

NORTHWEST  
*Village*  
HOUSTON, TX





**Population (2011)**

1 Mile	8,256
3 Mile	91,983
5 Mile	252,338

**AVG HH Income (2011)**

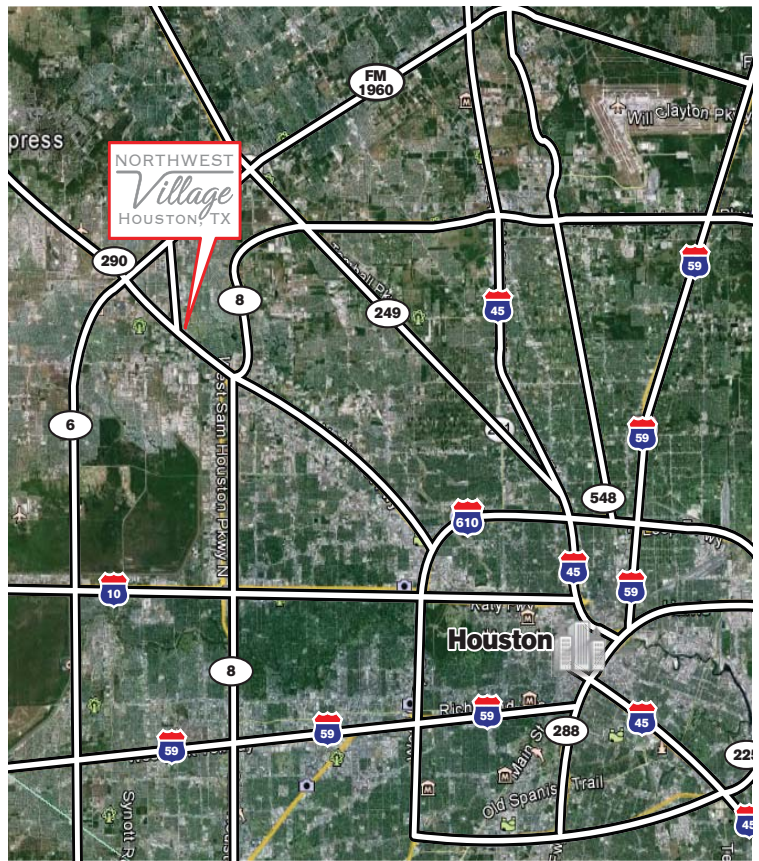
1 Mile	\$90,257
3 Mile	\$87,555
5 Mile	\$82,179

**Daytime Employment (2011)**

1 Mile	6,319
3 Mile	67,390
5 Mile	163,840

**Traffic Counts (2011) Cars/Day**

Hwy. 290-	196,000
Jones Rd-	37,000



# NORTHWEST Village

17360	SELECT MEDICAL GROUP - 7,200 SF	17426	DICKIES	17470	NATALITA'S - 4,550 SF
17376	JV FAMILY MEDICINE - 3,200 SF	17430A	FINDIT APARTMENT LOCATORS - 1,125 SF	17474	FASHION HAIR 96 - 828 SF
17378	FARMERS INSURANCE - 989 SF	17430B	DIVINE RENTAL - 1,575 SF	17478	AVAILABLE - 2,030 SF
17390	EXECUTIVE FURNITURE - 34,994 SF	17430C	ACE CASH EXPRESS - 1,035 SF	17480	ACTION BOOKKEEPING - 1,050 SF
17398	RIGHT STEP - 1,680 SF	17430D	T-MOBILE - 1,525 SF	17482A	A1 IMAGE OF HOUSTON - 2,100 SF
17400	JERSEY VILLAGE PHARMACY - 2,960 SF	17430E	SUBWAY - 1,525 SF	17482B	FREEDOM MUNITIONS - 3,405 SF
17402	ADRIATIC CAFE - 1,970 SF	17440	E. STAR CHINESE BUFFET - 6,600 SF	17482C	N'NAILS - 1,400 SF
17404	AVAILABLE - 1,800 SF	17452	AVAILABLE - 1,260 SF	17484	MINUTEMAN PRESS - 6,868 SF
17408	AVAILABLE - 1,608 SF	17454	iDESIGN VISION CENTER - 1,540 SF	17486	NORTHWEST CLEANERS - 975 SF
17410	US HEALTHWORKS - 12,260 SF	17458	NORTHWEST CYCLERY - 4,900 SF	17488	FOR HEAVEN'S CAKE - 975 SF
17414	SPEC'S - 16,061 SF	17460	COACHES SPORTS BAR & GRILL - 10,800 SF	17490	HARBOR FREIGHT & TOOLS - 21,000 SF
17418	AVAILABLE - 10,140 SF	17462	AVAILABLE - 2,325 SF	17500	PIZZA HUT - 1,503 SF
17420	AVAILABLE - 7,623 SF	17464	BEAUTY SUPPLY - 4,498 SF		

