

# LAKE COUNTRY PLAZA SHOPPING CENTER

5300 FM 1960 East - Humble, Texas 77346



## LOCATION

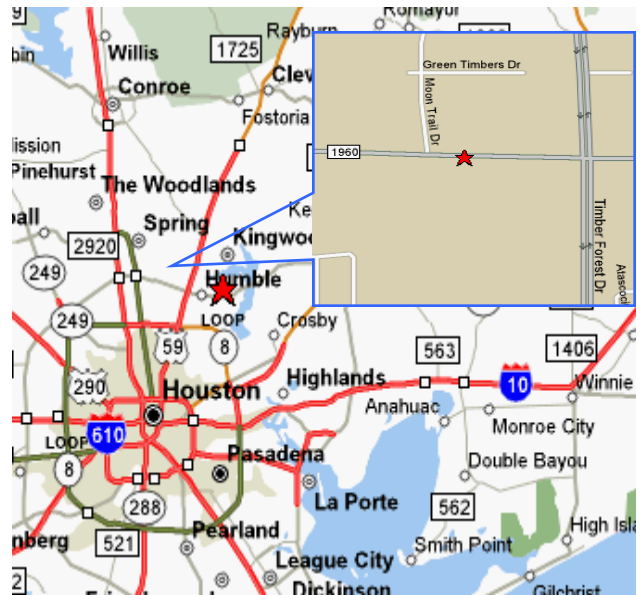
- Atascocita is one of the fastest growing residential communities in the nation with a population growth of 18% from 2010 to 2015.

Source: Co Star All Rights Reserved - 2015 Demographics

- The Center is surrounded by dense residential - 84% are single family homes
- Two Humble I.S.D. schools located directly behind the center (Timberwood Middle School and Community Learning Center)
- Great Access with multiple Ingress and Egress via FM 1960

## SPACES AVAILABLE

- Suite 5332A- 2,566 sq.ft
- Suite 5326 - 2,852 sq. ft. 2nd Gen Restaurant
- Suite 5370 - 11,740 sq. ft. (CHURCH SPACE)
- Suite 5346 - 5,102 sq. ft.
- Suite 5362- 1,222 sq. ft.
- Suite 5328- 2,435 sq. ft.



## TRAFFIC COUNT

FM 1960 East: 51,189 Cars Per Day

Timber Forest: 12,918 Cars Per Day

## DEMOGRAPHICS

	3 Mile Radius	5 Mile Radius
Estimated Population	77,345	150,782
Households	24,095	49,938
Average Household Income	\$105,444	\$103,641

