

16955 WALDEN RD, MONTGOMERY, TX 77356

PALM BEACH BUSINESS CENTER

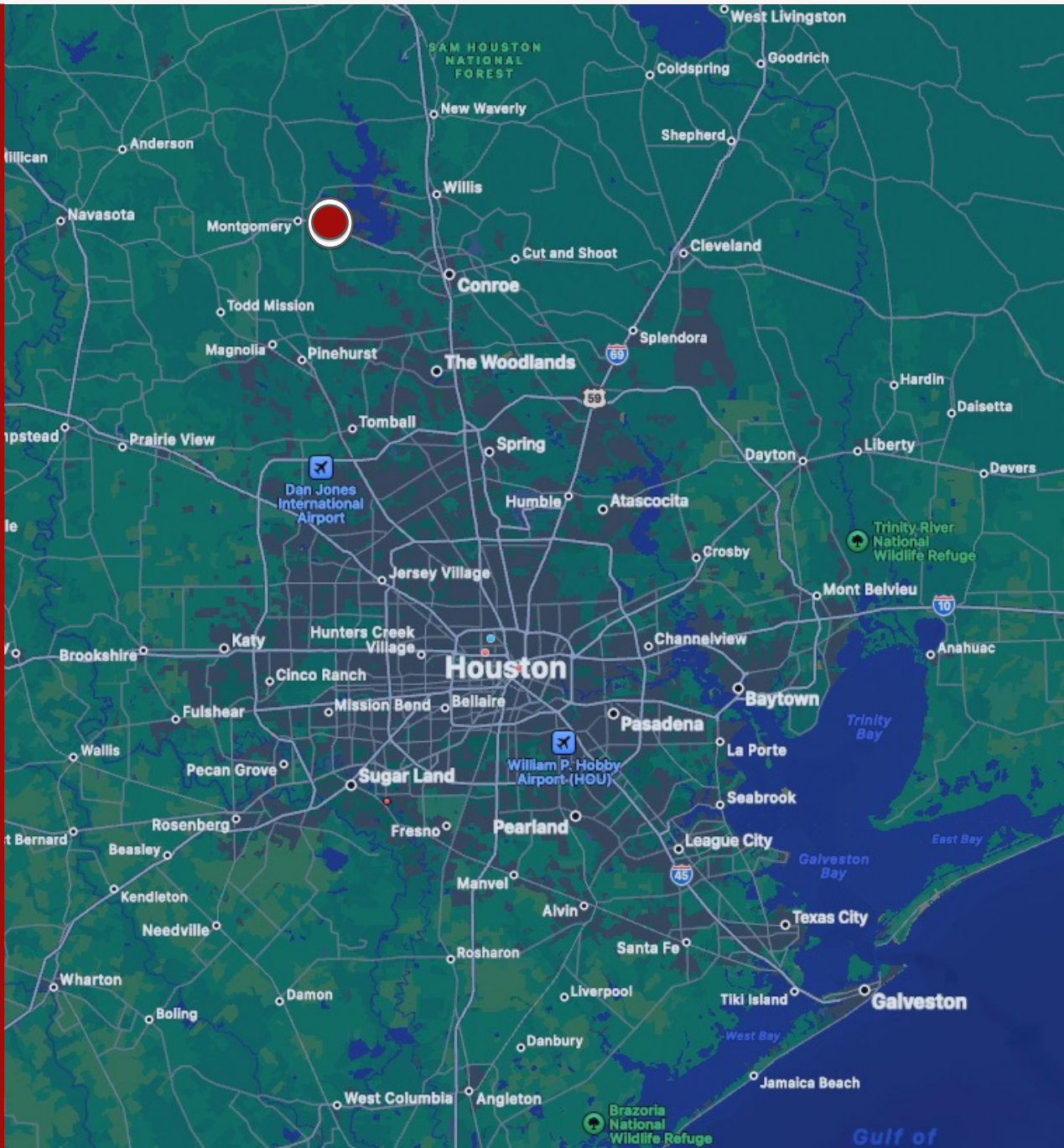
*PALM BEACH
BUSINESS
CENTER*



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*CENTER
PALM BEACH
BUSINESS*

