



SECOND GENERATION RETAIL SPACE AVAILABLE

3355 - 3403 W FM 1960, HARRIS COUNTY, HOUSTON, TX 77068

The Center is extremely well located at the Signalized Intersection on the Southwest Corner of T.C. Jester Boulevard and Cypress Creek Parkway (F.M. 1960) on Major Thoroughfare F.M. 1960 in Growing Retail Market.



abcahouston.com

3355 - 3403 W FM 1960
HOUSTON, TX 77068

PROPERTY INFORMATION

LEASE SPACE(S):

3355 1C - 5,398 SF
3403 - 2,100 SF
3403 3A - 2,129 SF
3403 2 - 12,600 SF
3403 5 (2nd Gen Restaurant) - 4,218 SF

GROSS BUILDING(S) SF: ("L" shape)
50,188 Square Feet Building

TENANT MIX: Premier High School, Cloud9 Nail Bar, ManCave Barbershop, Cash America Pawn, and Lonestar Title Loans.

Great visibility and conveniently located site with easy access from FM 1960. Minutes away from Hwy 249 and I-45. Surrounded by major retailers, apartments and office buildings.

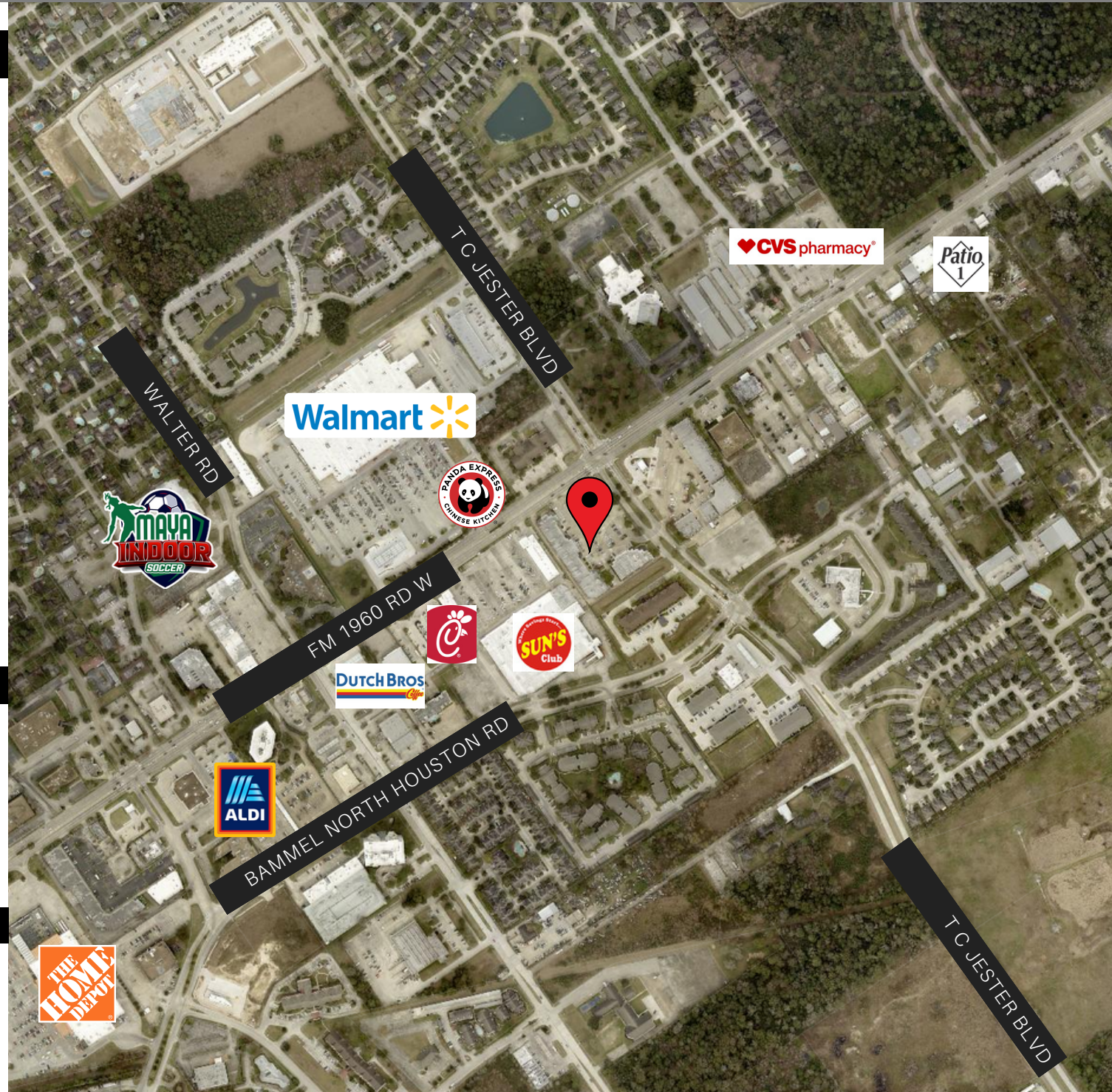
ASKING PRICE: Call for pricing

AREA RETAILERS



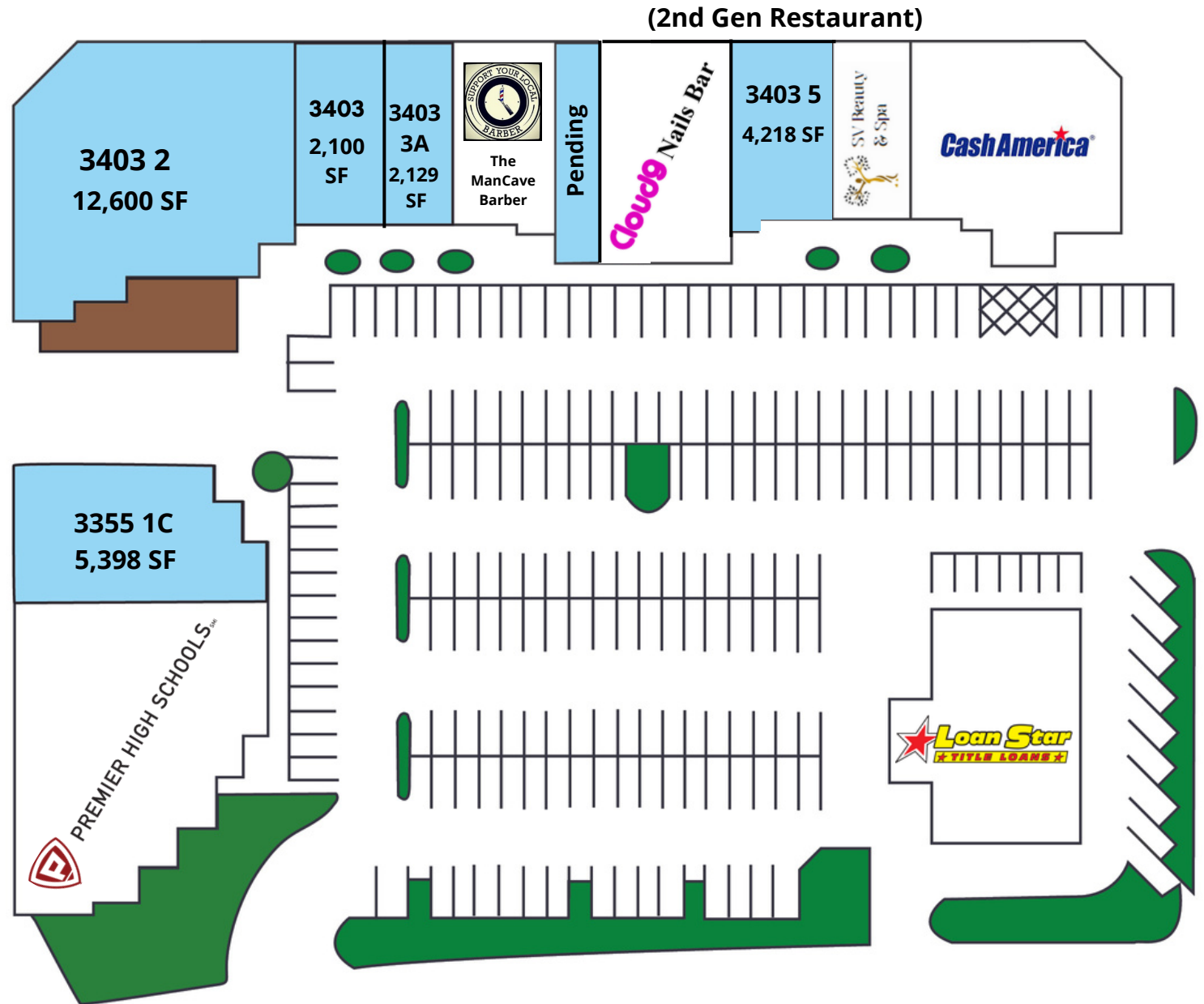
DEMOGRAPHICS (3 MILES):

Population | 118,751
Households | 41,329
Average Income | \$83,473



3355 - 3403 W FM 1960

HOUSTON, TX 77068



FOR MORE INFORMATION:

