

# ABC REALTY ADVISORS

QUALITY SERVICE TODAY... RELATIONSHIPS FOR LIFE

FOR MORE INFORMATION:

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PLAZA AT GRAND PARKWAY & S MASON | FOR LEASE



INDIVIDUALIZED BEAUTY SUITES

The image shows a single-story commercial building with a mix of brick and light-colored siding. A red rectangular box highlights a portion of the building's facade, specifically the area above the entrance to the 'Z Salon • SPA • Studios'. The text 'INDIVIDUALIZED BEAUTY SUITES' is overlaid on this highlighted area. To the right of the highlighted area, there are two more storefronts: 'FORT • BEND COFFEE' and 'Z Salon • SPA • Studios' (with 'AVEDA' below it). Several cars are parked in the lot in front of the building, including a blue pickup truck on the left and two silver SUVs on the right. The sky is clear and blue.

8182 W. GRAND PKWY S, RICHMOND, TX 77406

This property is located on W. Grand Parkway S. in up and coming  
Richmond Tx area. Great visibility!

[WWW.ABCAHOUSTON.COM](http://WWW.ABCAHOUSTON.COM)

6830 WILCREST DRIVE, HOUSTON TX, 77072

# 8182 W. GRAND PKWY S

RICHMOND, TX 77406

## PROPERTY INFORMATION

### Individualized Salon Suites:

\$250 weekly  
(all utilities included)

### LEASE TERM: NEGOTIABLE

Located in up and coming area.  
Individualized suites in a boutique  
style setting ideal for health and  
beauty professionals. Close proximity  
to many subdivisions.