Source: CoStar. All Rights Reserved - 2015 Demographics



**CLARION PROPERTIES, LTD.**

**RANDY FERTITTA**

SENIOR VICE PRESIDENT/ BROKER

2501 CENTRAL PARKWAY, SUITE B-10

HOUSTON, TX 77092

PHONE: 713.963.0963

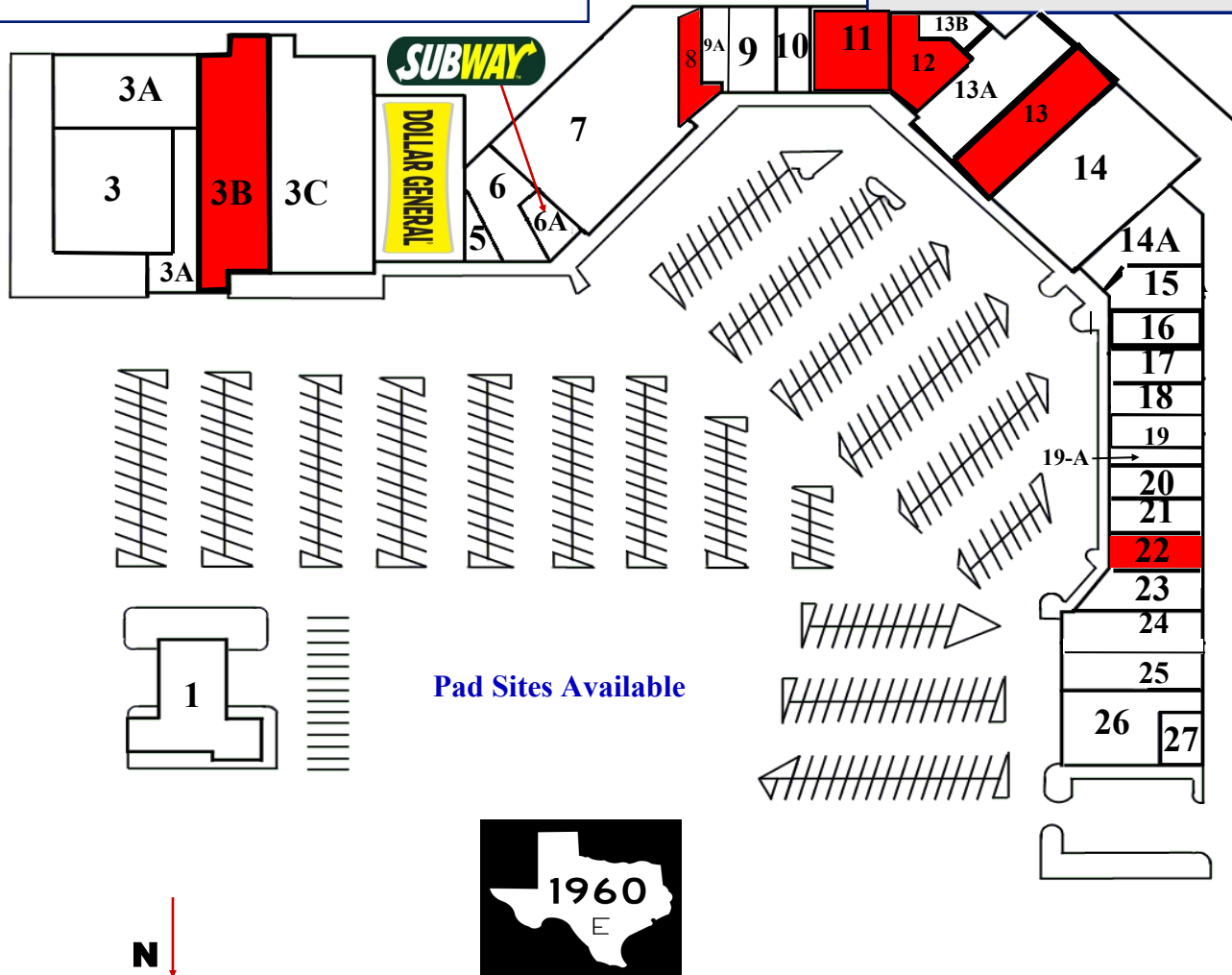
FAX: 713.963.8319

EMAIL: [RFERTITTA@EARTHLINK.NET](mailto:RFERTITTA@EARTHLINK.NET)

[WWW.CLARION-PROPERTIES.COM](http://WWW.CLARION-PROPERTIES.COM)

