

ITALIANO'S CENTER

**217 FM 1960 Bypass
& Eastway Village Dr.**

**JUST EAST OF I-69 / US 59
HUMBLE, TX 77338**

RETAIL FOR LEASE
Anchor Suite
May Divide
10,000-21,000 SF



- 53,000 SF RETAIL CENTER
- HIGH TRAFFIC FM 1960 BYPASS AT US 59 / I 69 INTERCHANGE
- HOME TO ONE OF HUMBLE'S BUSIEST FAMILY RESTAURANTS
- LARGE LUNCH & DINNER CROSS TRAFFIC – 7 DAYS

- HIGH PROFILE SUITE WITH LARGE FASCIA
- HIGH-VISIBILITY PYLON SIGNS
- HIGH-DENSITY, WELL-LIT PARKING
- AGGRESSIVE BASE RENTS
- VERY LOW NNN EXPENSES
- MAY SUB-DIVIDE SUITE



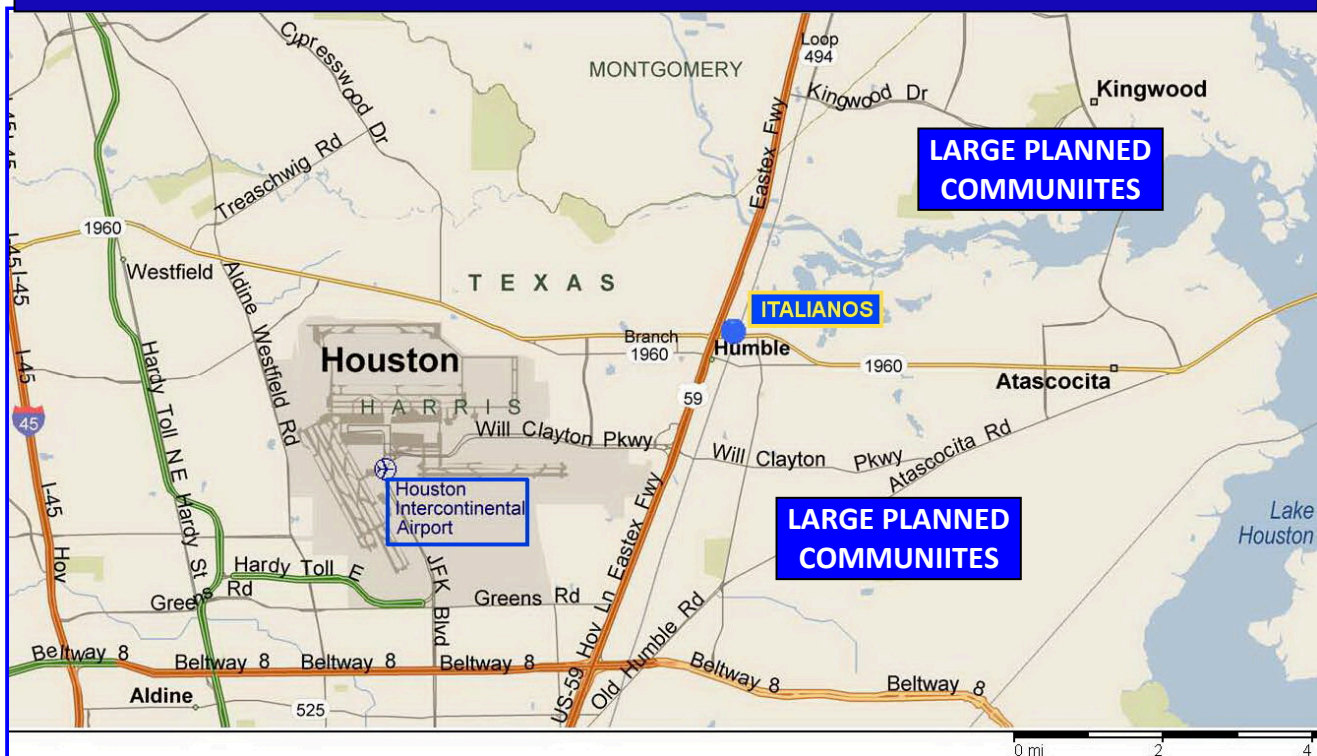
Italiano's Center Anchor Suite
~10,000 - 21,000 SF

