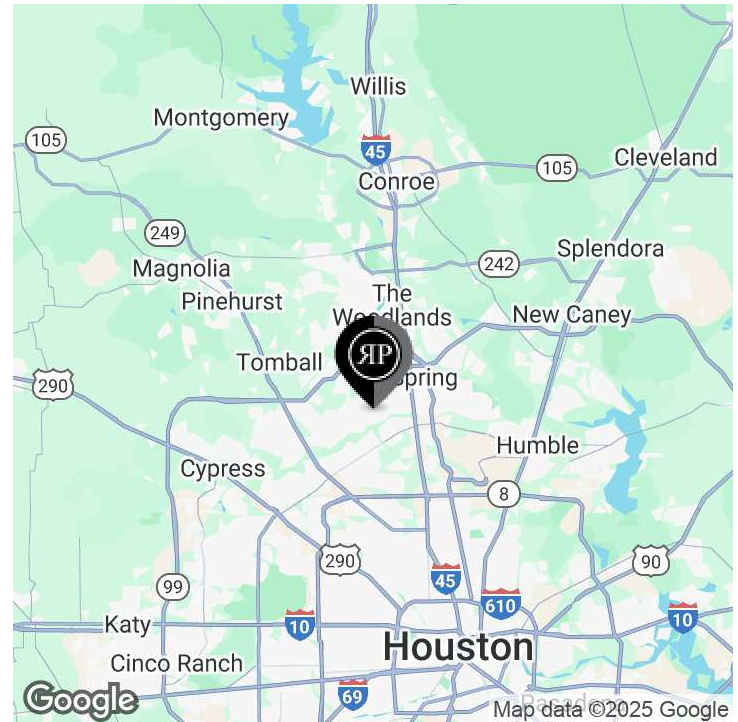


*For Lease***VILLAGE GREEN SHOPPING CENTER**

18488 KUYKENDAHL RD, SPRING, TX 77379

**REGIONAL**
PROPERTIES**OFFERING SUMMARY**

Lease Rate:	\$2,200.00 per month (NNN)
Building Size:	217,131 SF
Available SF:	1,200 SF
Year Built:	1980
Renovated:	1987
Market:	Houston
Submarket:	Far North Submarket

PROPERTY OVERVIEW

This prime retail space located at 18520 Kuykendahl in Houston is the perfect location for your business! The store is located in a vibrant and busy area with plenty of foot traffic generated by Kroger supermarket. The space offers an open and inviting atmosphere, with plenty of room to showcase your products and services. With easy access to major highways, the store is easily accessible and conveniently located. This retail space is the perfect place to build the business of your dreams. Take advantage of this opportunity today!

PROPERTY HIGHLIGHTS

- Located in a highly desirable area in the North sector of Houston, a short distance of The Woodlands
- Open and inviting atmosphere that lends itself to displaying your products and services
- Easy access to major highways
- Prime retail space
- Heavy foot traffic in the area
- Various lease options available

VICTORIA AGUIRRE

P: 210.837.8036

victoria@regionalproperties.com

ANTHONY LAGRED

P: 210.216.8925

anthony@regionalproperties.com

REGIONAL PROPERTIES

520 Post Oak Blvd., Suite 500

Houston, TX 77027

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The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in anyway, Warranted By Commercial Regional Properties of Texas, LLC or by any agent, independent associate, subsidiary or employee of Commercial Regional Properties of Texas, LLC. This information is subject to change without notice.

