

Retail Space Available for Lease

Steepleway Shopping Center 9720 Jones Road - Houston, Texas 77065



LOCATION

Located on Jones Road between West Road and FM 1960.

SPACES AVAILABLE

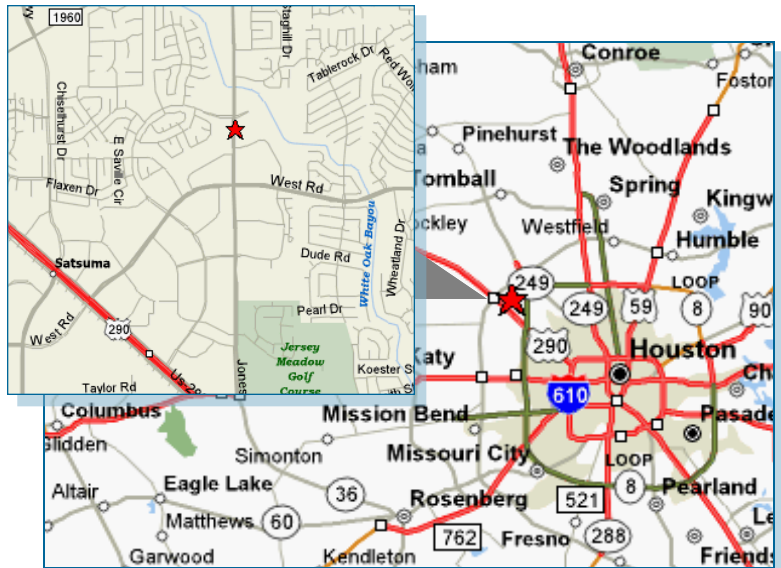
Suite 340 - 2,400 sq. ft
(Laundrymatt)

Suite 320 - 1,200 sq. ft.
(2nd Gen Pizza Restaurant)

TRAFFIC COUNTS

Jones Road from 290 to FM 1960:
36,742 cars per day

Source: Texas Department of Transportation - 2005



DEMOGRAPHICS	1 Mi. Radius	3 Miles	5 Miles
Households	8,275	32,423	73,810
2004 Estimated Population	19,912	90,302	210,110
Average Household Income	73,097	83,400	86,031

Source: Claritas. All rights reserved - 2004

CLARION PROPERTIES, LTD.



RANDY FERTITTA
MANAGING BROKER

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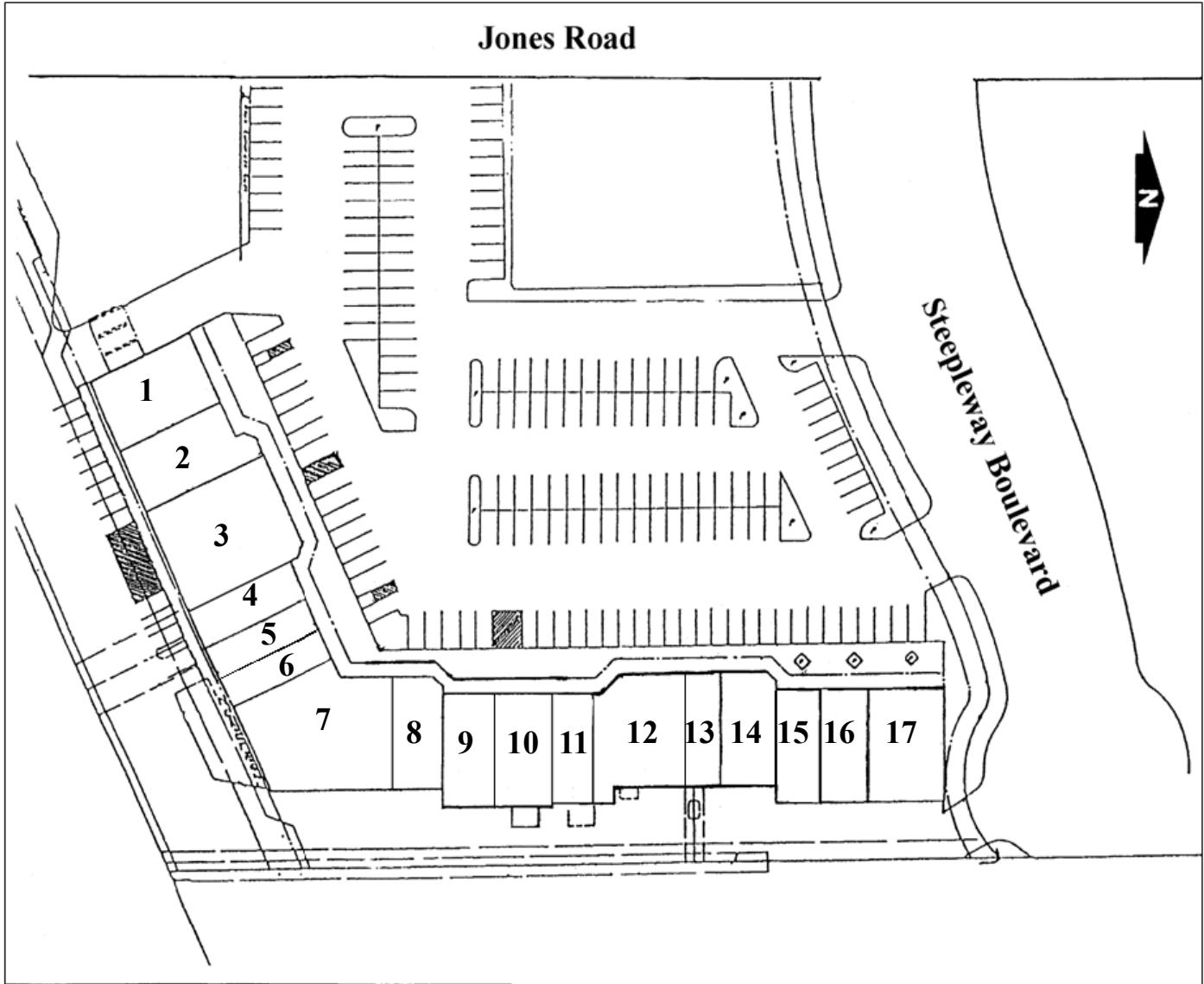
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LEASING - COMMERCIAL BROKERAGE - CONSULTING

Steepleway Shopping Center

9720 Jones Road

Site Plan



#	Unit	Tenant	Sq Ft
1	100	Catch of the Day	2,400
2	110	Greenwood Studios	2,200
3	120	Living Lines Dance Studio, LLC	3,920
4	130	Affordable Ultrasounds at Jones	1,200
5	140	Herbalife	900
6	150	Pho Mien Trung Restaurant	1,200
7	160	Ana's Learning Center	4,320
8	200	Innovative Medical Research of Texas	2,117
9	230	Garza Dental	1,007

#	Unit	Tenant	Sq Ft
10	240	Clinica Hispana	3,600
11	250	Divine Mercy Assembly of God	1,763
12	260	Divine Mercy Assembly of God	2,465
13	270	Multi Centro Hispano	915
14	280	White Heart Pharmacy	1,800
15	300	Cash RD Barbershop	1,800
16	320	AVAILABLE 2nd Gen Pizza Restaurant	1,200
17	340	AVAILABLE (Laundrymatt)	2,400

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