

CALL FOR MORE INFORMATION



PROPERTY SNAPSHOT



111,142
2021 POPULATION
3 MILE RADIUS



82,085
2021 DAYTIME POPULATION
3 MILE RADIUS



\$68,035
2021 MEDIAN HOUSEHOLD INCOME
3 MILE RADIUS



51,653 VPD
CYPRESS CREEK PKWY

FOR LEASE

Call for pricing

AVAILABLE SPACE

1,111 - 21,800 SF

Anchor/JR Anchor Space
Freestanding Building w/ drive thru

PROPERTY HIGHLIGHTS

- Regional power center located on SWC FM 1960 at Veterans Memorial Drive
- Anchored by Hobby Lobby, Ross, Planet fitness, Big Lots, 99 Cents Only and more

TRAFFIC COUNT

Cypress Creek Pkwy (FM 1960):
51,653 VPD
(CoStar 2020)
Veterans Memorial Dr: 30,811 VPD
(CoStar 2019)

AREA TRAFFIC GENERATORS



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The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

North Oaks Shopping Center

SWC FM 1960 AT VETERANS MEMORIAL DR
4701 FM 1960 ROAD WEST
HOUSTON, TX 77069



- | | | | |
|---|--|---------------------------------------|-------------------------------|
| A01 Ashley Stewart | H0B Ace Cash Express | R4F Edible Arrangements | WC4 Dyna Nails |
| A03 AVAILABLE 21,800 SF | H0D Pro Cuts | R4H Summit Dental Center | WC6 AVAILABLE 2,382 SF |
| B01 Ross Dress for Less | H0F LA Insurance | R6A AVAILABLE 3,069 SF | WC7 AVAILABLE 1,170 SF |
| B04 Bedrock City Comic Co | H01 AVAILABLE 1,700 SF | R6D AVAILABLE 1,955 SF | WC8 AVAILABLE 3,256 SF |
| B06 AVAILABLE 1,486 SF | H02-1 Pho Bolsa Restaurant | R6F Metro PCS | WC9 AVAILABLE 1,808 SF |
| B07 AVAILABLE 1,624 SF | H02-2 AVAILABLE 1,175 SF | R6H LaReyna Tortilleria | WD1 AVAILABLE 5,421 SF |
| D0A Big Lots | J01-O'Reilly's Super Store | T01 Hobby Lobby | WD4 AVAILABLE 4,262 SF |
| F01 Cici's Pizza | J02 AVAILABLE 3,201 SF | T02 AVAILABLE 20,000 SF | WD7 AVAILABLE 1,955 SF |
| F02 AVAILABLE 10,853 SF 2ND GEN RESTAURANT | J03 AVAILABLE 3,400 SF | T0H AVAILABLE 2,800 SF | WD8 AVAILABLE 1,278 SF |
| F03 Freeway Insurance of Texas | J3C Modern Eyes Vision Center | T0S-Gordon Foods | WD9 AVAILABLE 1,550 SF |
| G01 T-Mobile | M03 Beauty Emporium | WA1 AVAILABLE 11,942 SF | WP2 AVAILABLE 8,595 SF |
| G02 Gamestop | M04 AVAILABLE 8,576 SF | WA1 STORAGE AVAILABLE 2,703 SF | W0G Planet Fitness |
| G03 Crazy Ape | M05 North Oaks Dollar Theater AVAILABLE - 18,000 SF | WAA 99 Cents Only Stores | W52 Arby's |
| G04 Baskin Robbins | R03 AVAILABLE 3,949 SF FREESTANDING RESTAURANT | WB1 Matsu Japanese Restaurant | |
| G05 Nails By Le | R05 Honey Baked Ham | WB2 Papa John's Pizza | |
| G06 Fyza Grocery | R4A1 Jersey Mike's | WC1 AVAILABLE 2,625 SF | |
| H0A Smoothie King | R4B OCCUPIED BUT AVAILABLE 1,400 SF | WC2 AVAILABLE 1,157 SF | |
| | R4C Batteries Plus | WC3 AVAILABLE 1,111 SF | |