EXCLUSIVELY LEASED BY
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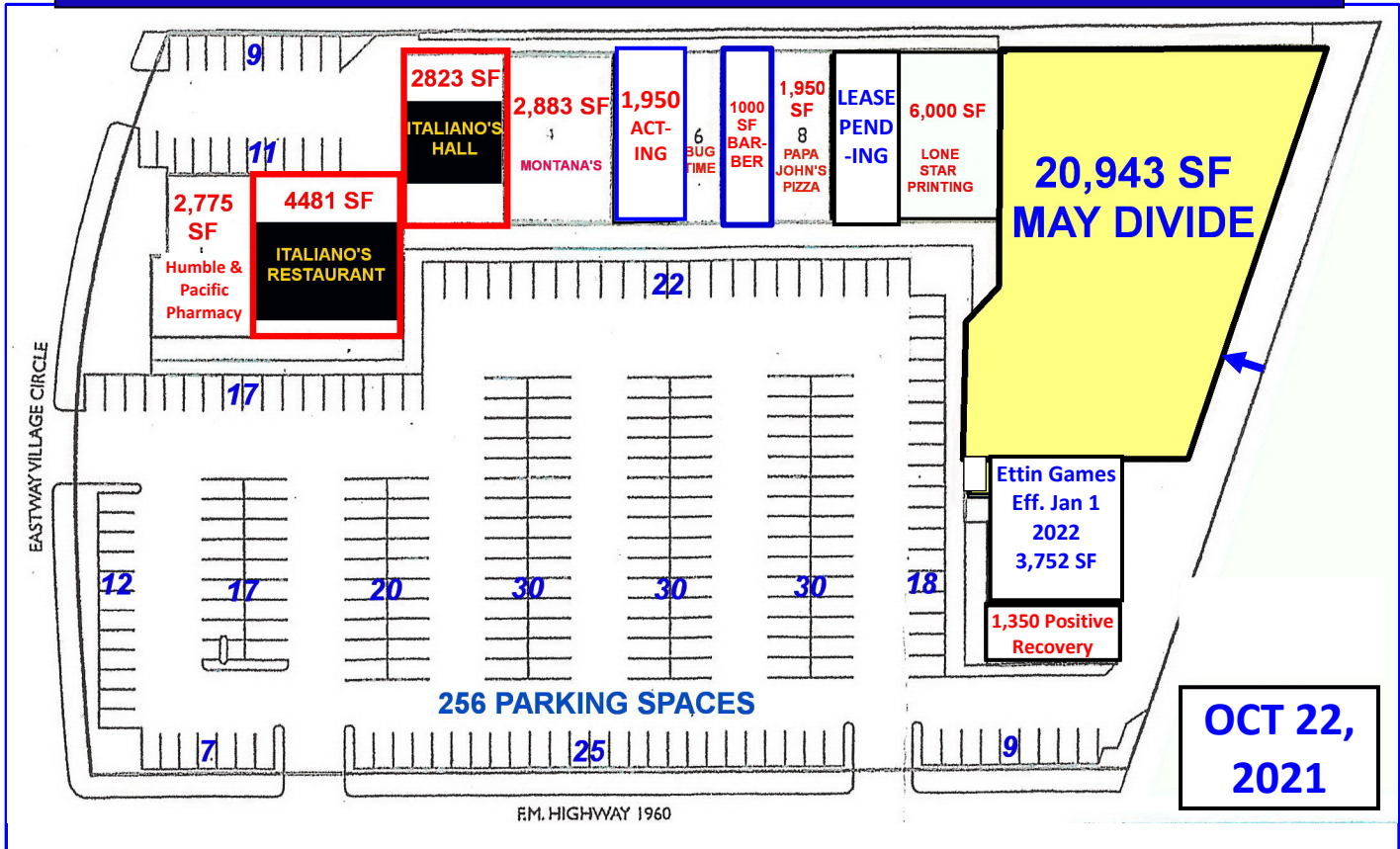
ITALIANO'S CENTER – AT HEART OF DENSE RETAIL COMPLEX



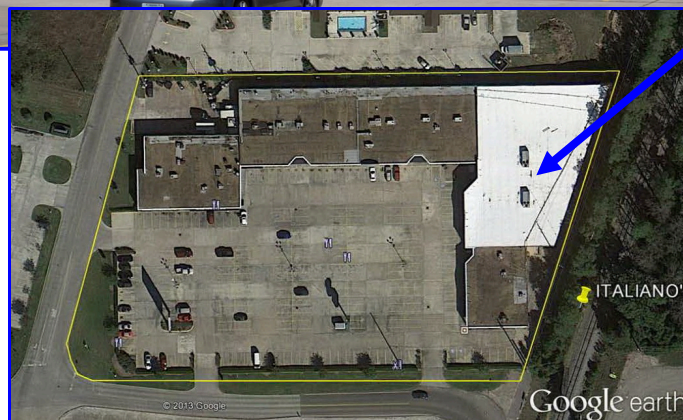
SERVING BUSH INTERCN'TL AIRPORT & MAJOR PLANNED COMMUNITIES