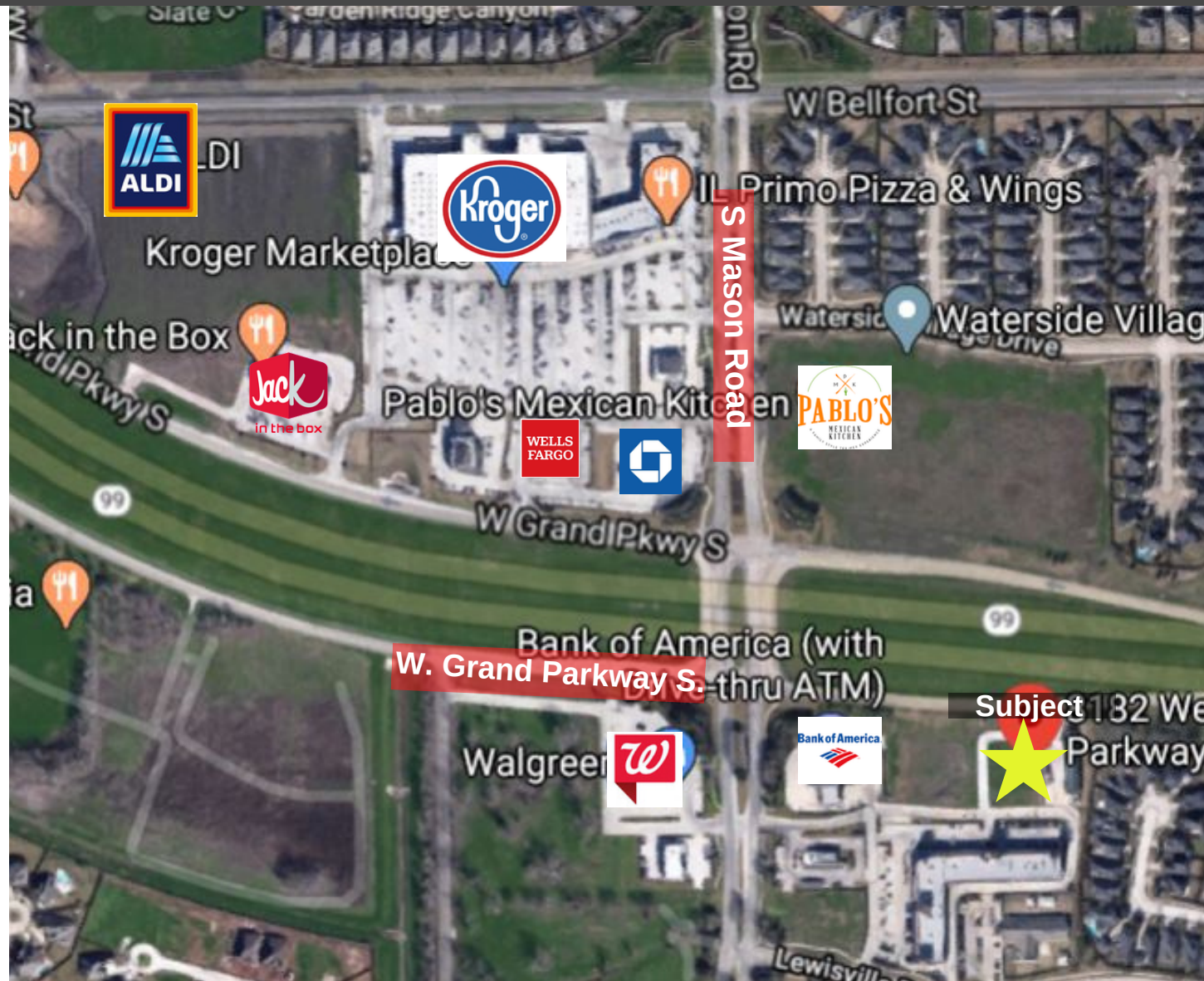
### AREA RETAILERS



### DEMOGRAPHICS (3 MILES):

POPULATION | 279,934  
HOUSEHOLDS | 49,542  
AVG. HH INCOME | \$ 158,881

**CALL TIFFANI FOR PRICING!**





# LOCATION MAP

PLAZA AT GRAND PARKWAY & S MASON

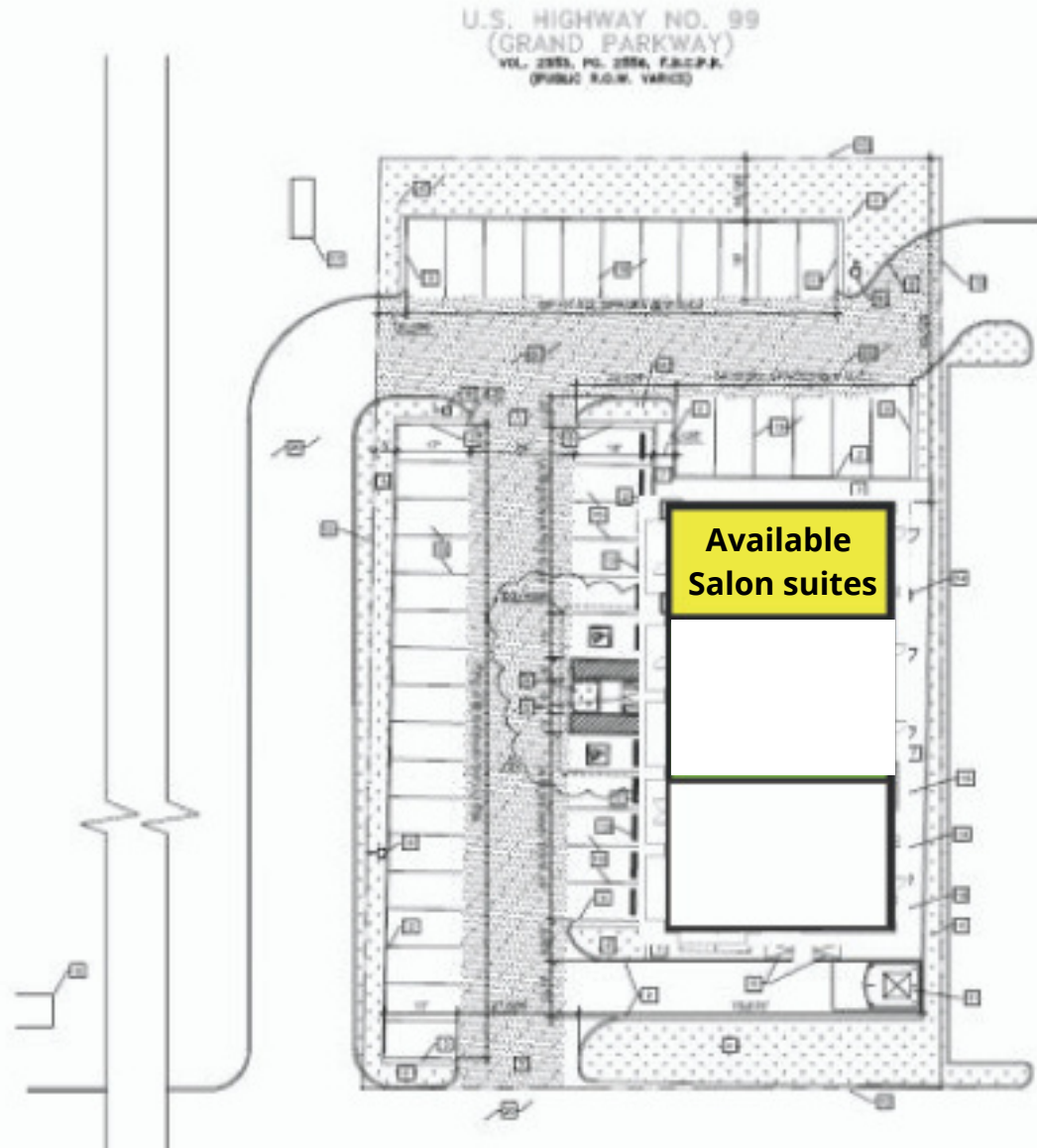


The information contained within was obtained from sources deemed reliable. It is submitted, however, subject to errors, omissions, change of price, other terms, prior sale, or withdrawal without notice.

The Owner, ABC Advisors, Inc and Agents make no warranties, either expressed or implied, as to the completeness or accuracy of any information contained herein.

# SITE PLAN

## PLAZA AT GRAND PARKWAY & S MASON



# FLOOR PLAN

## SALON SUITES





# INTERIOR

## SALON SUITES



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# INTERIOR

## SALON SUITES



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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 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;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Inform the client of any material information about the property or transaction received by the broker;
- 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 BUYER/TENANT:** 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date