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SUMMARY

HIGHLIGHTS

- EXCELLENT VISIBILITY
- CONSISTENT DAYTIME TRAFFIC
- EASY ACCESS
- SIGNALIZED INTERSECTION
- MULTIPLE CURB CUTS

DESCRIPTION

SIZE	21,565 SF RETAIL CENTER ON 196,020 SF LAND
BUILT	2001
PARKING	45 SPACES
ADDT'L	MULTIPLE CURB-CUTS

NEARBY FOOT TRAFFIC DRIVERS

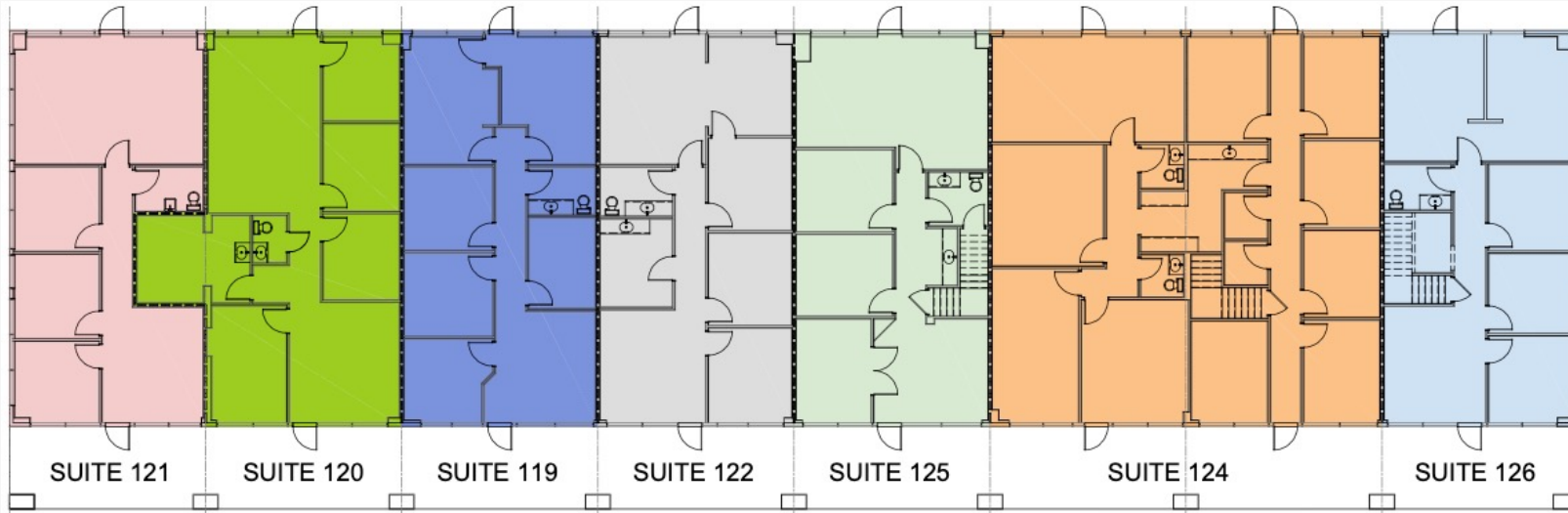
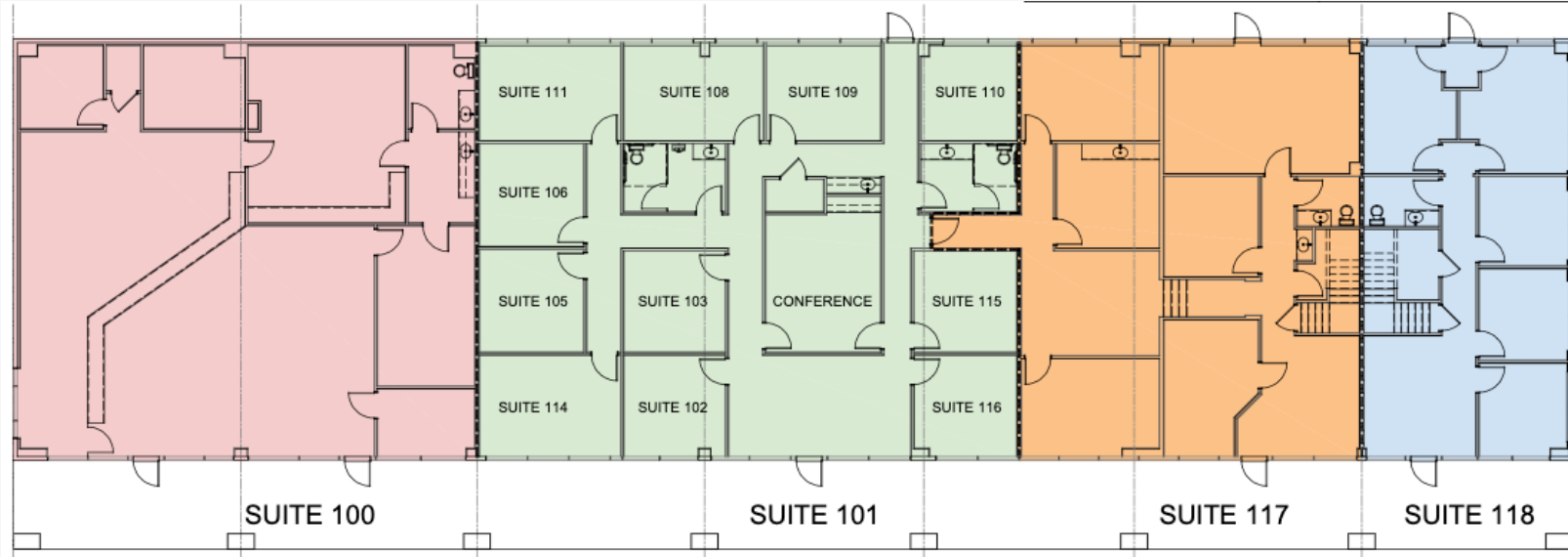


