

# BELLAIRE CROSSING

RICHMOND, TEXAS



RETAIL SHOPS • RESTAURANTS • PAD SITES



**GORDON PARTNERS**

DEVELOPMENT • BROKERAGE • MANAGEMENT

Scott Gordon • 713.961.3337 • [sgordon@gordonpartners.com](mailto:sgordon@gordonpartners.com)  
Phillip Carameros • 832.937.5900 • [phillip@gordonpartners.com](mailto:phillip@gordonpartners.com)





### Population (2015)

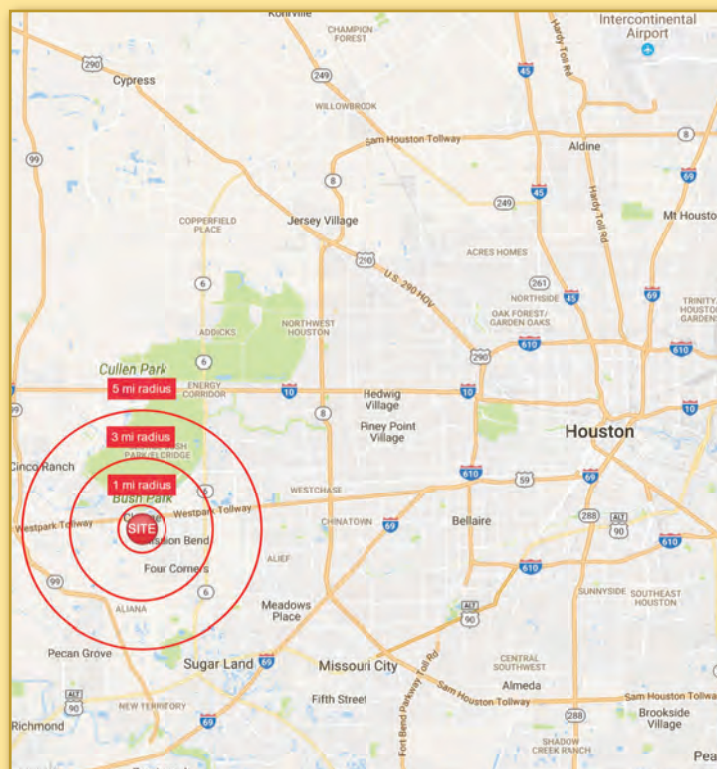
1 Mile	18,870
3 Mile	94,003
5 Mile	258,366