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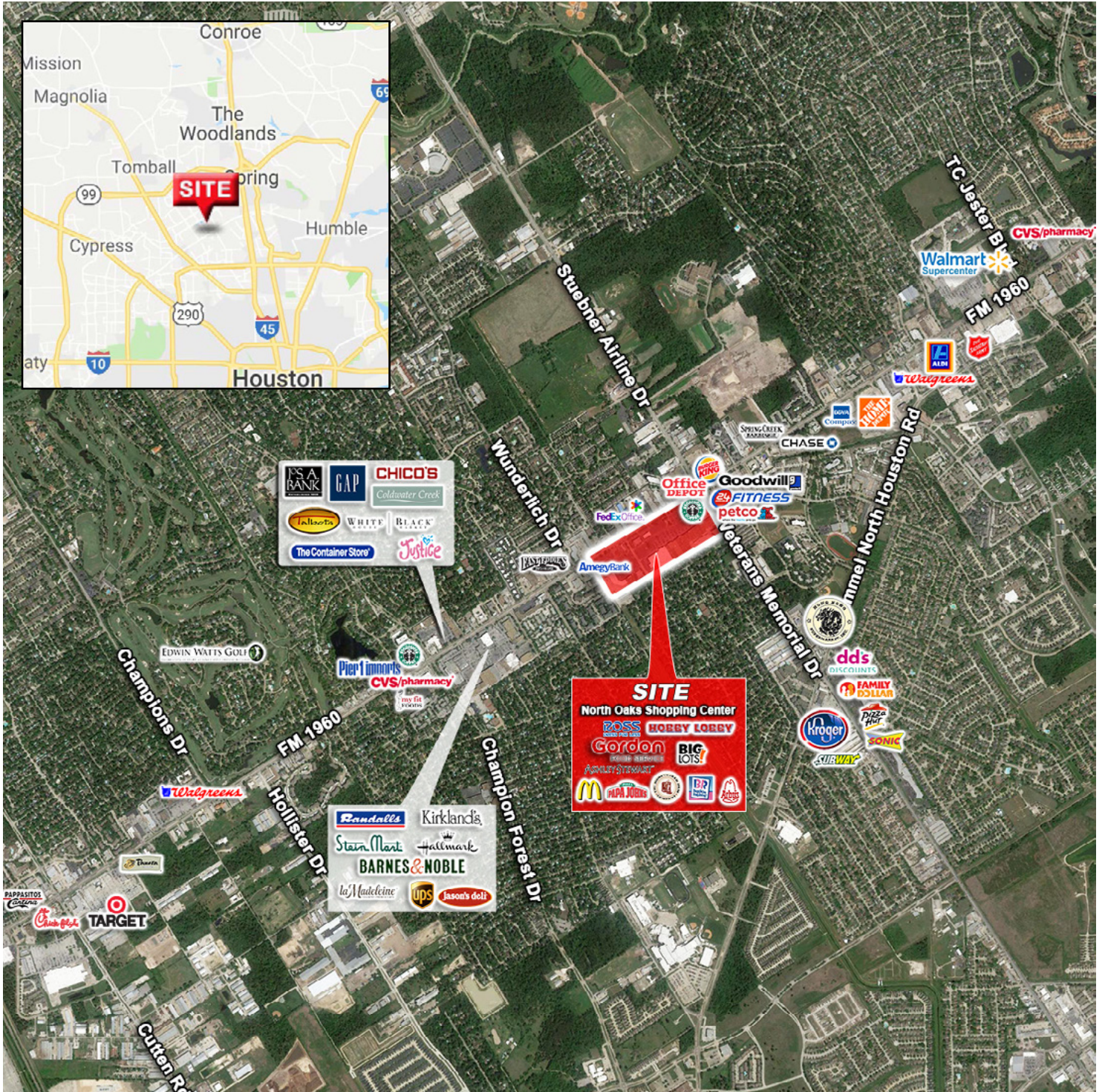
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Information About Brokerage Services

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

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.

| | | | |
|--|-------------------|----------------------------|---------------------|
| Reliance Retail LLC or Texas RS LLC dba RESOLUT RE | 603091 or 9003183 | leads@resolutre.com | 512.474.5557 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| David Simmonds or Gavin Fite | 459263 or 438039 | leads@resolutre.com | 512.474.5557 |
| Designated Broker of Firm | License No. | Email | Phone |
| David Simmonds or Gavin Fite | 459263 or 438039 | leads@resolutre.com | 512.474.5557 |
| 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