

RETAIL SPACE AVAILABLE FOR LEASE

CLAY HILLS PLAZA SHOPPING CENTER

16211-16233 CLAY RD. HOUSTON, TEXAS 77084



LOCATION

Located at the Southwest Corner of Highway 6 and Clay Road.

SPACES AVAILABLE

Anchor Space Available - 25,178 sq. ft.

1,220 sq. ft. up to 25,178 sq. ft.

TRAFFIC COUNTS

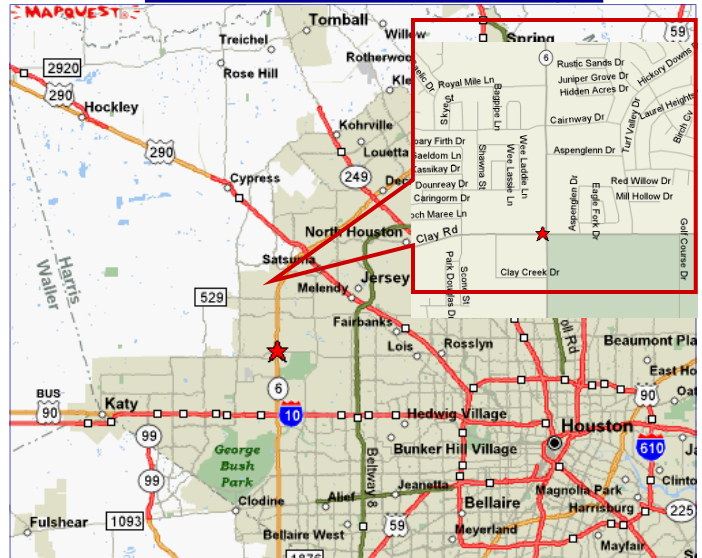
Highway 6 South of Clay Rd. 58,300

Clay Rd. West of Highway 27,590

Source: Texas Department of Transportation

DEMOGRAPHICS

	1 Mi. Radius	3 Miles	5 Miles
Household	3,607	19,898	60,739
2004 Estimated Population	10,642	59,563	178,963
Average Household			



CLARION PROPERTIES, LTD.

RANDY FERTITTA
MANAGER/ BROKER

2501 CENTRAL PARKWAY, SUITE B-10
HOUSTON, TX 77092

PHONE: 713.963.0963

FAX: 713.963.8319

EMAIL: RFERTITTA@EARTHLINK.NET

WWW.CLARION-PROPERTIES.COM

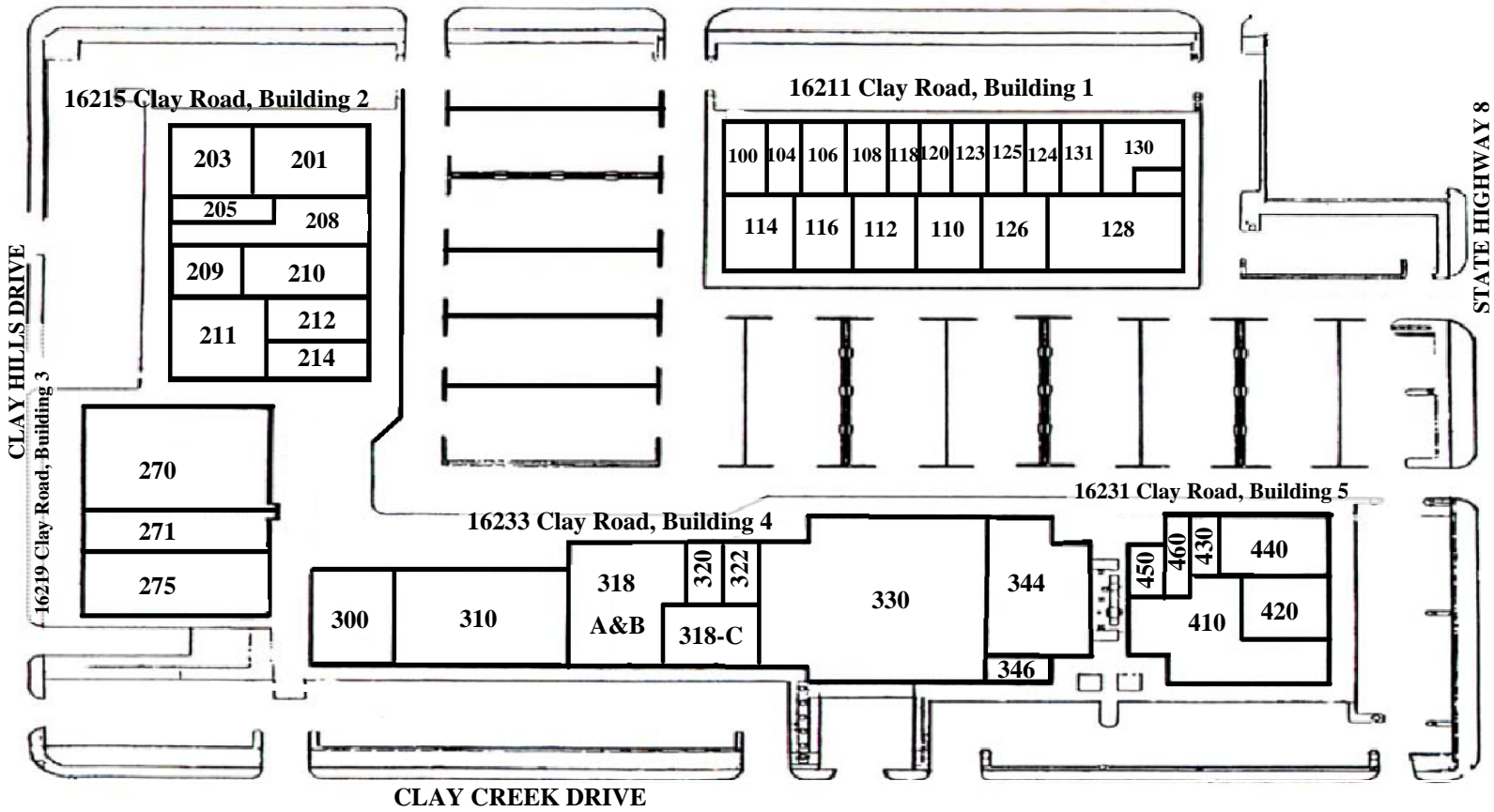
LEASING - COMMERCIAL BROKERAGE - CONSULTING



