

MIRAMESA TOWN CENTER

Fry & West | Cypress, TX | NW Houston



IN-LINE LEASING

MATT MCKINNERNEY

713.980.4722

mmckinnerney@read-king.com

LANE PLEASON

713.980.4753

lane@read-king.com

JR ANCHOR, PAD SITES

JEANIE GIBBS, CCIM

281.923.5318

jeanie@read-king.com

ERIN DYER

832.647.6050

edyer@read-king.com

713.782.9000

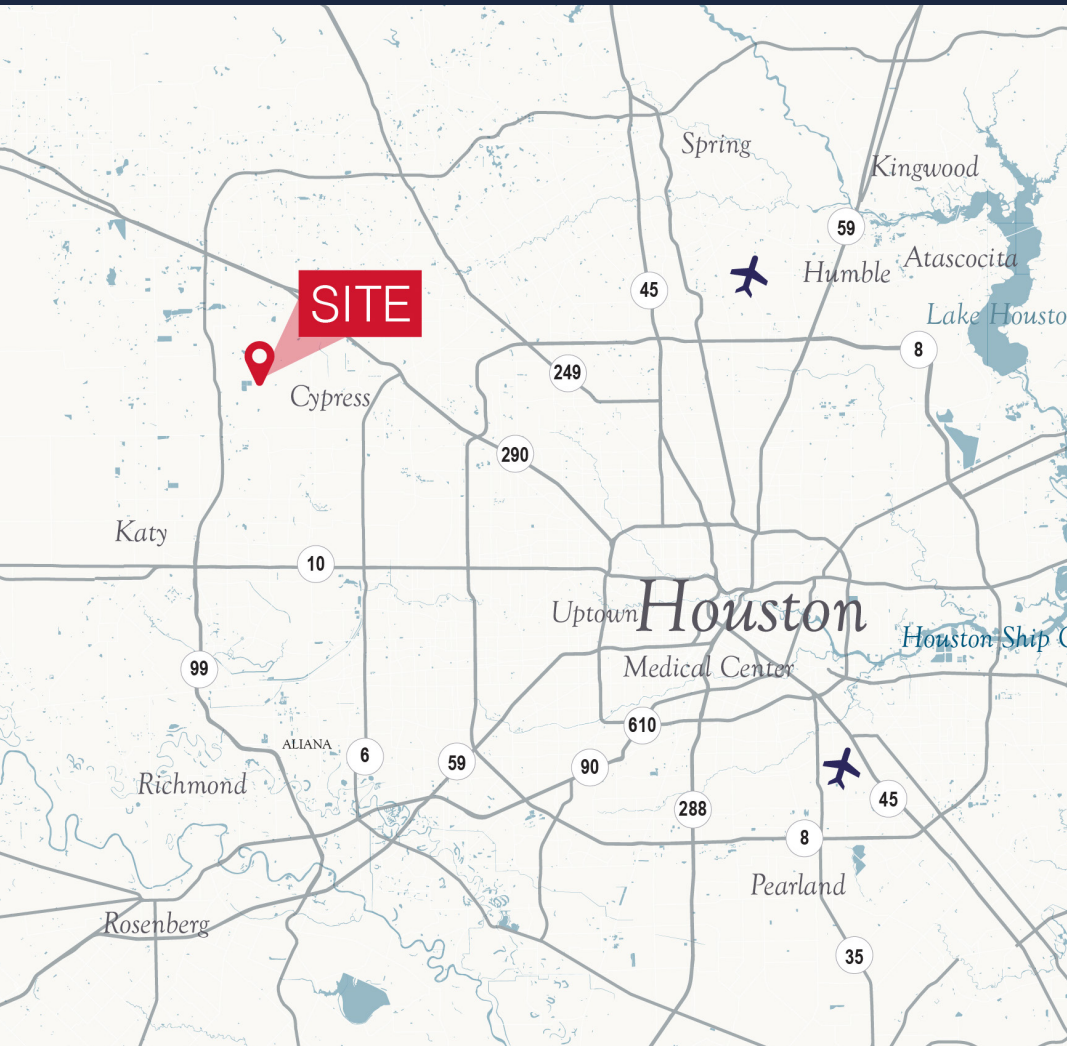


Read King
Commercial Real Estate

read-king.com

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	7,115	84,525	219,026
EST. HOUSEHOLDS	2,228	25,891	67,653
EST. AVERAGE HOUSEHOLD INCOME	\$176,161	\$149,326	\$127,781
TOTAL EMPLOYEES	984	12,106	39,352