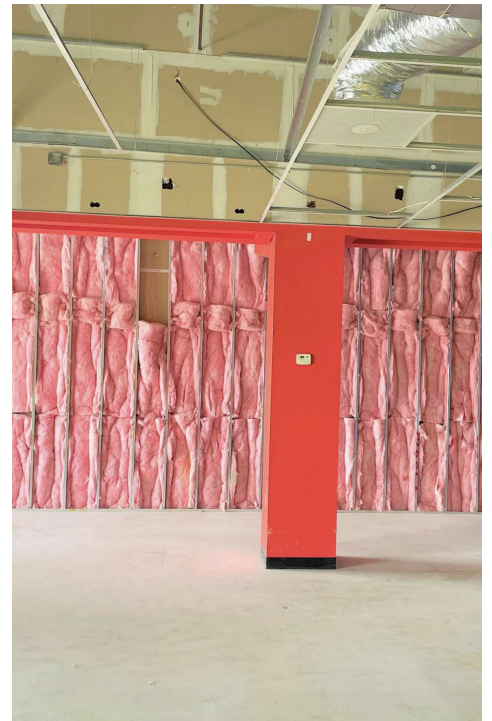
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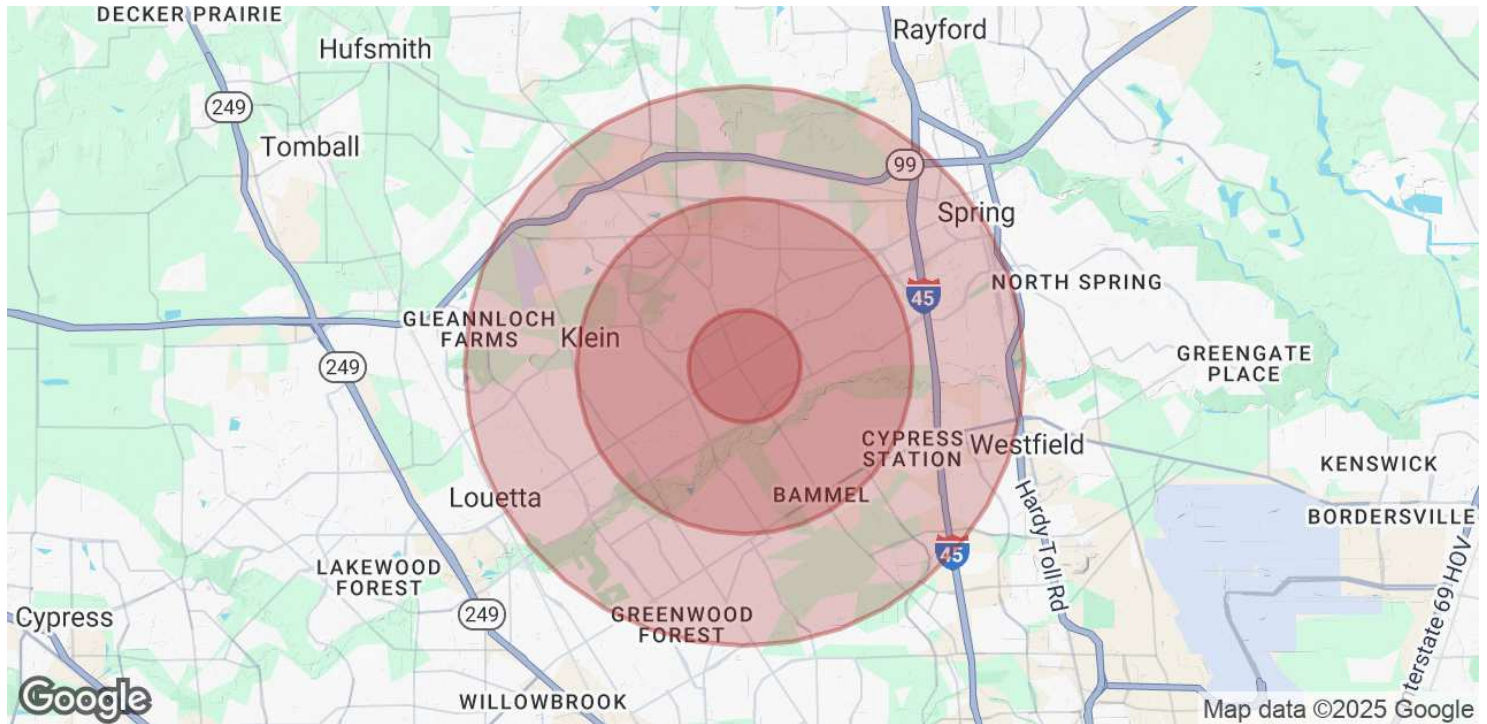
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PROPERTIES

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,889	111,500	292,451
Average Age	38	38	37
Average Age (Male)	37	37	36
Average Age (Female)	40	39	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,754	39,211	102,636
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$110,221	\$116,350	\$108,248
Average House Value	\$308,559	\$333,883	\$304,003

*Demographics data derived from AlphaMap***VICTORIA AGUIRRE**

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**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.

Commercial Regional Properties of Texas LLC - Regional Properties Texas

9001528

713-228-1913

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

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**VICTORIA AGUIRRE**

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