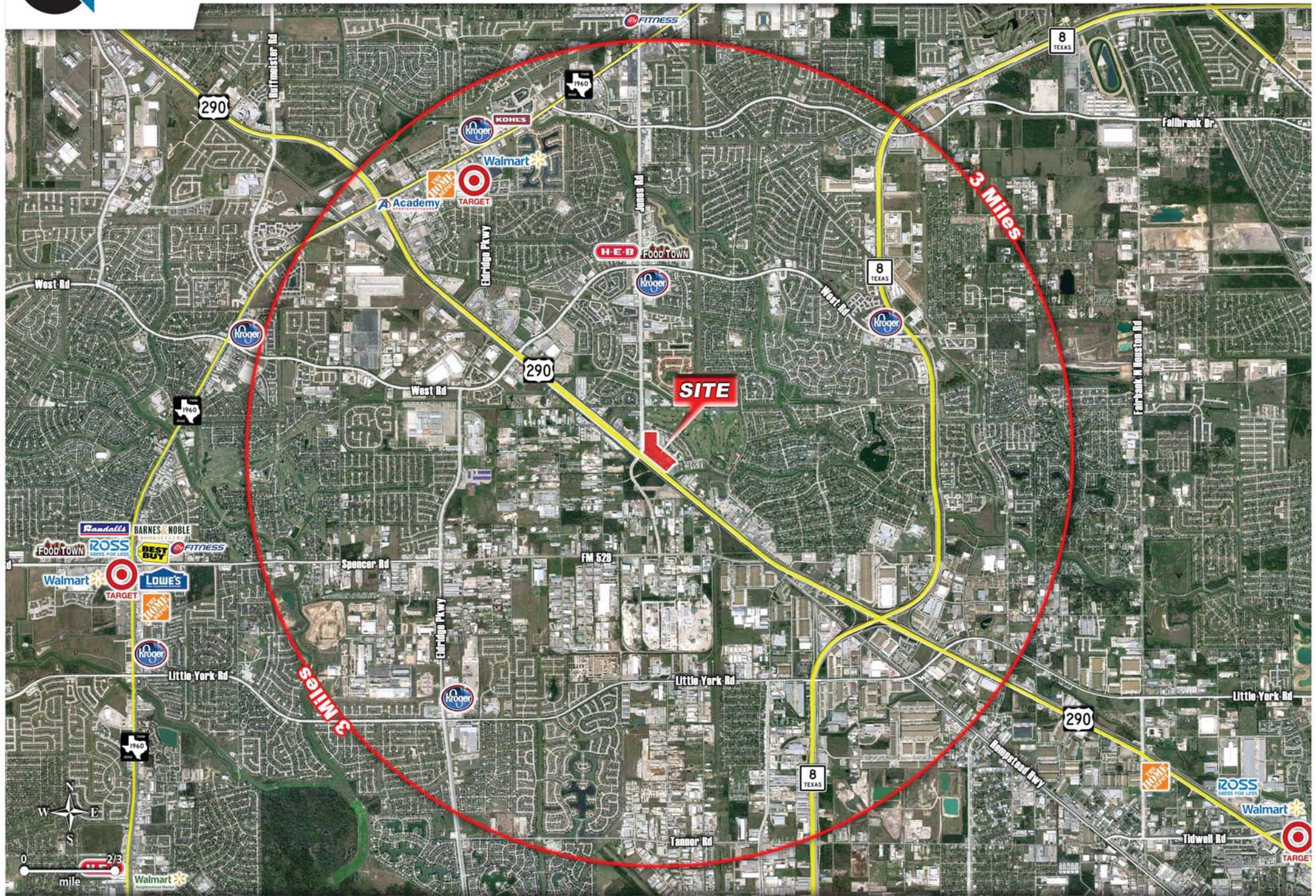


## SITE PLAN

SCALE: 1" = 100'

## Northwest Village Shopping Center HOUSTON, TEXAS





The information contained herein was obtained from sources believed to be reliable; however, no guarantees, warranties, or representations are made as to the completeness or accuracy thereof.



The information contained herein was obtained from sources believed to be reliable; however, no guarantees, warranties, or representations are made as to the completeness or accuracy thereof.

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

# Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

## **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

## **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

## **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

## **If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