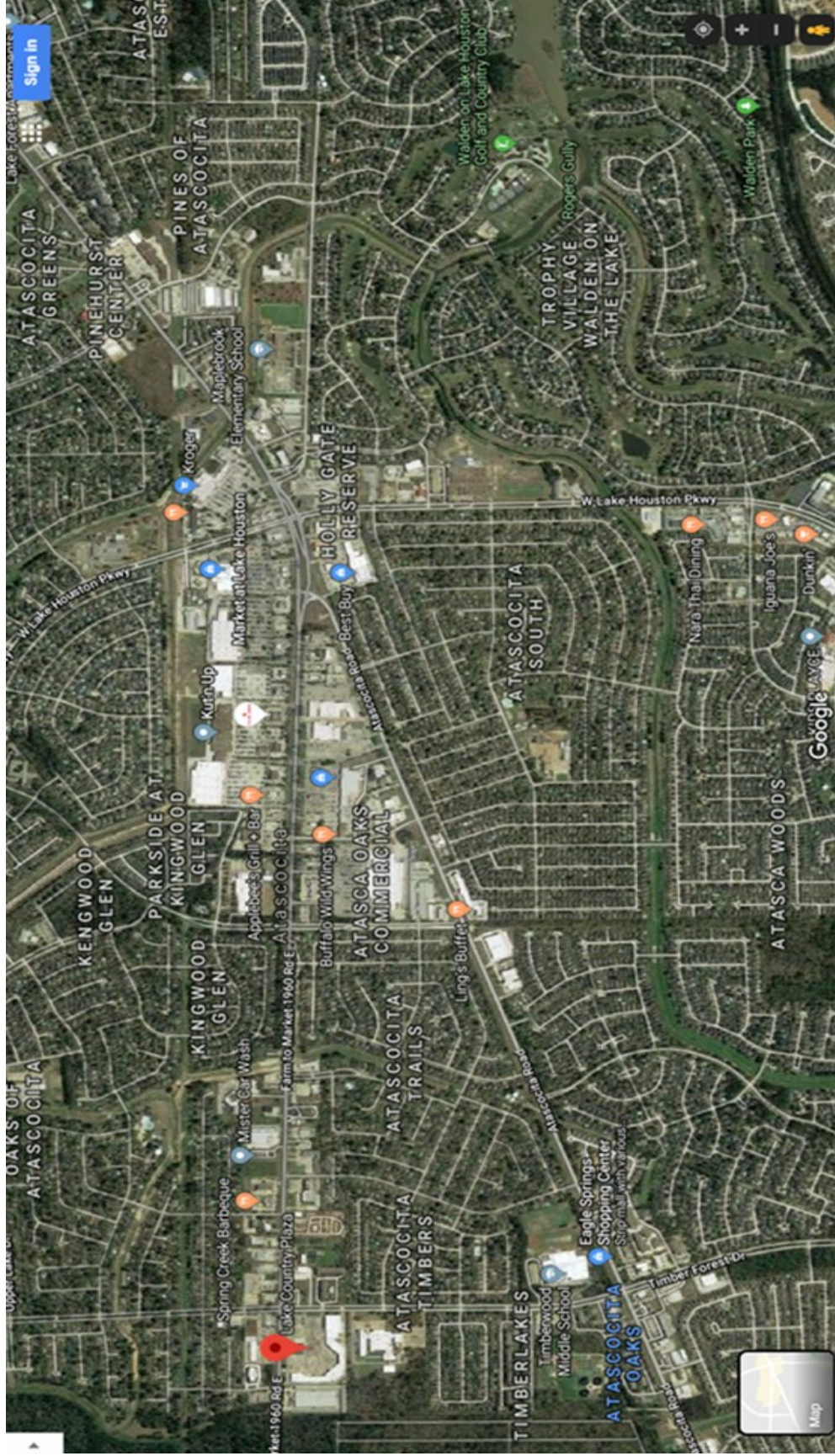
LEASING - COMMERCIAL BROKEAGE - CONSULTING