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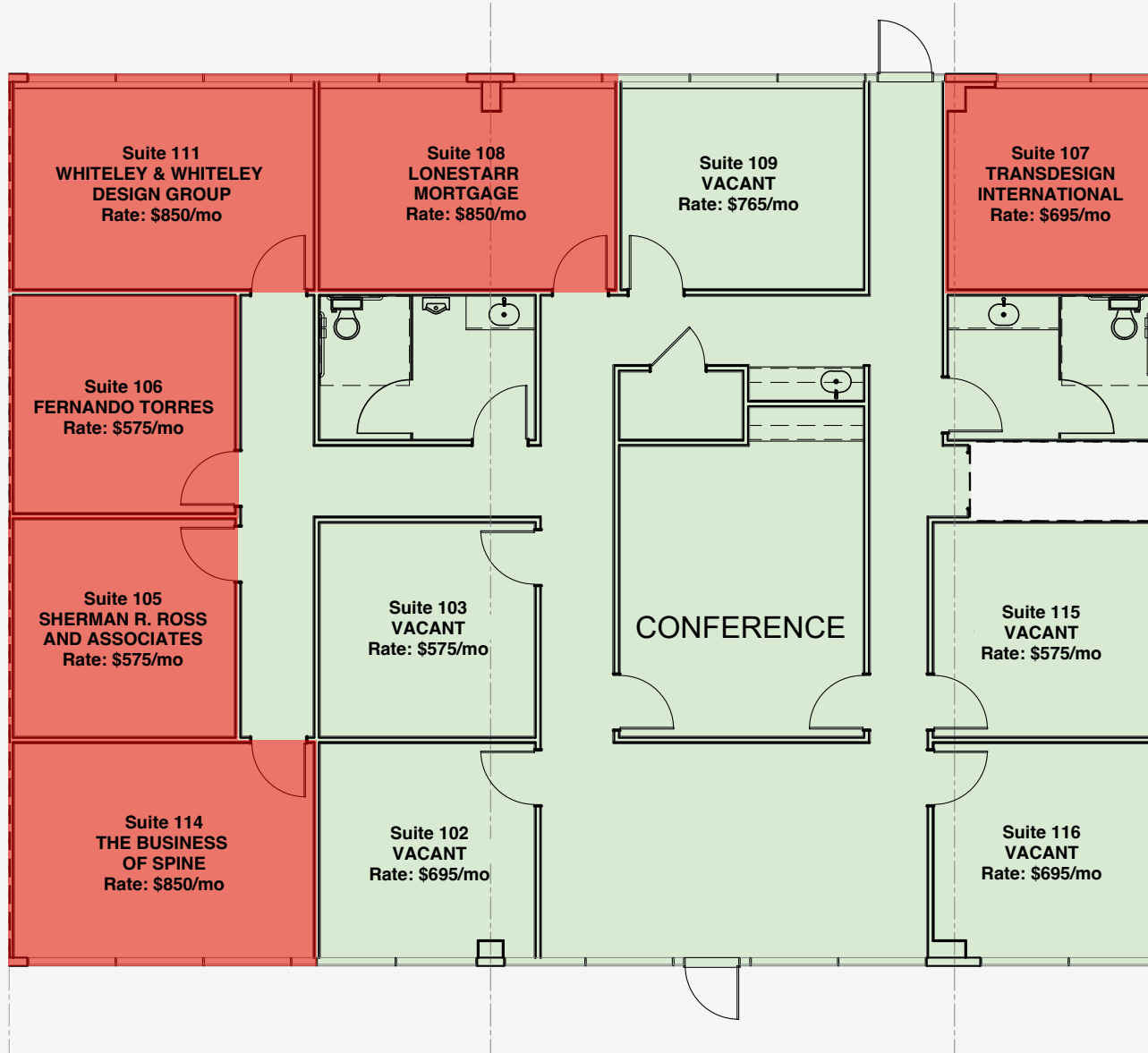
SITE PLAN



