

# GREENBERG & COMPANY

COMMERCIAL REAL ESTATE BROKERAGE FIRM



2808 HIGHWAY 6 SOUTH | HOUSTON TX 77082

5959 RICHMOND AVE., SUITE 440 HOUSTON, TX 77057 | [WWW.GREENBERGCOMPANY.COM](http://WWW.GREENBERGCOMPANY.COM) | 713.778.0900

## LEASE RATE:

1,800 SF/\$28.00 PSF/YR (NNN)



## PROPERTY DETAILS

**Available Space:**  
**1,800 SF**

**Building Size:** 9,600 SF

**Market:** Houston/West

West Oaks Retail Center is a 9,600 SF single story, multi-tenant retail shopping center located on the southwest corner of Highway 6 and Richmond Avenue.

- Shadow anchored by the area's only Home Depot
- Close proximity to Edwards Multiplex redevelopment at West Oaks
- Prime intersection location
- Major Thoroughfare

**DAVID GREENBERG**

DAVID@GREENBERGCOMPANY.COM

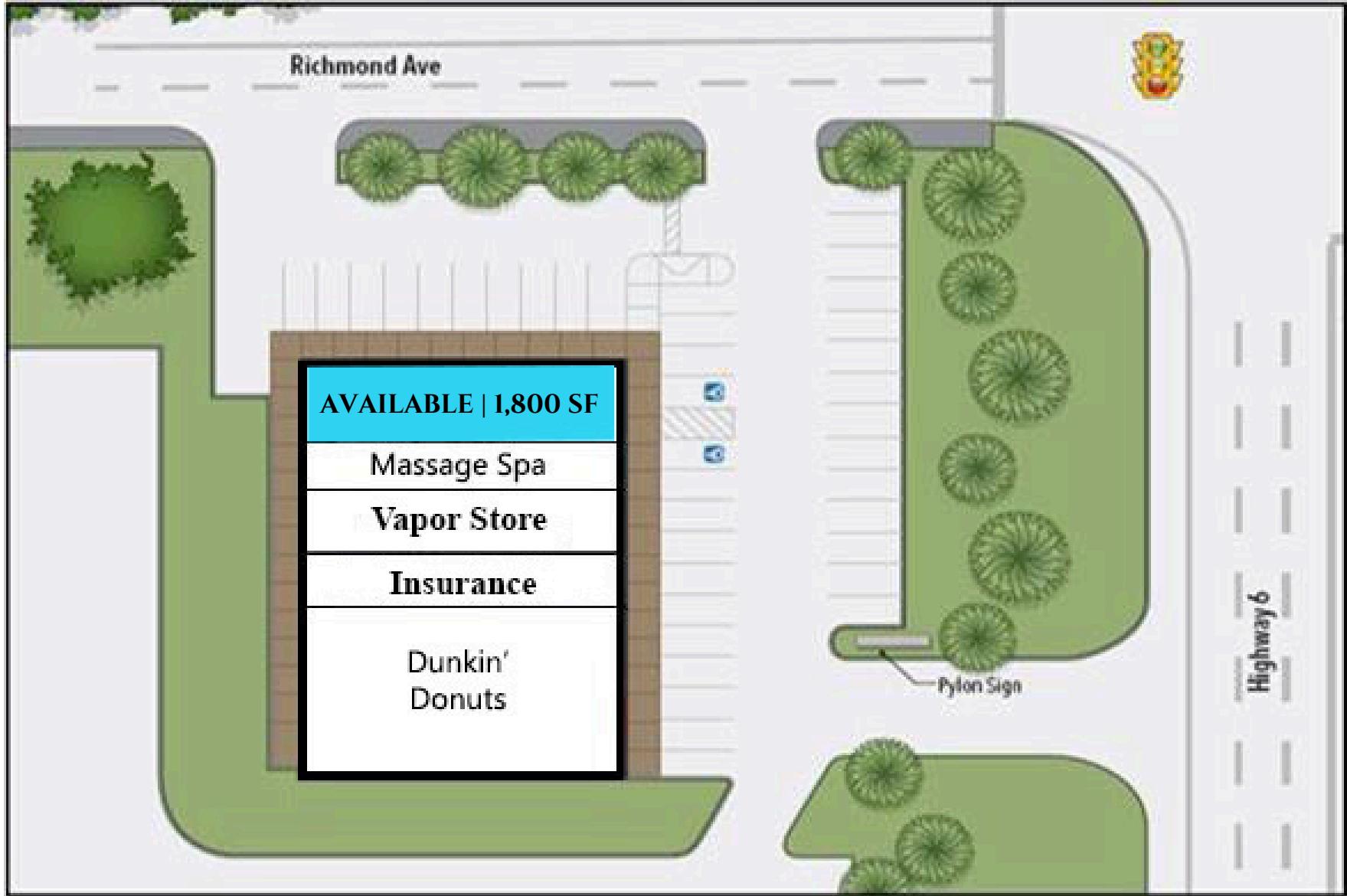
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# SITE PLAN



