

FOR LEASE



THE MARKETPLACE AT SH 249
12645 TOMBALL PARKWAY, HOUSTON, TEXAS 7786

FOR INFORMATION:
JOHN NGUYEN
281-923-0099
JOHN@JHUNTERPROPERTIES.COM

PROPERTY OVERVIEW

- The Market Place at 249 is 73,000 SF shopping center with 38,250 SF currently built
- Shadow anchored by both Wal-Mart Supercenter and Kroger's
- Ideally positioned on hard corner of Highway 249 and West Road
- High traffic synergy retail hub

Available Spaces:

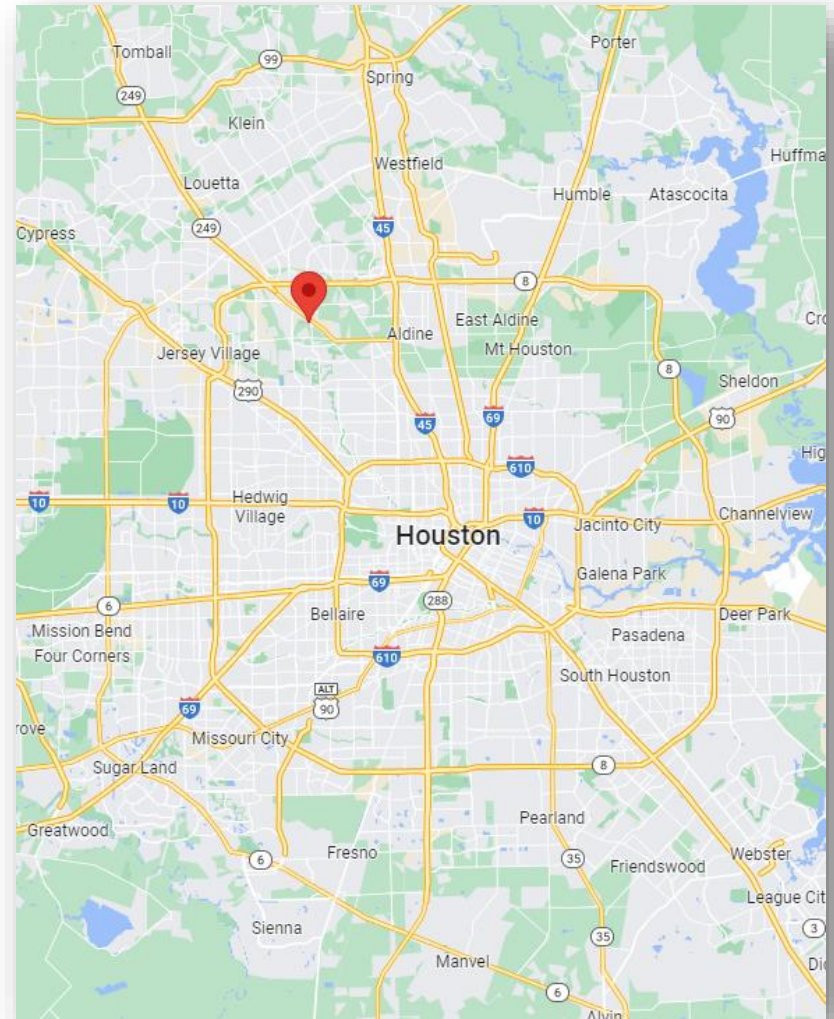
- Bldg. A – Suite 400: 2,633 SF
- Bldg. B – Suite 300: 2,378 SF
- Bldg. E – Suite 300: 1,660 SF
- Bldg. E – Suite 400: 1,841 SF
- Pad 2 – 1,945 SF

Parking:

- 310 Parking Spaces

Traffic Count:

