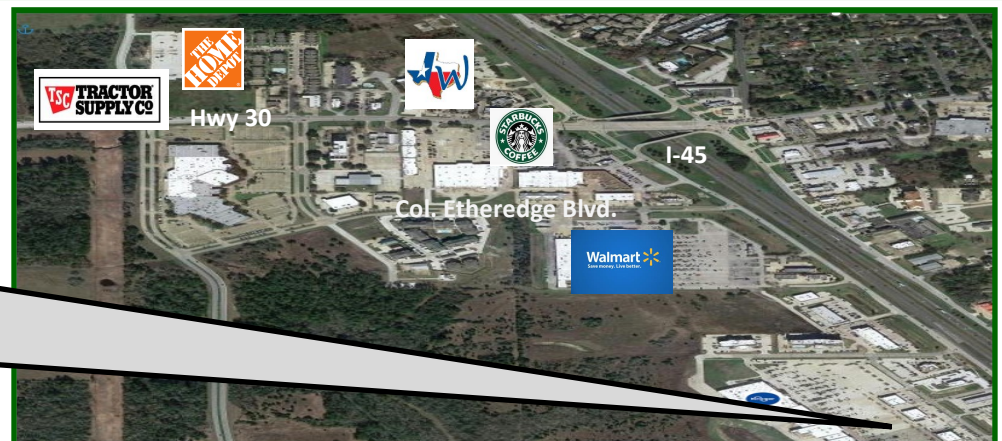
- ⇒ Spaces start at 1,366 Square Foot
- ⇒ Available signage
- ⇒ Triple Net Lease w/min 3 year
- ⇒ Strong Mix of Tenants
- ⇒ Access from Hwy 30, Interstate 45 and Col Etheredge Blvd

ESTIMATED	Monthly SF	Annually SF
CAM	\$0.10	\$1.17
Utilities	\$0.02	\$0.27
Taxes	\$0.14	\$1.67
Insurance	\$0.04	\$0.46
Total	\$0.30	\$3.57
Rental	\$1.50	\$18.00
Total	\$1.80	\$21.57

The budgeted Tenant Finish Allowance is \$25.00. This allows for plate glass, water, sewer, electrical service, HVAC and demising to primer and exterior doors.

This is based upon a minimum 3 year lease with a security deposit equal to one month's rent and receipt of the first month's rent.

Additional TFA can be negotiated into the rent for leases exceeding a 5 year lease.



Huntsville Texas is the county seat in Walker County. It is situated 90 miles North of Houston on the intersection of Interstate 45 and Highway 30. The Texas Department of Criminal Justice is headquartered here and Huntsville is also home to Sam Houston State University.

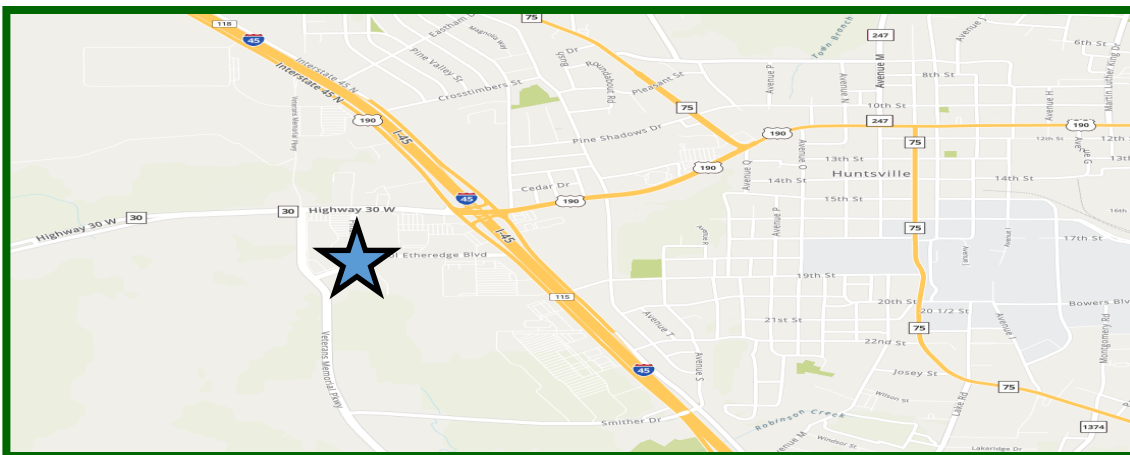
The suites available are located in the New Townwest Center in Huntsville. The shopping center is well located on Col. Etheredge Blvd., just West of Interstate Highway 45, and the shadow of Super Wal-Mart and Hobby Lobby.

This center is situated in the middle of a fast growing retail area.

Major merchants and retailers include:

Walmart	Kroger	Chili's
Starbuck's	IHOP	Office Depot
Harbor Freight	Tractor Supply	Academy
Target	Olive Garden	Denny's
Home Depot	Snap Fitness	Wishchnewsky Chrysler Dodge

The New Townwest Center consists of a total of 13,325 square foot, with 1,366 minimum square feet divisible with adjoining parking.



Give Us A Call Today

936-291-7552

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:
 - 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.

Bius Investments, Inc.	329700	info@bntex.com	(936)291-7552
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ben Bius	266125	benbius@bntex.com	(936)291-7552
Designated Broker of Firm	License No.	Email	Phone
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