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# PHOTOS



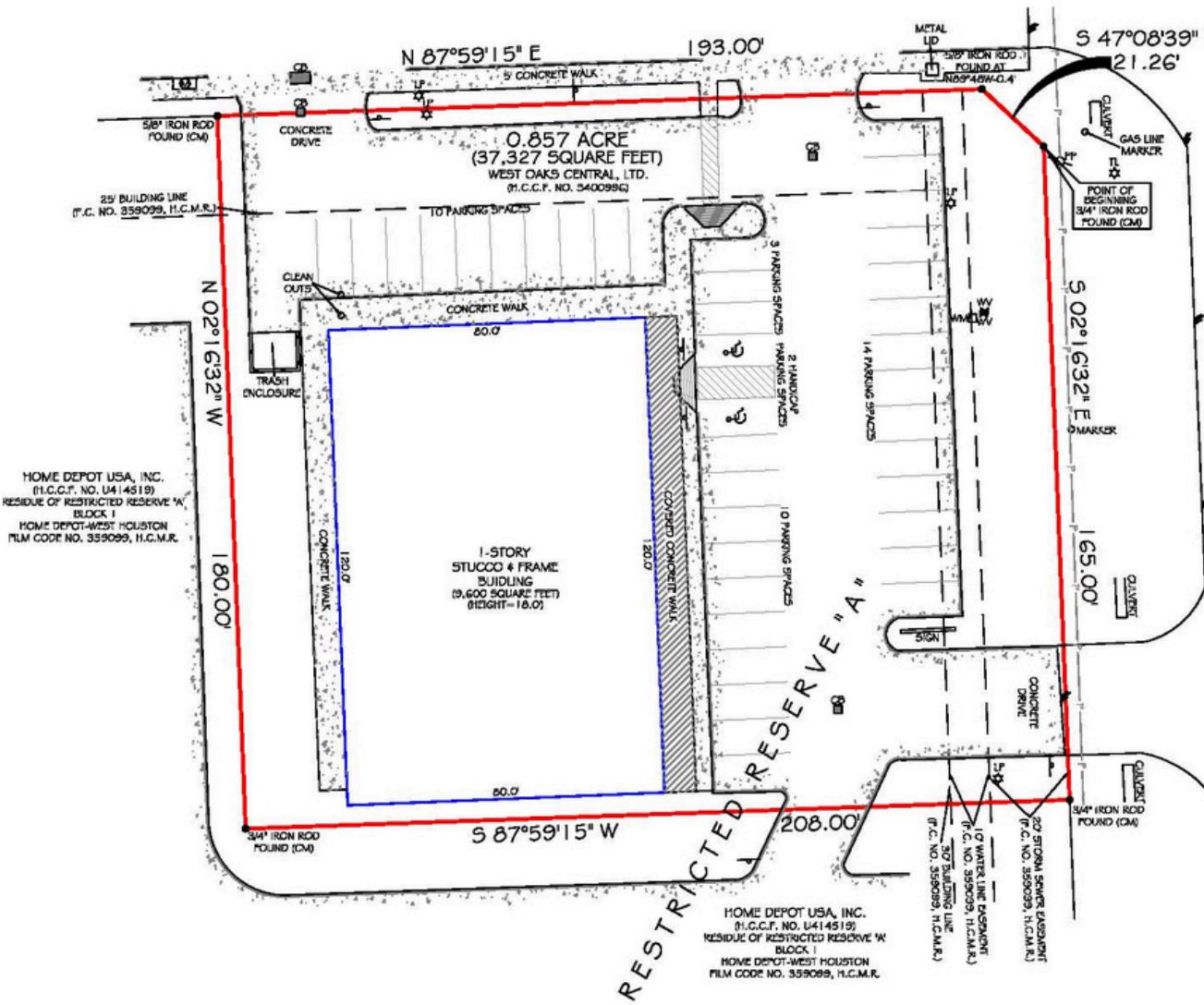
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# SURVEY

**RICHMOND AVENUE**  
(100' R.O.W.)



STATE HIGHWAY 6  
(180' R.O.W.)