- SH 249: 59,793 VPD
- Antoine Dr.: 22,529 VPD



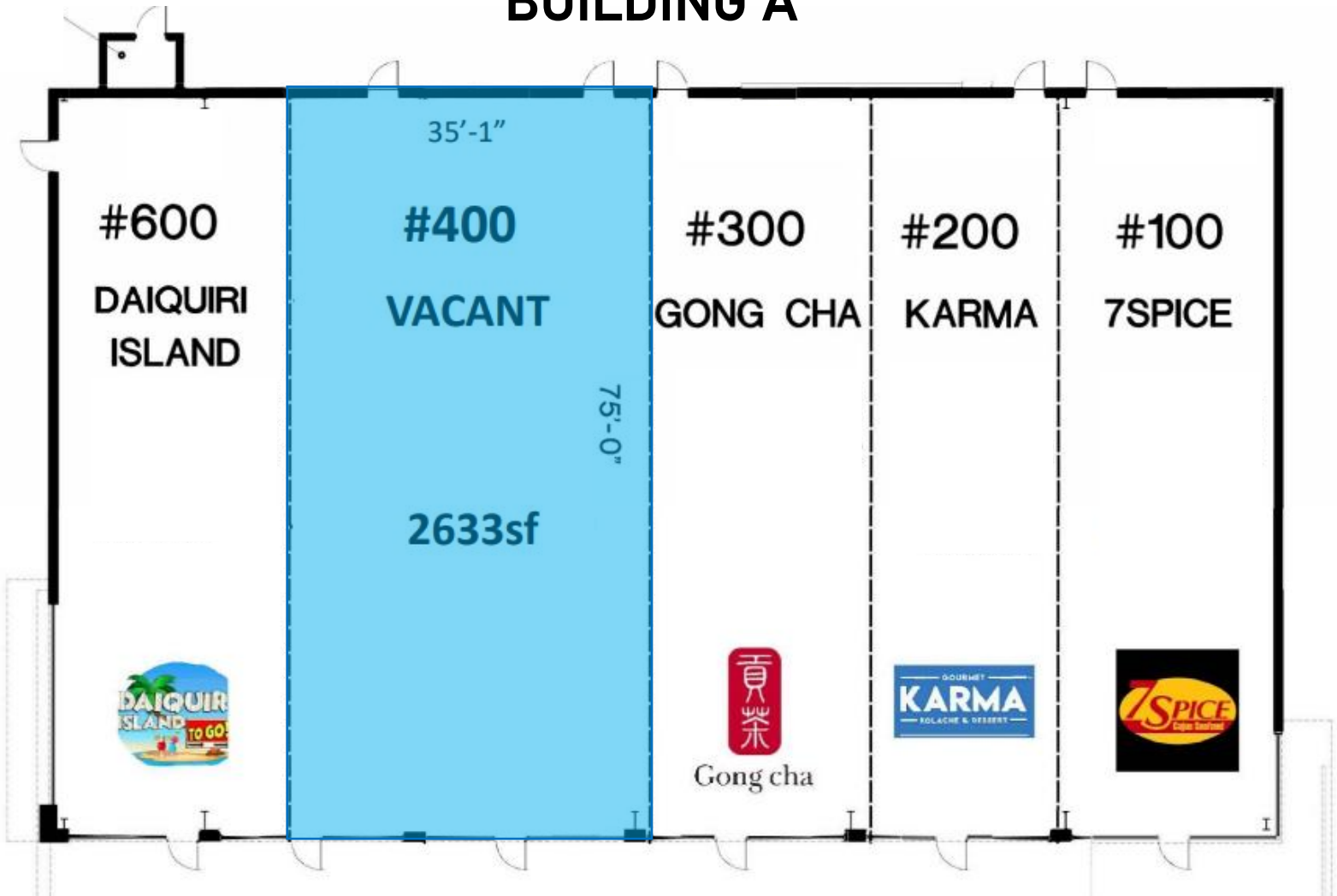
The information contained within was obtained from sources deemed reliable. It is submitted, however, subject to errors, omissions, change of price, other terms, prior sale, or withdrawal without notice. The Owner, J. Hunter Properties and Agents make no warranties, either expressed or implied, as to the completeness or accuracy of any information contained herein.

