

# VINTAGE MARKETPLACE

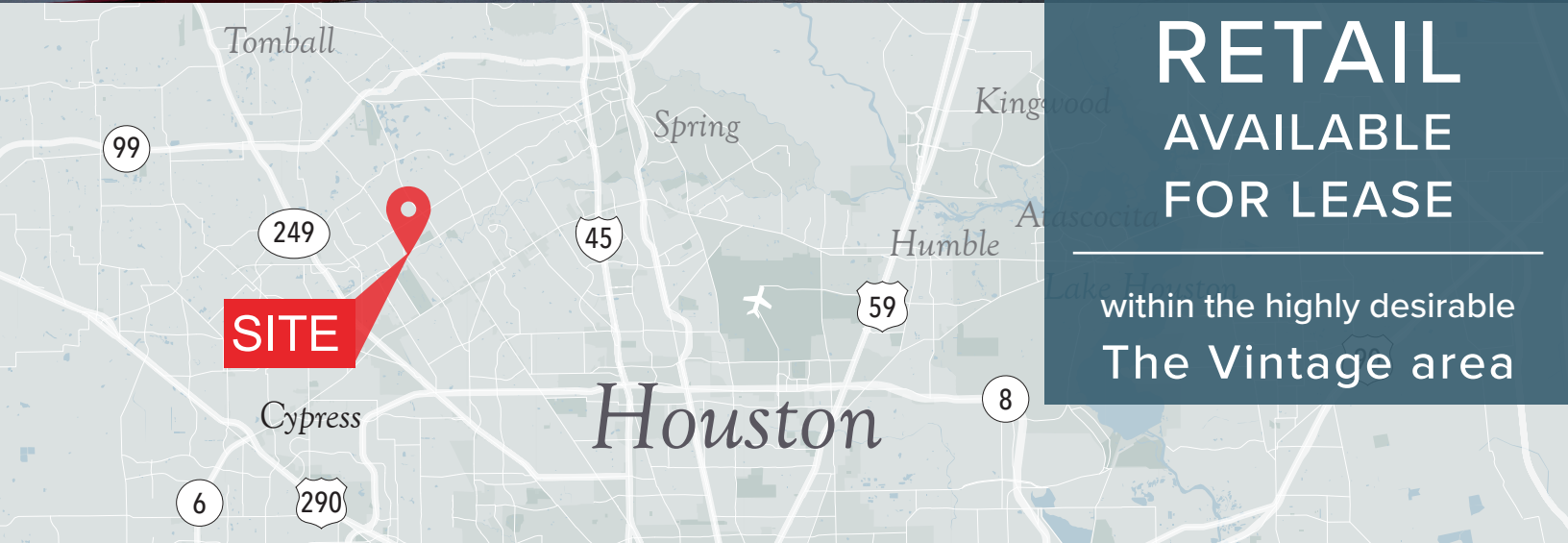
## Whole Foods Market Anchored Shopping Center



Louetta & Cutten

**RETAIL**  
**AVAILABLE**  
**FOR LEASE**

within the highly desirable  
The Vintage area



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Lone Star College System

LONE STAR COLLEGE SYSTEM

UNIVERSITY OF HO Learning Lead

UHD University of Houston DOWNTOWN

Sam Houston STATE UNIVERSITY

TSU

U.S. MEMORY CARE

Safe. Comfortable. Loved.

FIRST TEXAS HOSPITAL

ALDI

W

AREA OFFICE & EMPLOYMENT GENERATORS

DUNKIN' DONUTS

MATTRESS FIRM

SERENITY DENTAL

WHOLE FOODS MARKET

THE OFFICES at VINTAGE MARKETPLACE

Spring Cypress, Texas

SITE

noble energy

249 TEXAS

Kelsey-Seybold Clinic

Your Doctors for Life

Encompass Health

Hewlett-Packard Houston Campus

hp

Centre at Cypress Creek

CHASEWOOD Technology Park

CHI St. Luke's Health

SWIFT ENERGY COMPANY

Future Five Chasewood Dr

SPRINGHILL SUITES

Marriott

Chasewood Crossing I & II

M&H Energy Services

Global Headquarters

DAYTIME DEMOGRAPHICS					
Total Businesses	767	1 MILE	5,025	3 MILE	11,695
Total Employees	7,758		43,610		90,965
Company Headquarter Employees	1,055		3,230		4,835
Adj. Daytime Age 16 Yrs or Over	11,340		72,925		163,145
					5 MILE





SUITE	TENANT	SIZE
1	Orange Theory Fitness	3,190 SF
2	Paint Nail Bar	2,045 SF
3	Iza Robata	1,995 SF
4	The Boardroom	1,890 SF
5	Available	2,304 SF

SUITE	TENANT	SIZE
6	Whole Foods	40,443 SF
7	Nothing Bundt Cakes	2,556 SF
8	100% Chiropractic	1,749 SF
9	Clearstone Medspa	1,200 SF
10	Supercuts	1,284 SF

SUITE	TENANT	SIZE
11	Jersey Mike's	1,440 SF
12	Mod Pizza	2,740 SF
13	Lovett Dental	2,720 SF
14	Hand & Stone	2,844 SF
15	Torchy's Tacos	3,784 SF









THE OFFICES  
at  
VINTAGE MARKETPLACE  
*Spring Cypress, Texas*

Orangetheory  
FITNESS

AMERANT

WHOLE  
FOODS  
MARKET

The Boardroom  
*Solutions for Men*

SUPERCUTS

MOD

WORKING HANDS  
CAREERS

100%  
chiropractic

FLOYD'S  
BARBERSHOP

RESTAURANT  
VILLAGE

TORCHYS

sleep number

U.S. MEMORY CARE  
*Safe. Comfortable. Loved.*

Walgreens

Bimbibox Korean Grill  
and Tea Bar

AMBRIZA  
*Latin Mexican Dining*

FIRST TEXAS HOSPITAL

Vintage Preserve Pkwy

Louetta Rd

36,873 CPD





# 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.*

11-2-2015



## 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

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