### Avg. Household Income (2015)

1 Mile	\$81,304
3 Mile	\$73,872
5 Mile	\$90,261

### Traffic Count (cars/day)

Westpark Tollway	23,500
FM 1464	27,741
Westheimer Rd	22,311



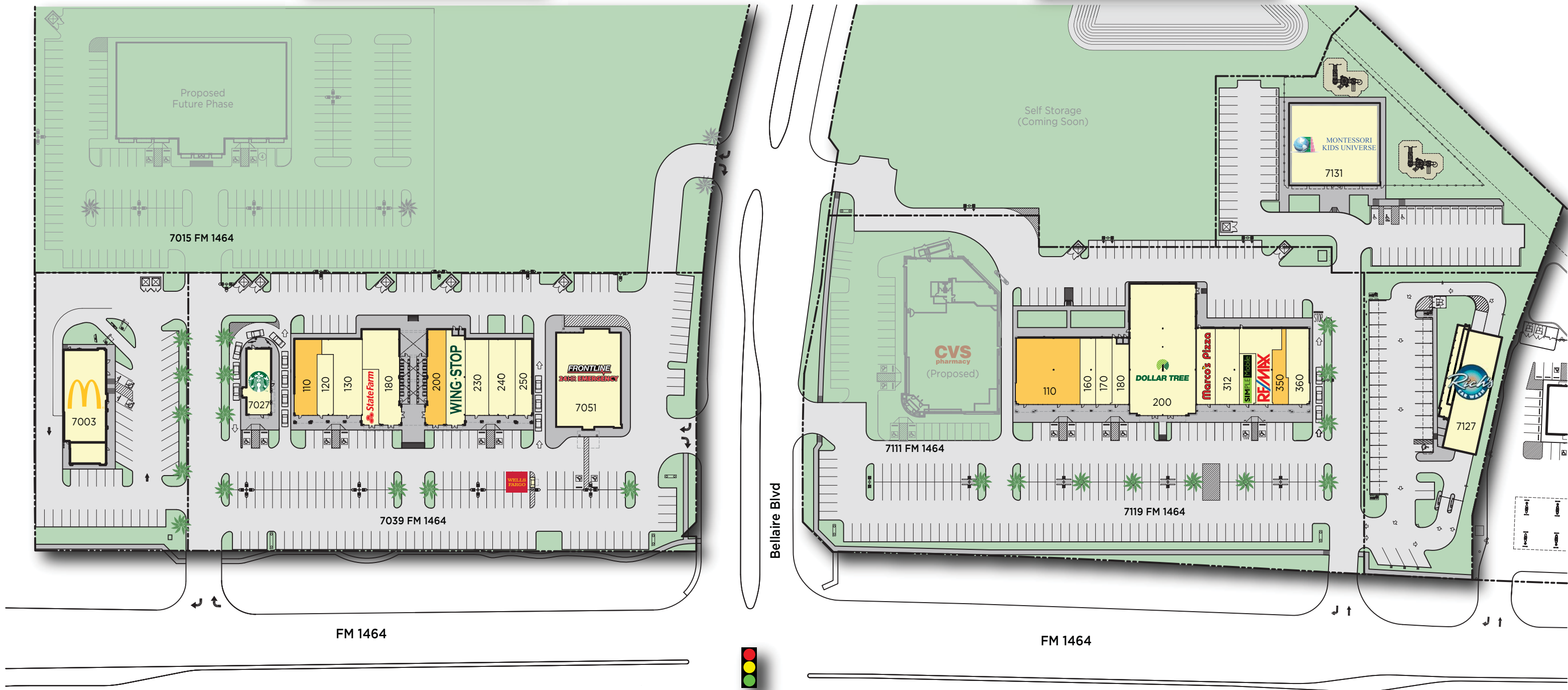


# BELLAIRE CROSSING

PAD TENANTS		
7003 FM 1464	McDonalds	5,200 SF
7015 FM 1464	Available	NA
7027 FM 1464	Starbucks	1,850 SF
7039 FM 1464	Wells Fargo ATM	NA
7051 FM 1464	Frontline ER	7,000 SF
7111 FM 1464	Available	NA
7127 FM 1464	Rich's Car Wash	5,640 SF
7131 FM 1464	Kids' Universe Montessori	8,000 SF