TENANT KEY

#	Tenant	SF
100	Lakeside Pharmacy	2,685
117	First American Title	2,104
118	Kenneth L. Thomet	2,104
119	Montgomery Wellness	1,250
120	Salon Trio	1,350
121	AVAILABLE	1,150
122	AVAILABLE	1,250
124	Old Republic National Title	3,794
126	Keller Williams Realty	1,250

SITE PLAN - EXECUTIVE SUITES



TENANT KEY

#	Tenant	SF
102	AVAILABLE	150
103	AVAILABLE	150
105	Sherman R. Ross	144
106	Fernando G Torres	144
107	TransDesign Int.	130
108	Loanstarr Mortgage	181
109	AVAILABLE	150
111	Whitely & Whitely Design Group	176
114	The Business of Spine	198
115	AVAILABLE	150
116	AVAILABLE	150

DEMOGRAPHICS

Population	1 MI	3 MI	5 MI
2022 Population	3,279	24,938	41,846
2027 Population	3,930	30,038	50,325
Est. 5yr Growth	4.0%	4.1%	4.1%
Average Age	40.6	44.1	44.6

2019 Population by Race

White	3,069	23,246	38,734
Black	72	618	1,358
Am. Indian & Alaskan	20	122	205
Asian	61	511	785
Hawaiian & Pacific Island	0	13	21
Hispanic Origin	367	2,498	4,312

Households

2022 Total Households	1,235	9,980	16,723
HH Growth 2022-2027	3.9%	4.0%	4.0%
Median Household Inc	\$121,890	\$113,907	\$108,071
Avg Household Inc	\$138,443	\$130,044	\$127,293
Avg Household Size	2.6	2.5	2.5
Avg Household Vehicles	2.00	2.00	2.00

Housing

Median Home Value	\$318,348	\$294,400	\$299,354
Median Year Built	1997	2000	1999

Employment

Daytime Employment	2,245	6,096	9,222
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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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.

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Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Steven T. Stone	618279	steven@kmrealty.net	713.275.2601
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Agent's Supervisor's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		



EXCLUSIVE LEASING BROKER

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