LARGE, ANCHOR SUITE AVAILABLE; FOUR SMALLER SUITES

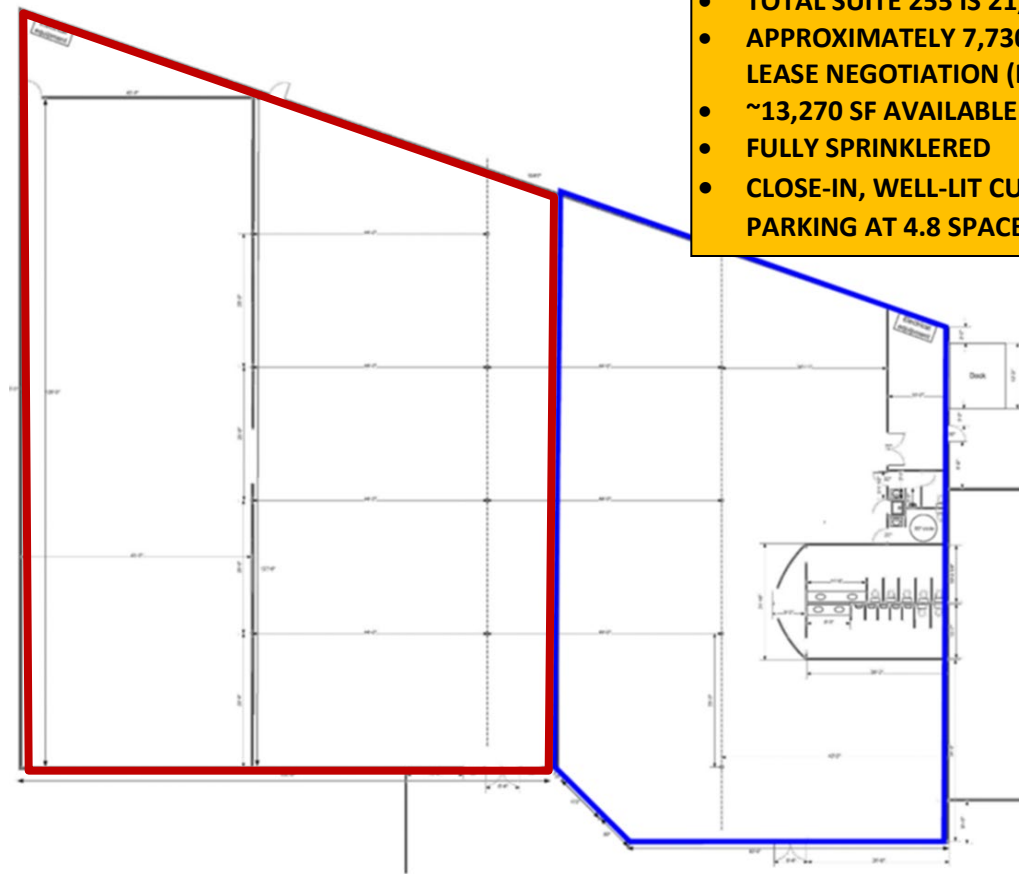


Italiano's Center Anchor Suite ~10,000 - 21,000 SF



ITALIANO'S CENTER – AVAILABLE ANCHOR SUITE 255 – ~21,000 SF

- TOTAL SUITE 255 IS 21,000 +/-SF
- APPROXIMATELY 7,730 +/- SF UNDER LEASE NEGOTIATION (BLUE BOX)
- ~13,270 SF AVAILABLE (BROWN LINE)
- FULLY SPRINKLERED
- CLOSE-IN, WELL-LIT CUSTOMER PARKING AT 4.8 SPACES PER 1,000 SF