CLARION PROPERTIES, LTD

CLAY HILLS PLAZA

CLAY ROAD



Suite	Tenant	Sq Ft	Suite	Tenant	Sq Ft	Suite	Tenant	Sq Ft
<i>Building 1 - 16211 Clay Road</i>			<i>Building 2 - 16215 Clay Road</i>			<i>Building 4 - 16233 Clay Road (cont.)</i>		
100	Beauty Salon Boutique	1,110	201	Aaron's Rents, Inc.	8,345	310	Perla's Deluxe Hall	8,046
104	T Nails	1,026	203	Dong Khanh Market	3,624	318A	Vogue International Academy	3,782
106	AVAILABLE	1,220	205	Dong Khanh Market	1,600	318B	Vogue International Academy	1,145
108	AVAILABLE	1,920	208	AVAILABLE	4,472	318C	(WIC) HARRIS COUNTY	3,180
110	AVAILABLE	1,155	209	Grocery Services	1,400	320	Linda's Pet Grooming	915
112	AVAILABLE	1,280	210	TKO Martial Arts	4,400	322	Sanctuary of Prayer	1,220
114	Mountain of Fire	3,284	211	TKO Martial Arts	3,100	330	Anchor - Available	25,178
116	Mountain of Fire	2,231	212	Executive Maids	1,335	344	Flor De Cuba Restaurant	7,100
118	AVAILABLE	1,500	214	AVAILABLE	2,576	346	Mechanical Room	717 + 448
120	Ely Quince Boutique	1,280	<i>Building 3 - 16219 Clay Road</i>			<i>Building 5 - 16231 Clay Road</i>		
123	Telexpress	960	270	Global In His Presence Ministries	10,925	410	AVAILABLE	5,917
124	H&R Block	1,600	271	Global In His Presence Ministries	3,486	420	AVAILABLE	2,292
125	El Kiosko Frutas Y Helados	1,280		Houston's Funky Monkey		430	Sky Hair Salon	1,875
126	Mechanical Room	666	275	Playland	7,439	440	Jocker's Billiards	6,016
128	AVAILABLE (Restaurant Space)	5,578	<i>Building 4 - 16233 Clay Road</i>			450	El Cocodila Multiservice	1,200
130	Subway	1,506	300	Hope's Academy & Day Care	6,131	460	Houston Computers and Cell Phone	1,029
131	Farnaz Enterprise, LLC	895						



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 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.

Clarion Properties Licensed Broker/Broker Firm Name or Primary Assumed Business Name	419362 License No.	_____ Email	_____ Phone
Randy Fertitta Designated Broker of Firm	496687 License No.	rfertitta@earthlink.net Email	713-963-0963 Phone
Randy Fertitta Licensed Supervisor of Sales Agent/ Associate	496687 License No.	rfertitta@earthlink.net Email	713-963-0963 Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date		

Regulated by the Texas Real Estate Commission

TAR 2501

Evans Properties, 5100 Westheimer Rd., Ste 155 Houston, TX 77056

Joe Evans

Information available at www.trec.texas.gov

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Phone: (281)955-5535 Fax:

Information About

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