

# Kingsgate Shopping Center

NEC of Fondren Rd & Bissonnet Ave, Houston, Texas 77074



REPUBLIC CENTRAL  
REALTY, INC.



# KINGSGATE SHOPPING CENTER



**Location:**

NEC of Fondren Rd & Bissonnet Ave  
Houston, Texas 77074

**Property Highlights:**

- Located on the northeast corner of Fondren Rd & Bissonnet Avenue in Houston, Texas.
- Excellent visibility at a signalized intersection
- Cross access with Taco Bell
- Easy access to Hwy 59/I-69, Hwy 90 & to Beltway 8 / Sam Houston Pkwy
- Call for Pricing

**Traffic Counts:**

Fondren Rd: 21,412 VPD (TXDOT 2016)  
Bissonnett Ave: 23,336 VPD (TXDOT 2016)

**Demographics**

	1 Mile	3 Miles	5 Miles
2017 Population	23,816	260,028	559,722
Avg. HH Income	\$54,041	\$63,648	\$82,038
Daytime Pop.	21,951	239,058	627,045

**For more information, contact: 281.447.5100 | [info@rcrcorp.com](mailto:info@rcrcorp.com)**

Republic Central Realty, Inc. | 400 N. Sam Houston Pkwy. E., Suite 105, Houston, Texas 77060 | [www.rcrcorp.com](http://www.rcrcorp.com)

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Republic Central Realty, Inc or by any agent, independent associate, subsidiary or employee of Republic Central Realty, Inc. This information is subject to change.





21,412 VPD  
Fondren Rd

23,336 VPD  
Bissonnet Ave

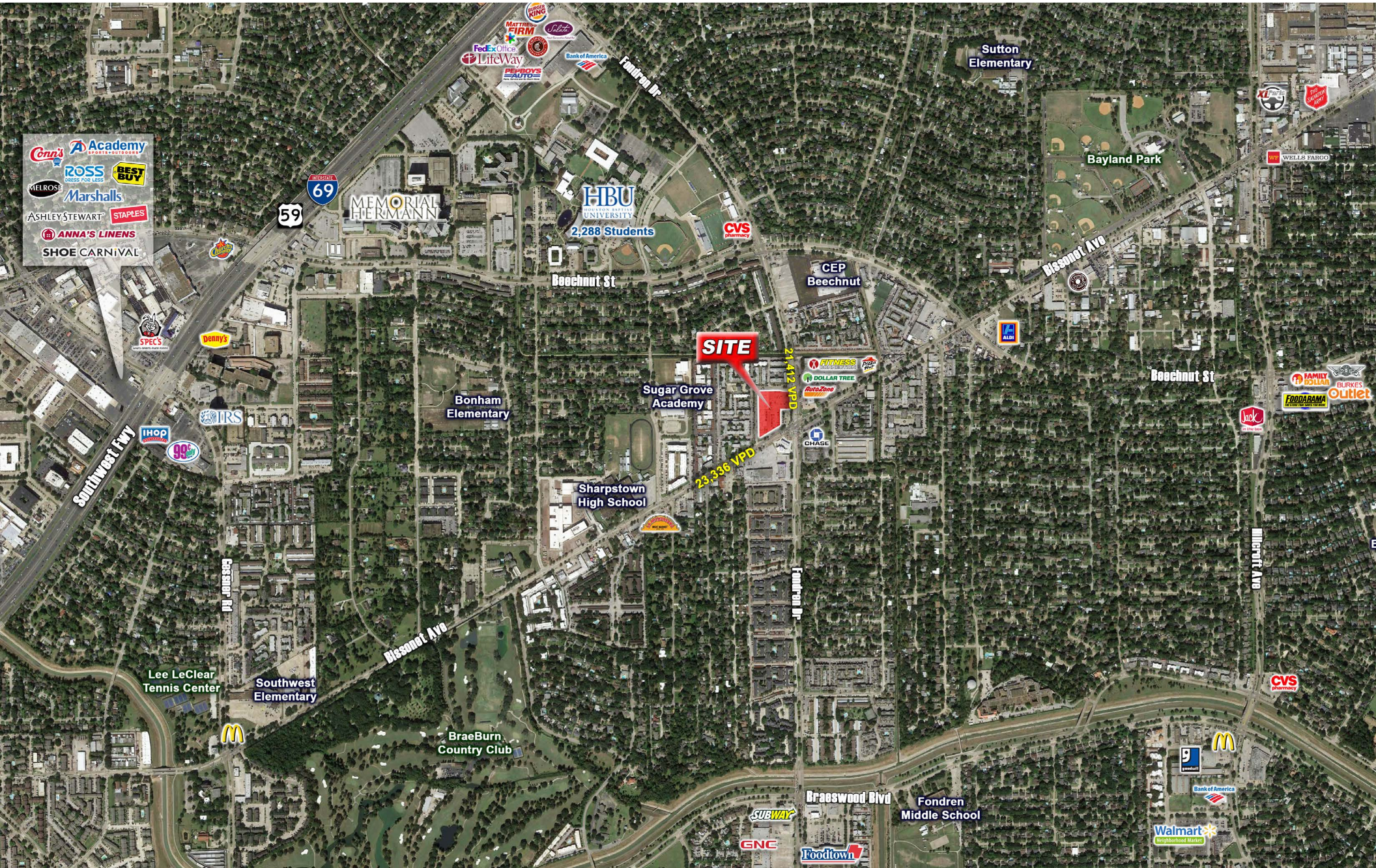
Kings Gate Cir

8410 Medical Clinic 6,000 SF	8410-A <b>AVAILABLE</b> 4,312 SF	8410-B <b>AVAILABLE</b> 3,290 SF	LIBERTY TAX 8410-C - 1,150 SF	<b>KING DOLLAR</b> 8434 - 10,000 SF	8436 Washateria 4,000 SF	Cell Phone 8438 - 2,000 SF	8440 - Envios Travel Hair Salon 8442 - 1,350 SF	<b>TELOAPAN</b> SUPERMERCADOS www.supermercadosTelopan.com 8446 - 6,269 SF	amco AUTO INSURANCE 8450-A - 1,200 SF	Pizza Patrón 8450-B - 1,137 SF
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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;
- 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 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.

**Republic Central Realty, Inc.**

**0425433**

**info@rcrcorp.com**

**281-447-5100**

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

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Designated Broker of Firm

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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](http://www.trec.texas.gov)