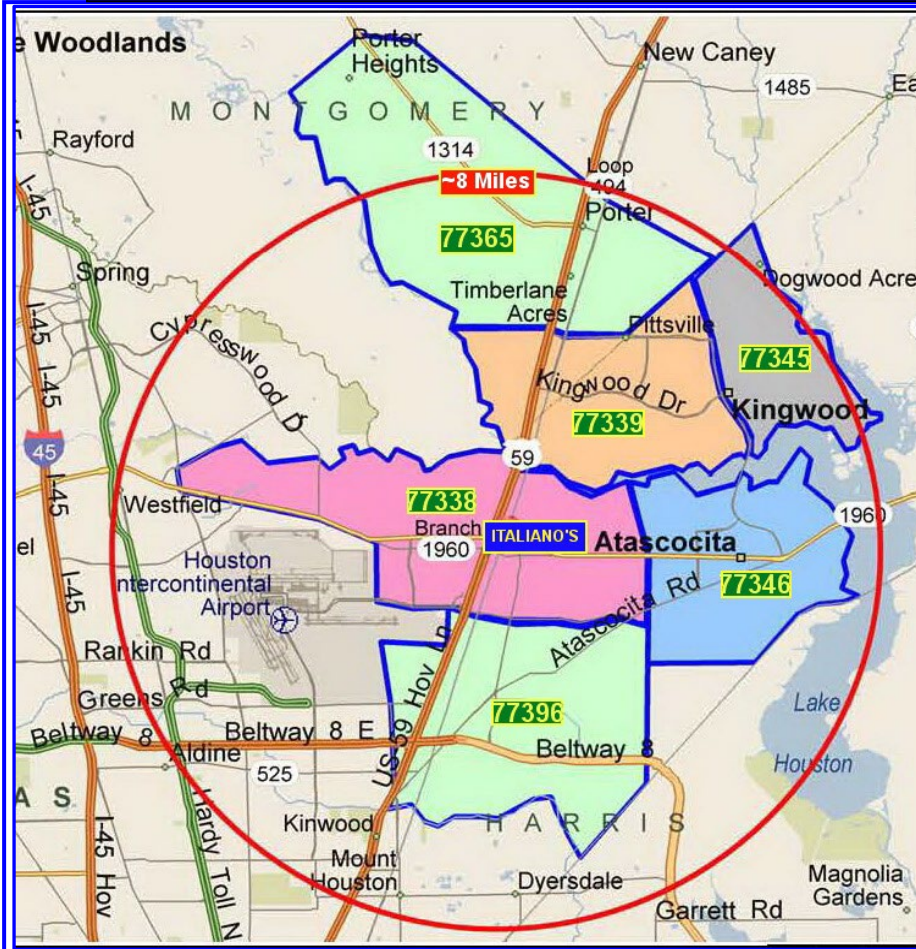


Marty McAdams / McAdams Associates / 832-483-7393 / martymcadams@aol.com

NOTE: SKETCHES ARE FOR ILLUSTRATION ONLY. ALL DIMENSIONS ARE APPROXIMATE.



ITALIANO'S RESTAURANT HAS WIDE CUSTOMER DRAW FROM NEARBY HIGH AND MEDIUM INCOME AREAS



- ITALIANO'S RESTAURANT IS THE MAJOR DRAW TO THIS CENTER
- RESTAURANT IS 4TH IN HUMBLE POPULARITY, ONLY BEHIND MAJOR SIT-DOWN CHAINS
- DRAW FROM 6 MAJOR ZIPs SURROUNDING THE CENTER
- PLUS, LARGE VOLUME OF WORKERS FROM NEARBY BUSH INTERCONTINENTAL AIRPORT
- OPPORTUNITY TO CAPTURE CROSS-TRAFFIC CUSTOMERS

- OVER 200,000 RESIDENTS NEARBY IN 77,000 HOUSEHOLDS
- MORE THAN \$7.5 BILLION IN TOTAL HOUSEHOLD INCOMES
- MEDIAN HH INCOMES RANGE FROM MODERATE TO VERY HIGH

STRONG, GROWING POPULATIONS SURROUND ITALIANO'S CENTER							
ZIP CODE	Direction From Center	Major City / Subdivision		Popu-lation	House-holds	Median Income	Median Age
77338	Center	Humble		37,909	12,817	\$69,464	31.4
77365	North	Porter / Oakhurst		36,409	12,020	\$62,079	34.6
77339	North	Kingwood		44,365	17,741	\$96,825	39.8
77345	North	Kingwood		27,310	9,708	\$162,986	42.9
77346	East	Atascocita/Eagle Springs		59,961	20,101	\$115,026	34.5
77396	South	Fall Creek /Humble		55,892	16,272	\$74,354	30.6
		TOTAL IN 6 ZIPs		261,846	88,659		

ITALIANO'S CENTER – NOTICE

NOTICE: The information in this document has been obtained from sources we deem reliable. However, we make no guarantee, warranty or representation, expressed or implied, as to its accuracy or completeness. Any references to age, rentable areas and land areas are approximate and operating / financial projections are for example only. User should investigate to verify the information and bears all risk for any inaccuracies or omissions.

The Property is subject to prior leasing, price changes, or removal from market.

MCADAMS ASSOCIATES - 2021



**EXCLUSIVELY LEASED BY MCADAMS ASSOCIATES – BROKER
MARTY MCADAMS**

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REAL ESTATE BROKERAGE NOTICE



Information About Brokerage Services

11-2-2015

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.

<u>McAdams Associates</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>438677</u> License No.	<u>martymcadams@aol.com</u> Email	<u>(281) 358-0799</u> Phone
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<u>Valerie Staples</u> Sales Agent/Associate's Name	<u>189667</u> License No.	<u>vsstaples@comcast.net</u> Email	<u>(281) 610-7401</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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Info Broker

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