THE MARKETPLACE AT SH 249
12645 TOMBALL PARKWAY, HOUSTON, TEXAS 7786



SITE PLAN

BUILDING A



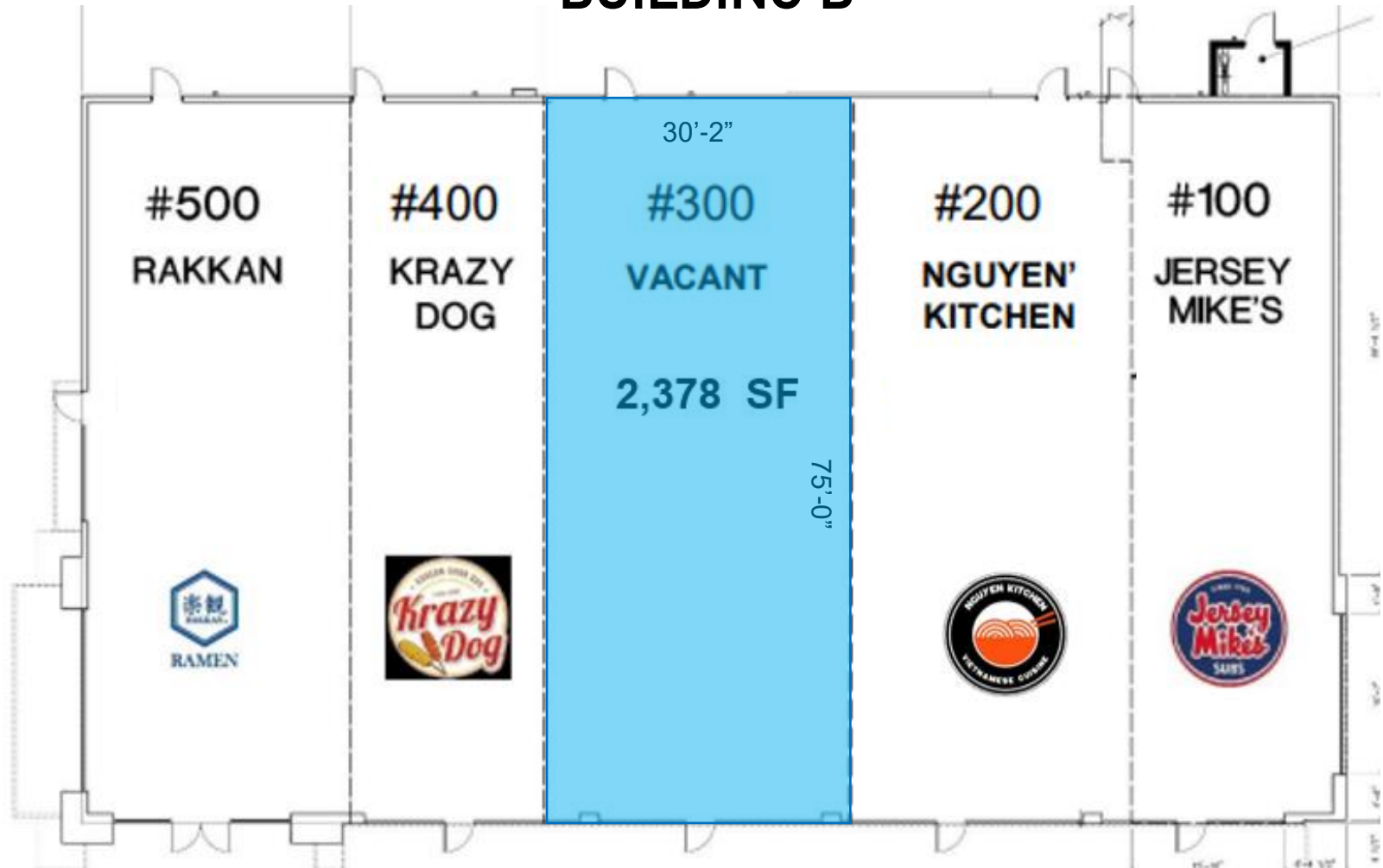
The information contained within was obtained from sources deemed reliable. It is submitted, however, subject to errors, omissions, change of price, other terms, prior sale, or withdrawal without notice. The Owner, J. Hunter Properties and Agents make no warranties, either expressed or implied, as to the completeness or accuracy of any information contained herein.