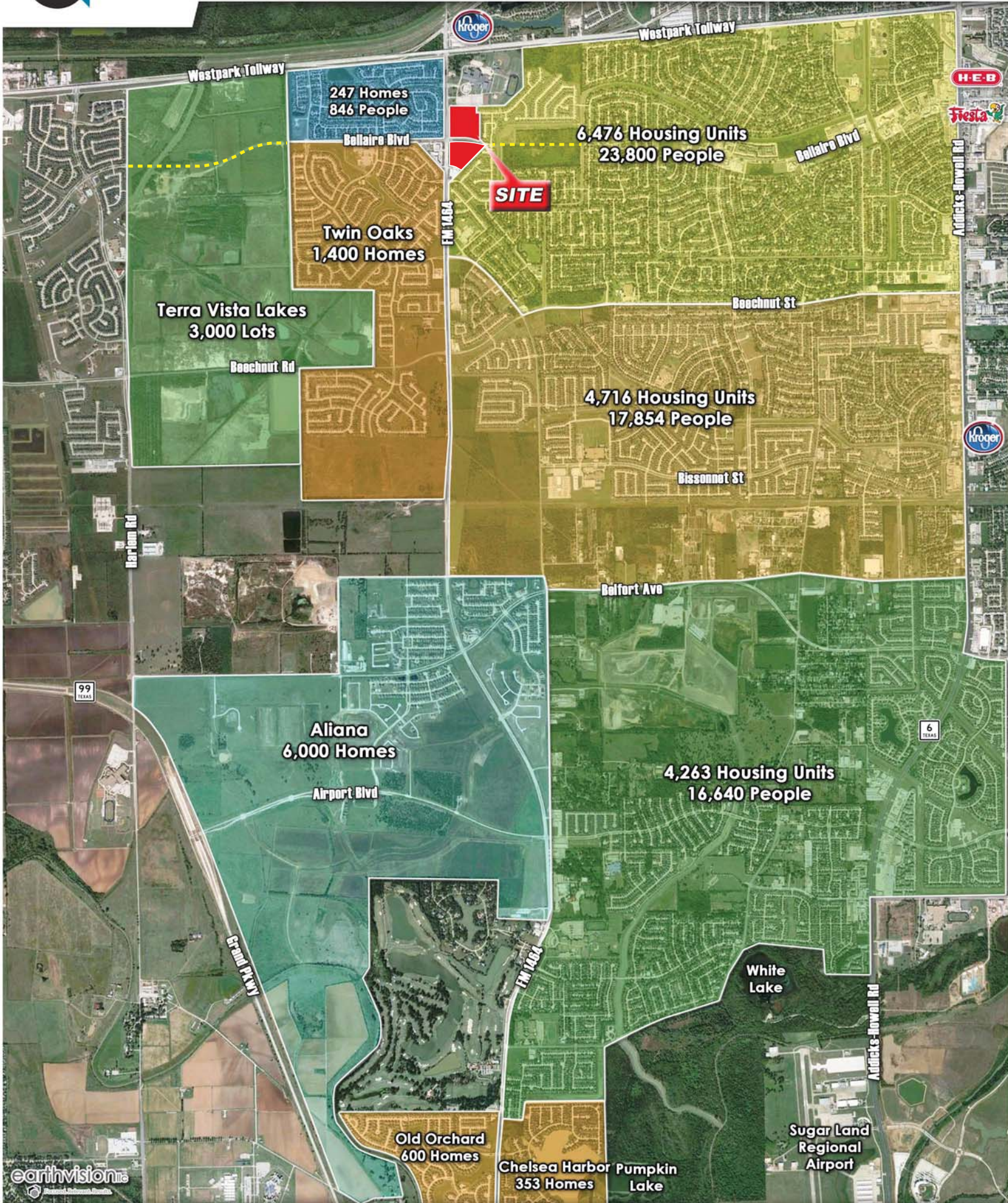
PHASE 1 TENANTS (7039 FM 1464)		
110	Available	2,004 SF
120	Tasty Image Frozen Yogurt	1,077 SF
130	Mission Bend Dental	2,600 SF
140	StateFarm	1,002 SF
180	Sakura Asian Bistro	2,943 SF
200	Available	2,044 SF
210	Wingstop	1,907 SF
230	Milan Nails & Spa	1,941 SF
240	Kindred Care Pet Hospital	2,200 SF
250	Supreme Donuts	1,440 SF

PHASE 2 TENANTS (7119 FM 1464)		
110	Available	4,710 SF
160	Rovic Cleaners	1,120 SF
170	Glow Salon	1,190 SF
180	Mai's Teahouse	1,171 SF
200	Dollar Tree	9,520 SF
310	Marco's Pizza	1,600 SF
312	Southern Charm Dental	2,000 SF
320	SimpleMobile	898 SF
340	ReMax	2,049 SF
350	Available	994 SF
360	Louisiana Fried Chicken	1,930 SF