JIMMY CHANG

832.577.7725

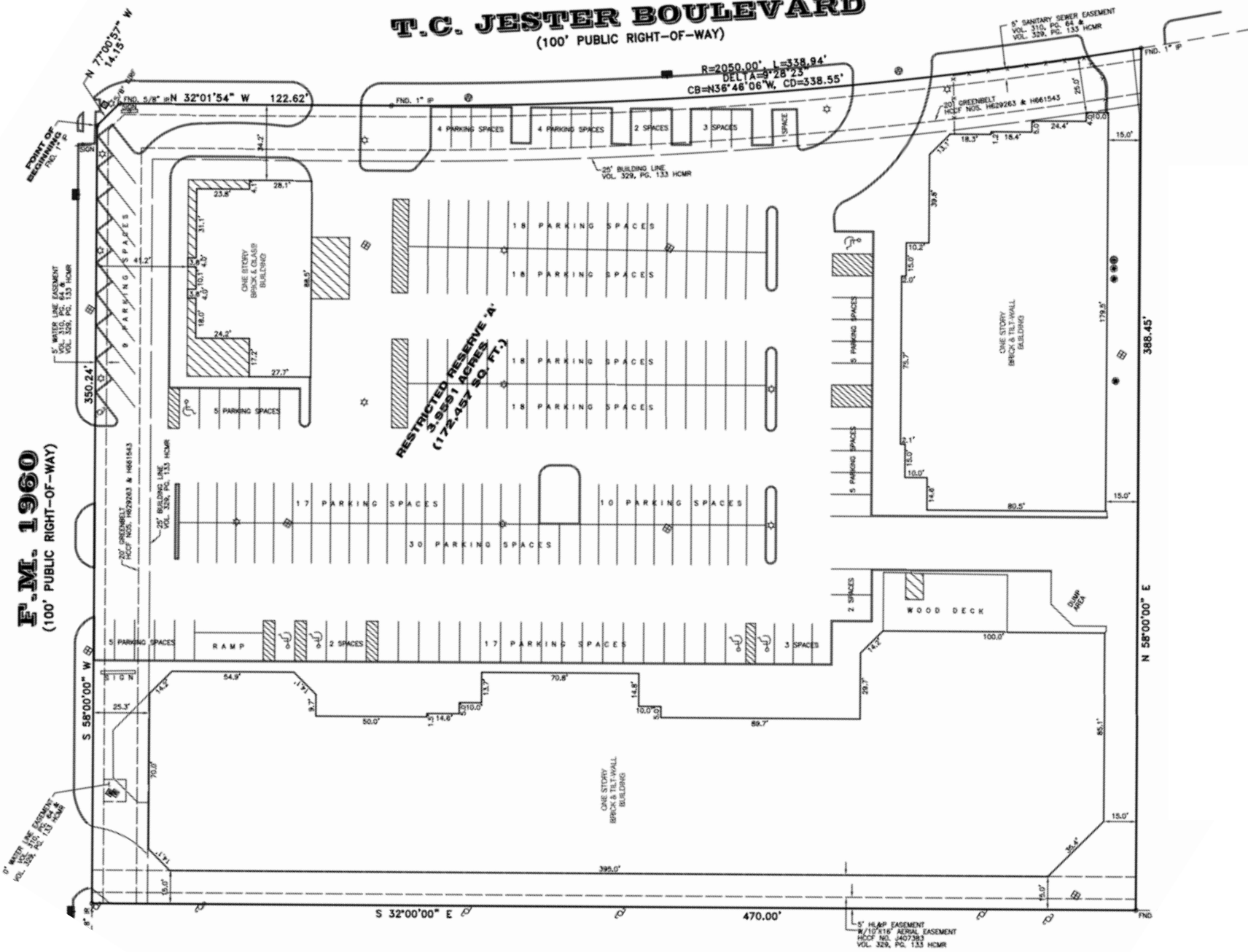
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ESMERALDA MEJIA

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T.C. JESTER BOULEVARD (100' PUBLIC RIGHT-OF-WAY)



F.M. 1960
(100' PUBLIC RIGHT-OF-WAY)

RESTRICTED RESERVE 'A'
3.9881 ACRES
(172,457 SQ. FT.)

RESTRICTED RESERVE 'F'
3.98 ACRES
20030225

5' RAMP EASEMENT
4/10/818 AERIAL EASEMENT
HCCF NO. 1407383
VOL. 328, PG. 133 HCMR

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:

Last Updated on January 22, 2018

- 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 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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|--|-------------|-----------------------------|-------------------|
| ABC Advisors, Inc | 438665 | abcahouston@gmail.com | 713-939-8181 |
| Broker Firm Name | License No. | Email | Phone |
| Donald D. Chang | | changdonnie@gmail.com | 713-939-8181 x118 |
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| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Jimmy Chang | 515937 | jimmy.chang@abcahouston.com | 713-939-8181 x104 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date