# GREENBERG&COMPANY
## COMMERCIAL REAL ESTATE BROKERAGE FIRM

DUNKIN' DONUTS

NOW OPEN

**2808 HIGHWAY 6 SOUTH | HOUSTON TX 77082**

5959 RICHMOND AVE., SUITE 440 HOUSTON, TX 77057 | WWW.GREENBERGCOMPANY.COM | 713.778.0900

## PROPERTY DETAILS

**Building Size:** *9,600 SF*

**Market: Houston/West**

**SALE PRICE: CALL FOR DETAILS**

West Oaks Retail Center is a 9,600 SF single story, multi-tenant retail shopping center located on the southwest corner of Highway 6 and Richmond Avenue.

- Shadow anchored by the area's only Home Depot
- Close proximity to Edwards Multiplex redeveolpment at West Oaks
- Prime intersection location
- Major Thoroughfare

**DAVID GREENBERG**

David@Greenbergcompany.com

713-778-0900

5959 RICHMOND AVE., SUITE 440

HOUSTON TX 77057

WWW.GREENBERGCOMPANY.COM

# PHOTOS

**David Greenberg**
David@Greenbergcompany.com
713-778-0900

2808 highway 6 south
houston tx 77082

5959 richmond ave., suite 440
houston tx 77057
www.greenbergcompany.com

**David Greenberg**
David@Greenbergcompany.com
713-778-0900

2808 highway 6 south
houston tx 77082

5959 richmond ave., suite 440
houston tx 77057
www.greenbergcompany.com
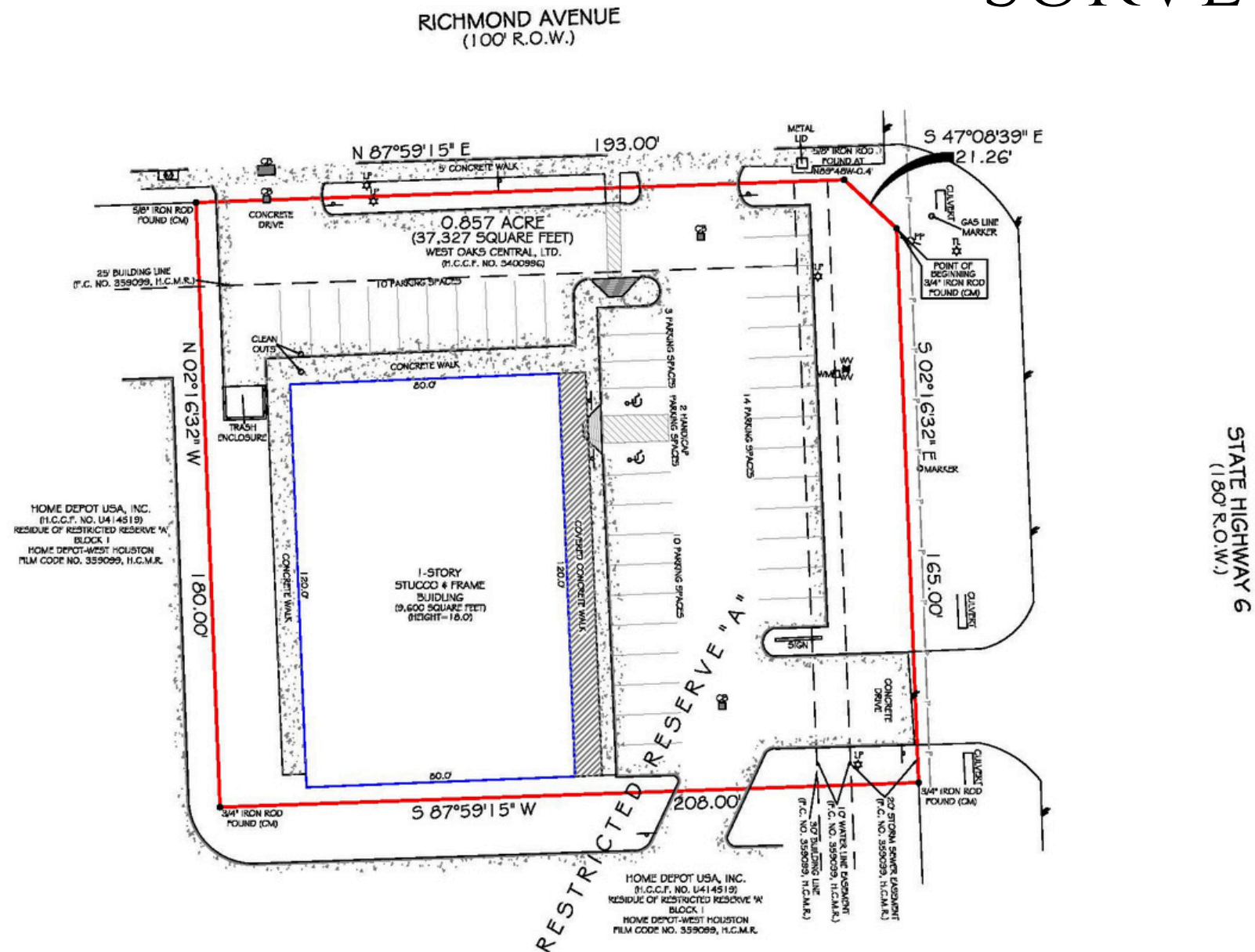
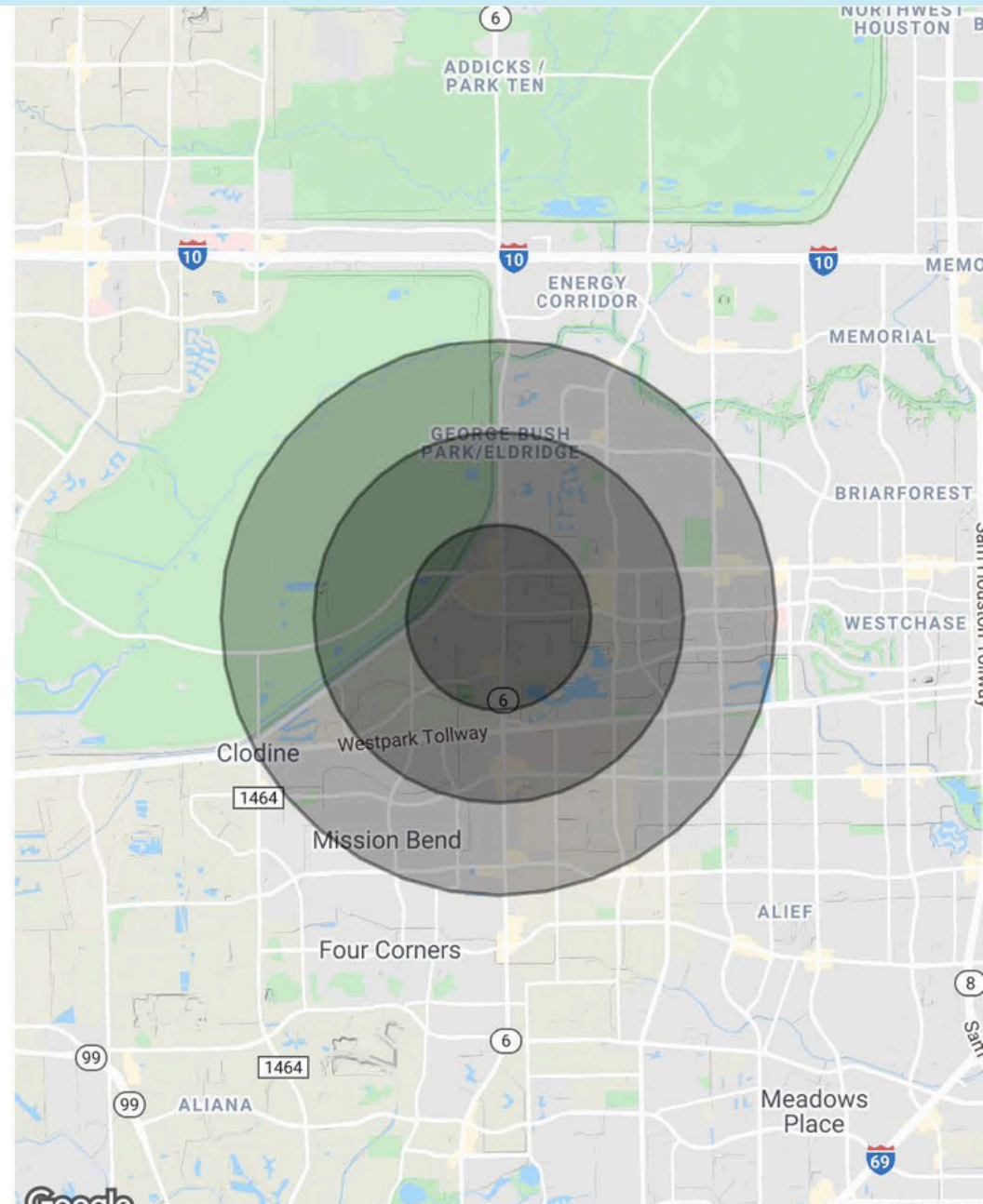# DEMOGRAPHICS

| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|---|---|---|---|
| Total Population | 15,800 | 136,834 | 346,293 |
| Average age | 34.10 | 35.40 | 35.50 |
| Average age (Male) | 32.50 | 34.30 | 34.50 |
| Average age (Female) | 35.40 | 36.40 | 36.40 |

| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
|---|---|---|---|
| Total households | 6,546 | 53,511 | 130,179 |
| # of persons per HH | 2.5 | 2.6 | 2.7 |
| Average HH income | $72,360 | $78,999 | $87,329 |
| Average house value | $182,564 | $178,676 | $196,706 |

*\* Demographic data derived from 2010 US Census*

**David Greenberg**
David@Greenbergcompany.com
713-778-0900

2808 highway 6 south
houston tx 77082

5959 richmond ave., suite 440
houston tx 77057
www.greenbergcompany.com

# Information About Brokerage Services

*Texts 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 other, including the broker's own interest;
- 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 buyers/tenant's agent by agreeing to represent the buyer, usually though 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 opinion 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 ESTABLISHED:**
- 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 purposed. 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.

| | | | |
|---|---|---|---|
| Greenberg & Company | 382141 | - | 713-778-0900 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| David Greenberg | 236747 | david@greenbergcompany.com | 713-778-0900 |
| 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 | |