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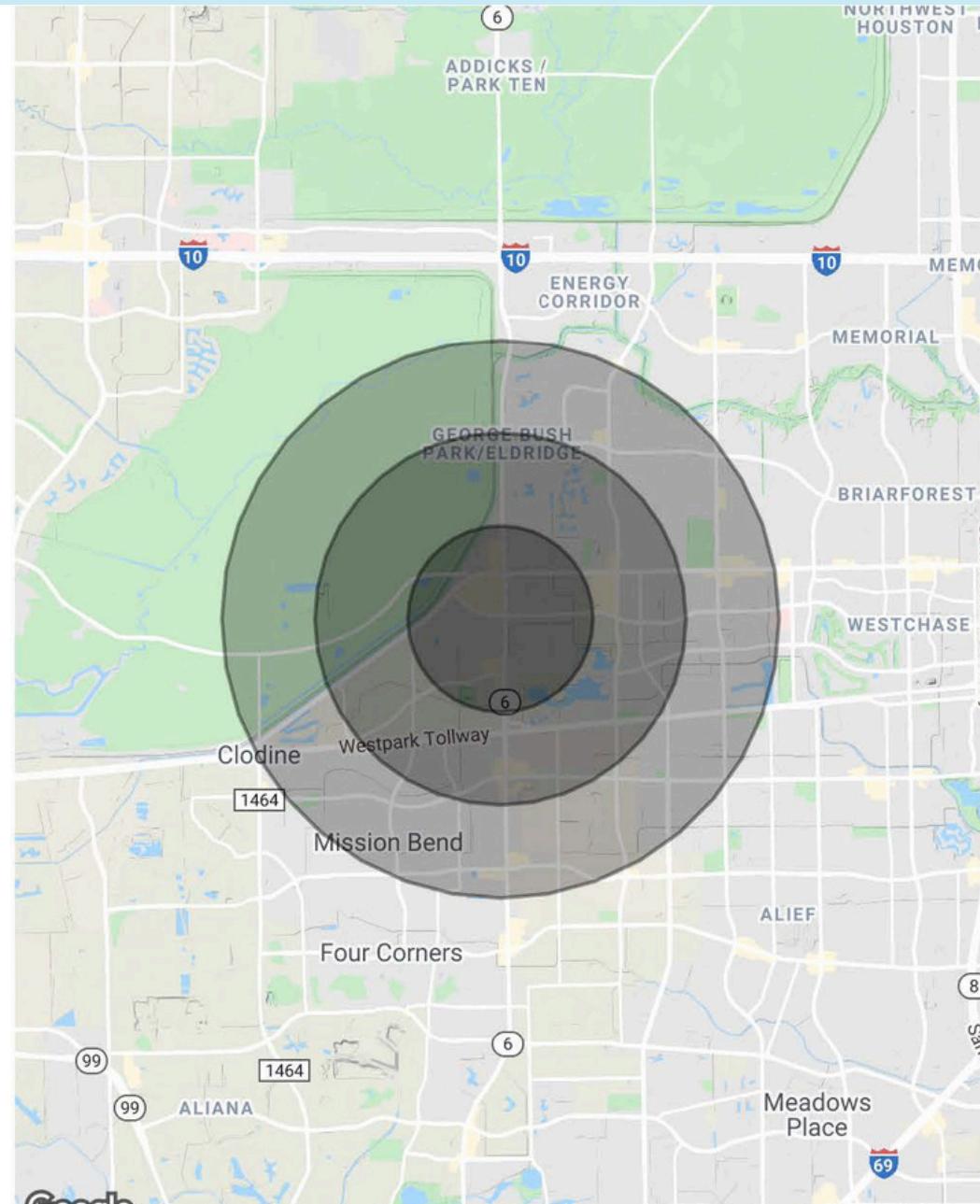
# DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	15,800	136,834	346,293
Average age	34.10	35.40	35.50
Average age (Male)	32.50	34.30	34.50
Average age (Female)	35.40	36.40	36.40

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,546	53,511	130,179
# of persons per HH	2.5	2.6	2.7
Average HH income	\$72,360	\$78,999	\$87,329
Average house value	\$182,564	\$178,676	\$196,706

\* Demographic data derived from 2010 US Census



**DISCLAIMER:** The information contained herein was obtained from credible and established industry sources; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is based on recent and relative sales records collected from reputable and deemed reliable sources. The data and information is subject to errors; omission; change of price; prior sale or lease; or withdrawal without notice. Buyer and lending underwriters shall rely on independent due diligence, and agrees to hold Greenberg Realty Partners, LP, Greenberg & Associates, including affiliate entities and its Agents harmless should any discrepancies be identified.

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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.

## 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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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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David Greenberg Designated Broker of Firm	236747 License No.	david@greenbergcompany.com Email	713-778-0900 Phone
Licensed Supervisor of Sales Agent/Associate	License No.		
Sales Agent/Associate's Name	License No.		
Buyer/Tenant/Seller/Landlord Initials	Date		