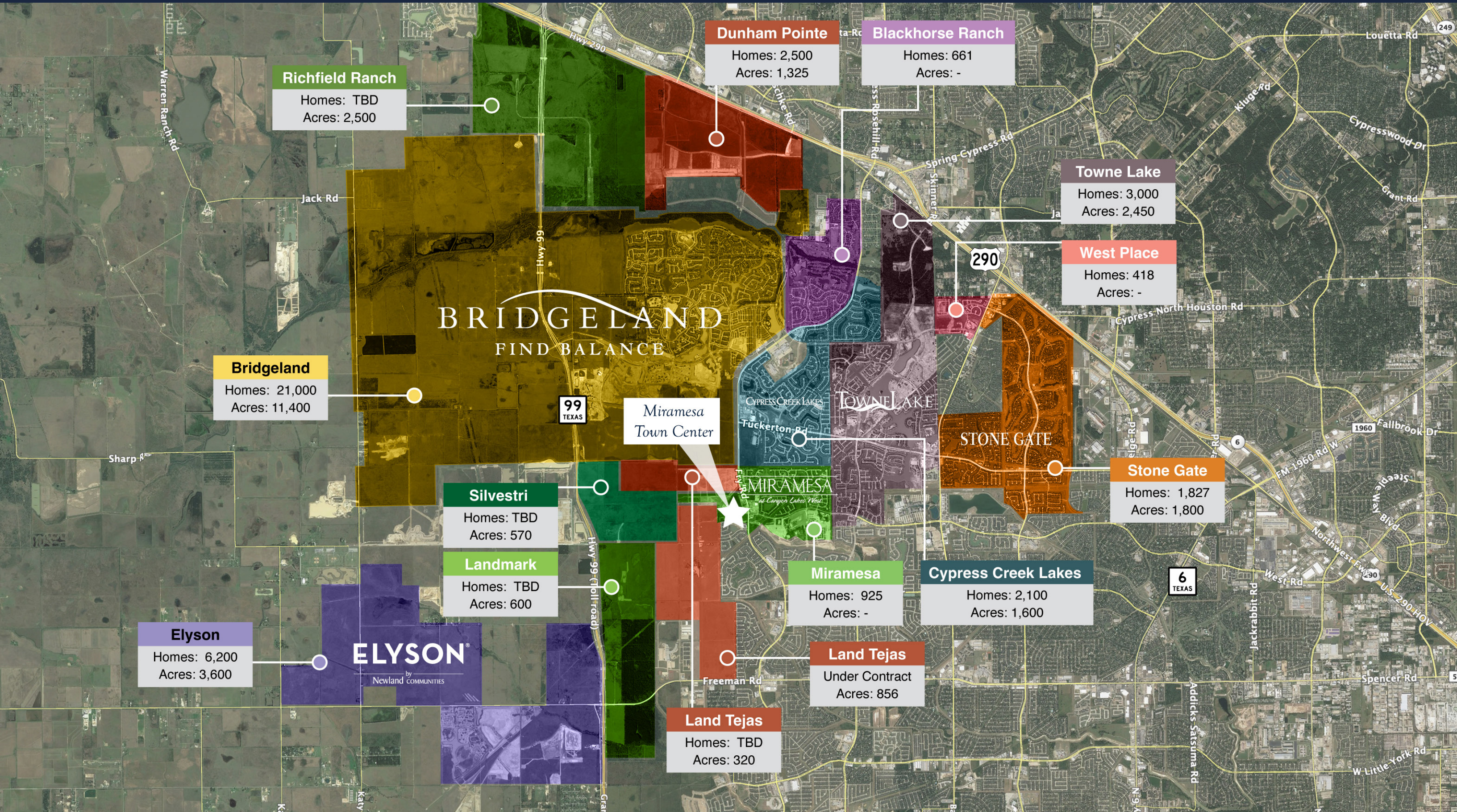


Note: Properties not owned or controlled by Read King, Inc. are shown for informational purposes only, and the accuracy of such information should be verified by the user.