THE MARKETPLACE AT SH 249
12645 TOMBALL PARKWAY, HOUSTON, TEXAS 7786



SITE PLAN

BUILDING B



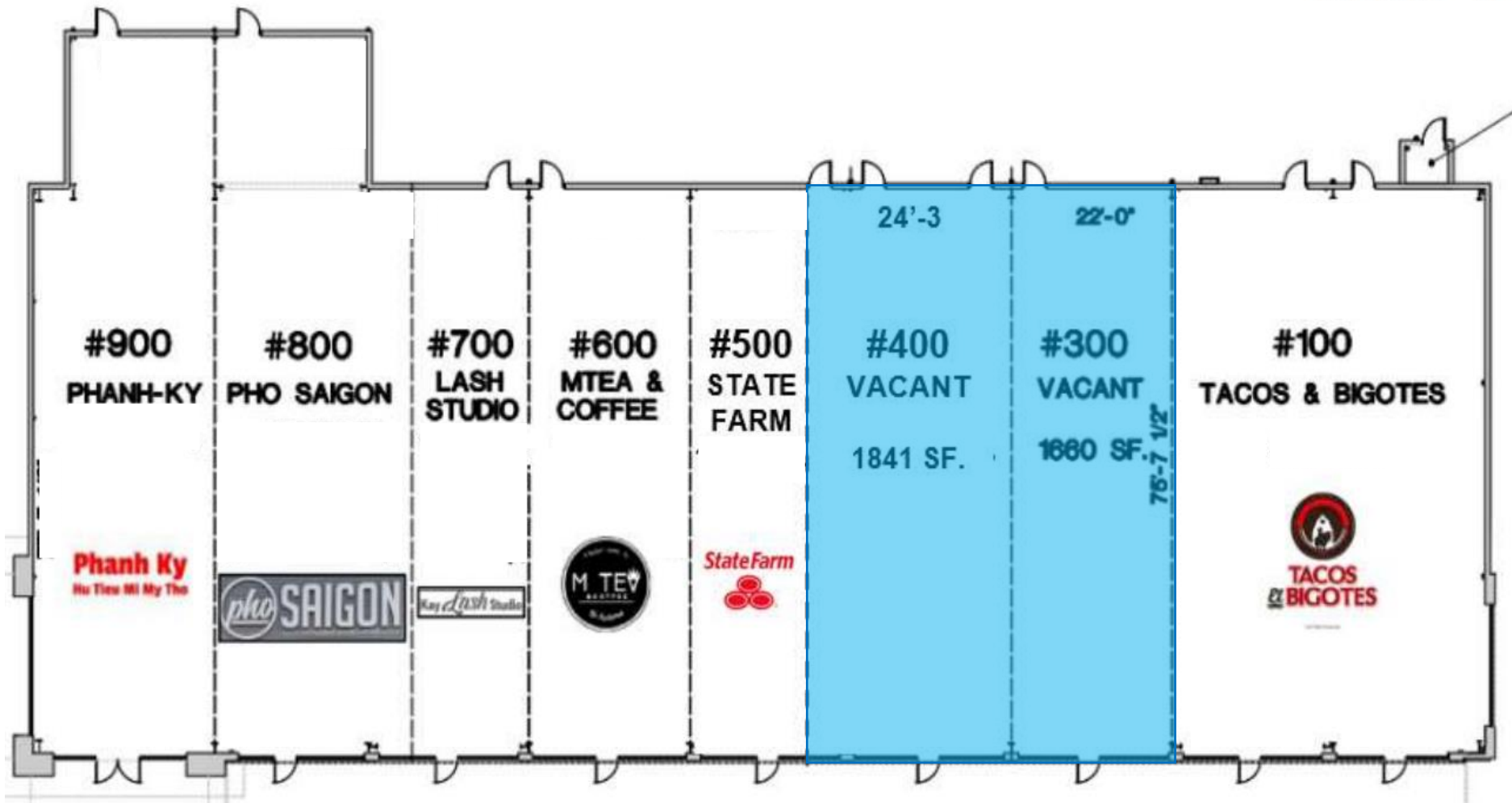
The information contained within was obtained from sources deemed reliable. It is submitted, however, subject to errors, omissions, change of price, other terms, prior sale, or withdrawal without notice. The Owner, J. Hunter Properties and Agents make no warranties, either expressed or implied, as to the completeness or accuracy of any information contained herein.