**LAKE COUNTRY PLAZA  
SHOPPING CENTER**  
5300 FM 1960 EAST  
HUMBLE, TX

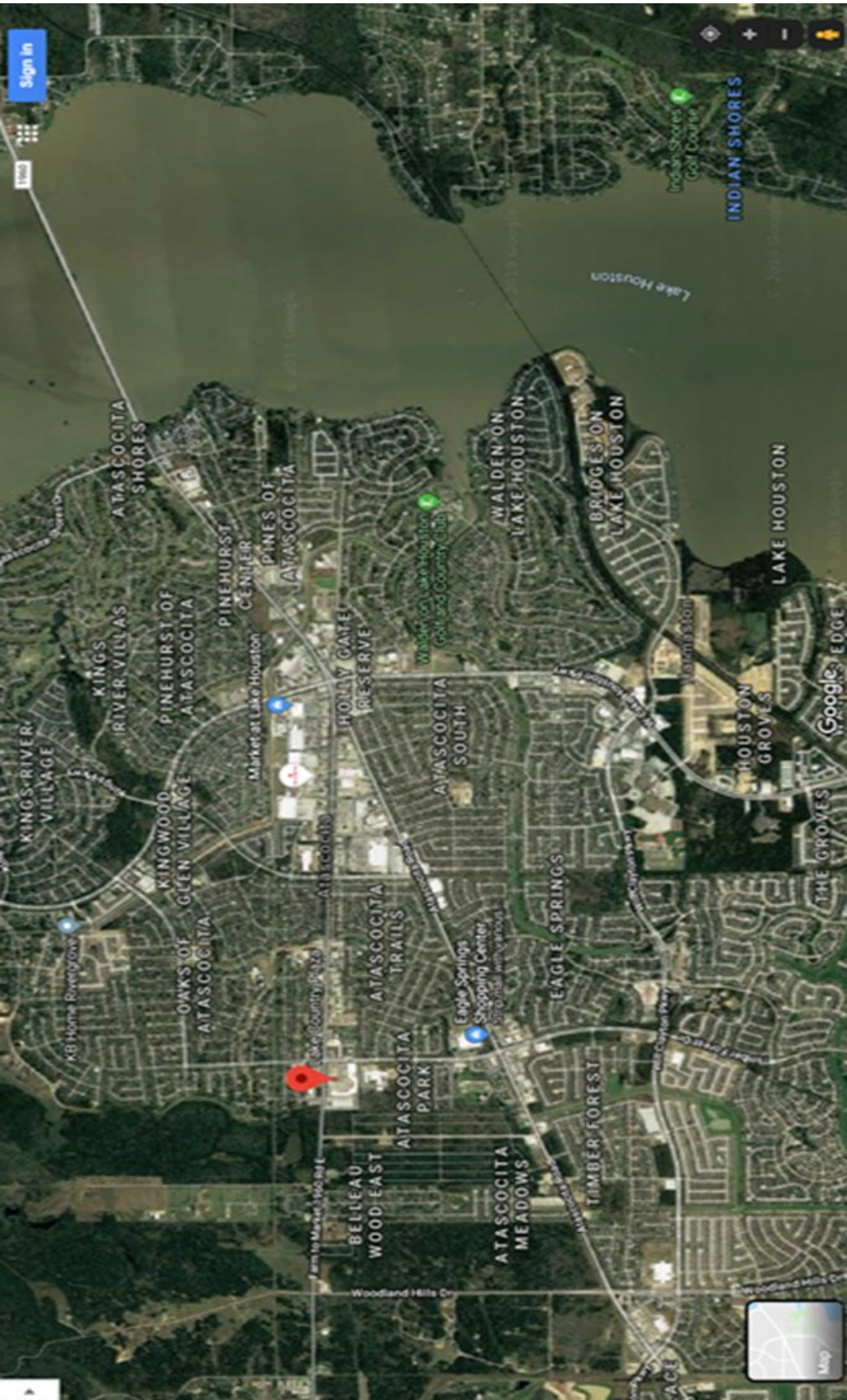


Unit	Address	Tenant	Sq Ft	Unit	Address	Tenant	Sq Ft
1	5300	Atascocita Tire	5,000	14	5366	Kanga's Playcenter	10,368
<b>2</b>	<b>5304</b>	<b>PAD SITES AVAILABLE</b>	<b>-</b>	14A	5344 B	Adventure Alley Child Care	4,935
3	5360	Skero's Furniture	5,616	15	5342	Paradise Fish & Pets	2,627
3A	5370 A	Atascocita Dance	6,968	16	5340	DIY Shirts & More	1,300
<b>3B</b>	<b>5370</b>	<b>Church Space Available</b>	<b>11,740</b>	17	5338	Lovely Nails 2	1,300
3C	5370 B	Armed Sports	14,166	18	5336	Lovely Nails	1,300
4	5358	Dollar General	8,255	19	5334	Elite Martial Arts	2,076
5	5356	Femenine Touch Beauty Salon	805	19-A	5334	MaidPro	1,221
6	5354	Ae's Taste of Korea	2,692	20	5332 C	JLA Real Estate	1,625
6A	5352	Subway	1,375	21	5332 B	Loven Bakery	1,625
7	5364	Juergen's Gymnastics	14,495	<b>22</b>	<b>5332 A</b>	<b>AVAILABLE</b>	<b>2,566</b>
<b>8</b>	<b>5362</b>	<b>AVAILABLE</b>	<b>1,222</b>	23	5330 B	Q Dental	2,800
9A	5350A	Enterprise	1,549	24	5330	Angel Care Family Clinic	1,756
9	5350	Thai Restaurant	2,203	25	5328A	Gelato Bliss	1,600
10	5351	Sabi Thai Massage & Spa	2,304	26	5324B	Hacienda Toro Rojo Grill	4,980
<b>11</b>	<b>5326</b>	<b>AVAILABLE</b>	<b>2,852</b>	27	5324	Top Shelf Studio Barbers	860
<b>12</b>	<b>5328</b>	<b>AVAILABLE</b>	<b>2,435</b>				
<b>13</b>	<b>5346</b>	<b>AVAILABLE</b>	<b>5,102</b>				
13A	5346A	Team Rise Wrestling	6,120				
13B	5346B	Team Rise Wrestling	1,753				