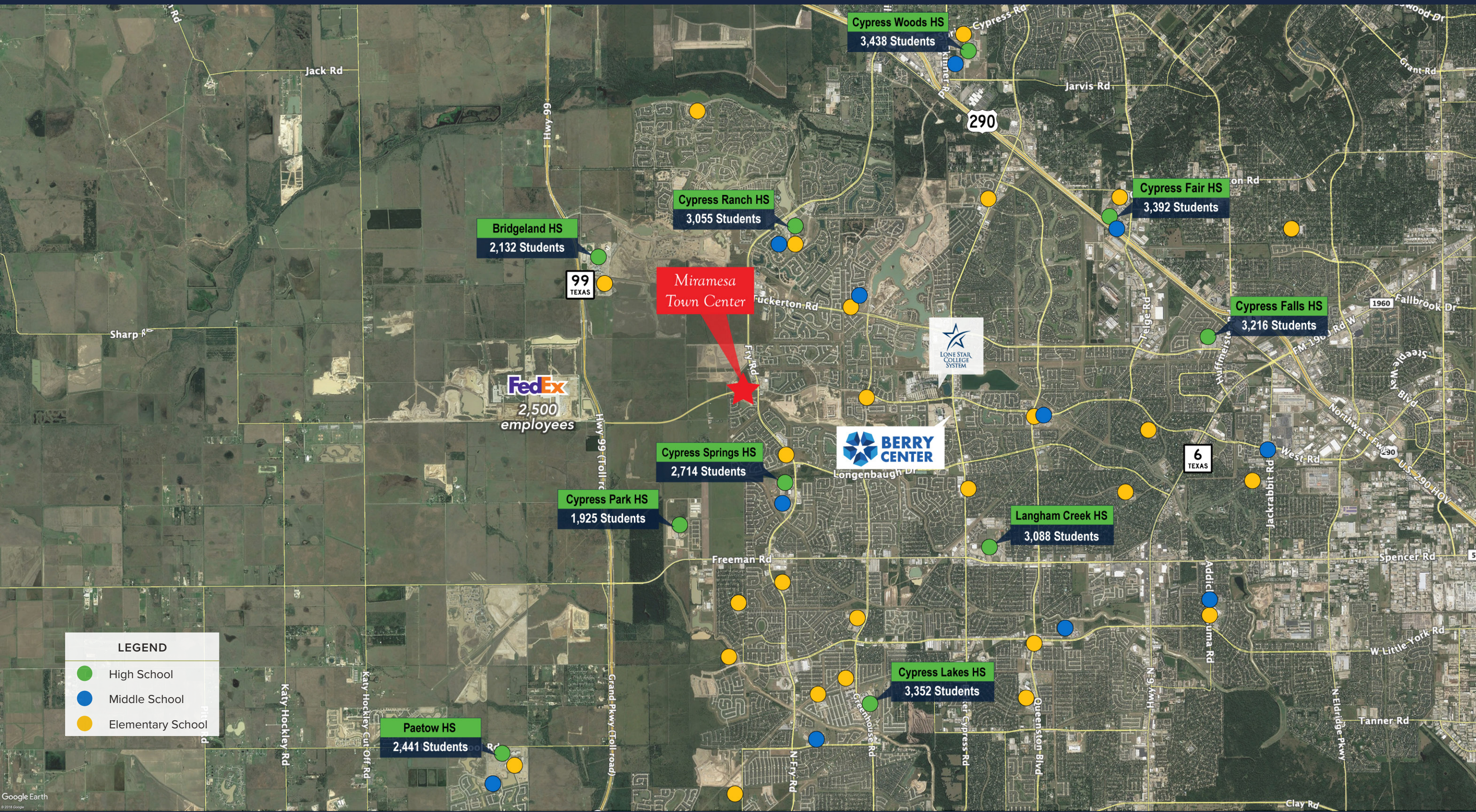
RETAIL AREA DISTANCE MAP



AREA MASTER-PLANNED COMMUNITIES



AREA SCHOOLS







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.

Read King Inc.	504639		713.782.9000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Charles Scoville	303620	cscoville@read-king.com	713.782.9000
Designated Broker of Firm	License No.	Email	Phone
Charles Scoville	303620	cscoville@read-king.com	713.782.9000
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

For In-Line Leasing Opportunities

Matt McKinnerney
Vice President – Leasing
mmckinnerney@read-king.com
713.980.4722

Lane Pleason
Vice President – Leasing
lane@read-king.com
713.980.4753

For Pad Sites

Jeanie Gibbs, CCIM
Vice President – Brokerage Services
jeanie@read-king.com
281.923.5318

Erin Dyer
Vice President – Brokerage Services
edyer@read-king.com
832.647.6050



713.782.9000
read-king.com/front-row

1900 W LOOP SOUTH
SUITE 1250
HOUSTON, TX 77027

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