THE MARKETPLACE AT SH 249
12645 TOMBALL PARKWAY, HOUSTON, TEXAS 7786



SITE PLAN

BUILDING E



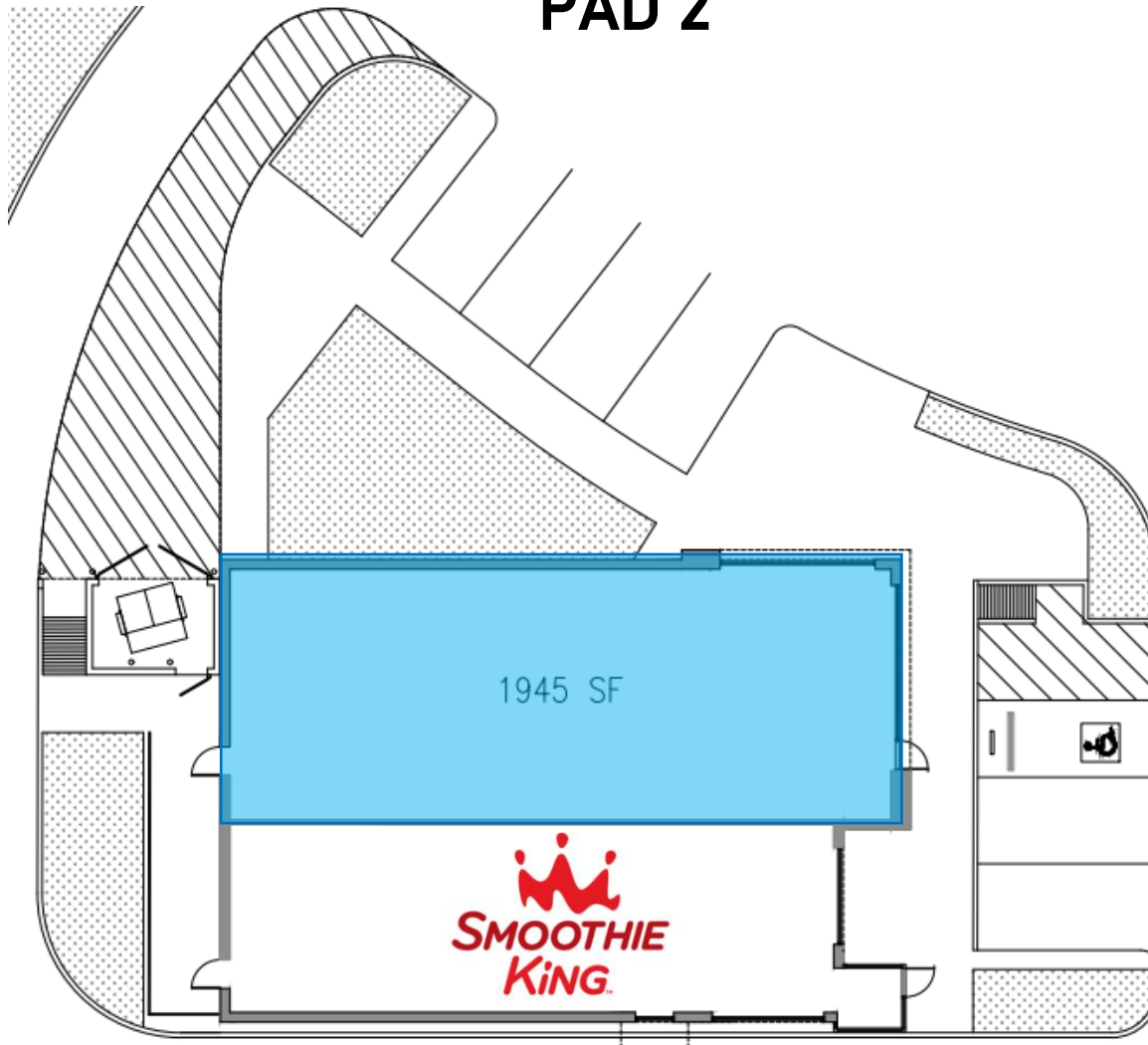
The information contained within was obtained from sources deemed reliable. It is submitted, however, subject to errors, omissions, change of price, other terms, prior sale, or withdrawal without notice. The Owner, J. Hunter Properties and Agents make no warranties, either expressed or implied, as to the completeness or accuracy of any information contained herein.