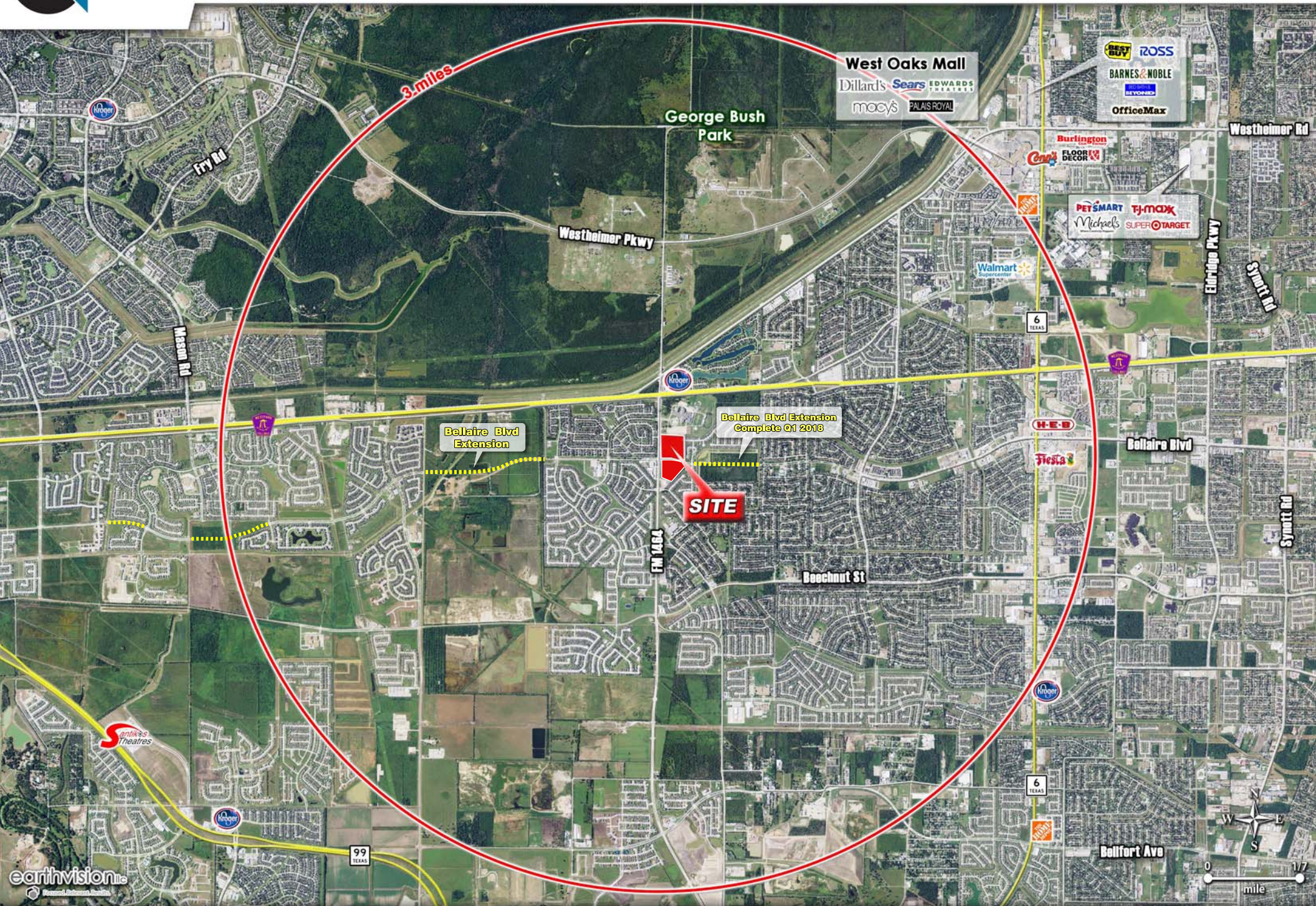


The information contained herein was obtained from sources believed to be reliable; however, no guarantees, warranties, or representations are made as to the completeness or accuracy thereof.













# 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date