

# BUNKER HILL CENTER

I-10 Between Bunker Hill & Gessner (9930 Katy Freeway | Houston, TX 77055)

## In-Line Space For Lease



Premier Freeway Visibility | Over 300,000 CPD

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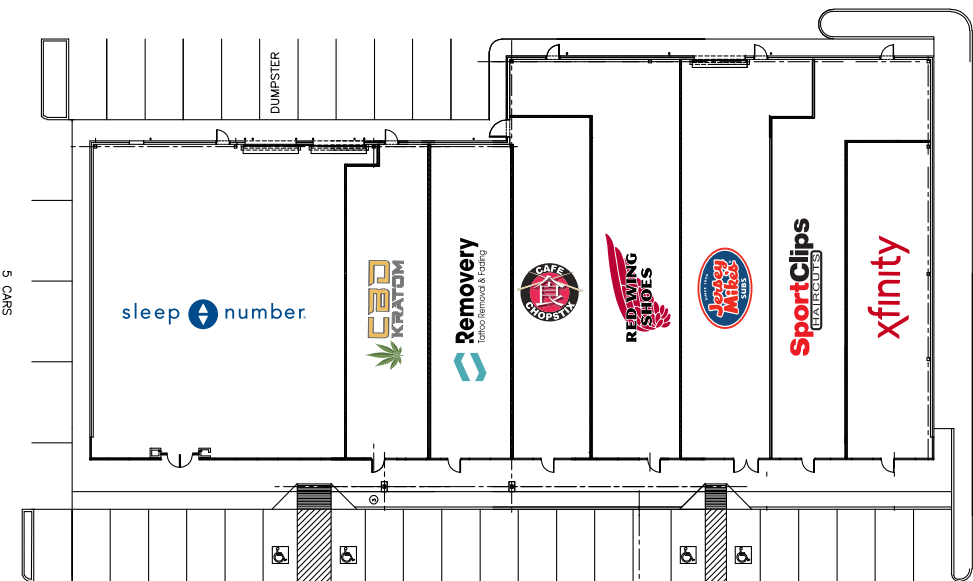
 | **Read King**  
Commercial Real Estate

# PROJECT SUMMARY

- Premier Freeway Visibility with easy access of I-10
- Adjacent Retailers Include: H-E-B, Academy, Nordstrom Rack, Petsmart
- Traffic counts along I-10 294,642 ('22) cars per day
- Strong co-tenancy with mix of National and Regional tenants
- Pylon signage available



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	18,508	139,321	383,723
EST. HOUSEHOLDS	7,158	53,211	163,875
EST. AVERAGE HOUSEHOLD INCOME	\$120,492	\$175,926	\$132,667
TOTAL EMPLOYEES	28,273	100,210	376,332





# AREA MAP



Woodview Elementary School  
Enrollment: 489

**Bunker Hill Center**  
I-10 Between Bunker Hill & Gessner

xfinity sleep number **Chase MILES** SportClips  
CBD KRATOM **CAFE PROPERTY** Removery RED WING SHOES

Spring Branch Independent School District

CVS pharmacy

ROOMS TO GO

JOANN

SITE

enTrust

CHASE  
JP Morgan Chase Contact Center

Academy

PETSMART

ROOSTER RACK

H-E-B

COSTCO WHOLESALE

Michaels

BEST BUY

LOWE'S

FREEBIRDS

Olive Garden

Schlotsky's

Denny's

FIRST WATCH

358,100 CPD

10

366,000 CPD

Churrosco's

TARGET

macys

Arri's STEAKHOUSE & GRILLE

Starbucks

MEMORIAL HERMANN Hospital

The Cheesecake Factory

MAGGIANO'S

MEMORIAL CITY

Dillard's

HOTEL ZAZA

sears

CINEMARK

JCPenney





## 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:
  - 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.

**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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**For In-Line Leasing Opportunities**

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