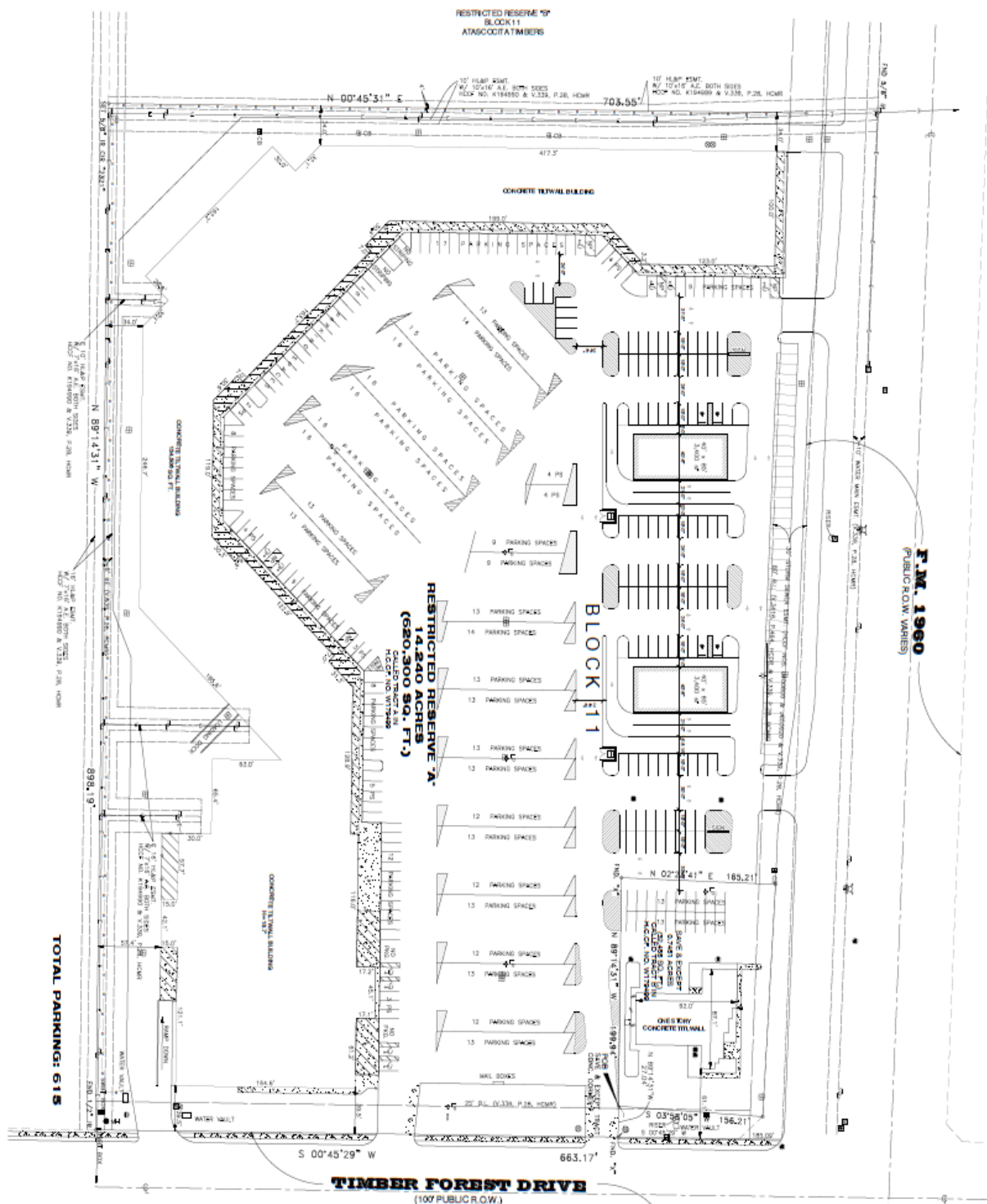








**F.M. 1960**  
(PUBLIC R.O.W. VARIES)





# 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.

Clarion Properties	419362		
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Randy Fertitta	496687	rfertitta@earthlink.net	713-963-0963
Designated Broker of Firm	License No.	Email	Phone
Randy Fertitta	496687	rfertitta@earthlink.net	713-963-0963
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		

Regulated by the Texas Real Estate Commission

TAR 2501

Evans Properties, 5100 Westheimer Rd., Ste 155 Houston, TX 77056  
Joe Evans

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

Phone: (281)955-5535 Fax:  
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)

IABS 1-0  
Information About