THE MARKETPLACE AT SH 249
12645 TOMBALL PARKWAY, HOUSTON, TEXAS 7786



SITE PLAN

PAD 2



The information contained within was obtained from sources deemed reliable. It is submitted, however, subject to errors, omissions, change of price, other terms, prior sale, or withdrawal without notice. The Owner, J. Hunter Properties and Agents make no warranties, either expressed or implied, as to the completeness or accuracy of any information contained herein.

THE MARKETPLACE AT SH 249
12645 TOMBALL PARKWAY, HOUSTON, TEXAS 7786



AERIAL

BUILT
 TO BE BUILT
 N.A.P



THE MARKET PLACE AT SH 249

The information contained within was obtained from sources deemed reliable. It is submitted, however, subject to errors, omissions, change of price, other terms, prior sale, or withdrawal without notice. The Owner, J. Hunter Properties and Agents make no warranties, either expressed or implied, as to the completeness or accuracy of any information contained herein.

THE MARKETPLACE AT SH 249
12645 TOMBALL PARKWAY, HOUSTON, TEXAS 7786



AERIAL



THE MARKET PLACE AT SH 249

The information contained within was obtained from sources deemed reliable. It is submitted, however, subject to errors, omissions, change of price, other terms, prior sale, or withdrawal without notice. The Owner, J. Hunter Properties and Agents make no warranties, either expressed or implied, as to the completeness or accuracy of any information contained herein.

THE MARKETPLACE AT SH 249
12645 TOMBALL PARKWAY, HOUSTON, TEXAS 7786



PHOTOS



The information contained within was obtained from sources deemed reliable. It is submitted, however, subject to errors, omissions, change of price, other terms, prior sale, or withdrawal without notice. The Owner, J. Hunter Properties and Agents make no warranties, either expressed or implied, as to the completeness or accuracy of any information contained herein.

THE MARKETPLACE AT SH 249
12645 TOMBALL PARKWAY, HOUSTON, TEXAS 7786



DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
18,270	117,677	320,036



DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
21,592	106,844	330,943



NUMBER OF HOUSEHOLDS

1 Mile	3 Miles	5 Miles
5,618	34,799	104,755



HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$61,273	\$75,697	\$76,938



MEDIAN AGE

1 Mile	3 Miles	5 Miles
28.7	31.5	32.3

The information contained within was obtained from sources deemed reliable. It is submitted, however, subject to errors, omissions, change of price, other terms, prior sale, or withdrawal without notice. The Owner, J. Hunter Properties and Agents make no warranties, either expressed or implied, as to the completeness or accuracy of any information contained herein.

THE MARKETPLACE AT SH 249
12645 TOMBALL PARKWAY, HOUSTON, TEXAS 7786





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.

J. Hunter Properties	0511634	john@jhunterproperties.com	281-923-0099
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John B. Nguyen	0511634	john@jhunterproperties.com	281-923-0099
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

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0