

Retail Space Available for Lease

Park Place Shopping Center

4500 Highway 6 North, Houston, Texas 77084



LOCATION

Located on Highway 6 North of Clay Road on the Northeast corner of Aspen Glen.

SPACES AVAILABLE

4512 A: 1,425 sq. ft.
 4500 C: 2,250 sq. ft.
 4500 D: 2,255 sq. ft.
 4512 C: 4,254 sq. ft.

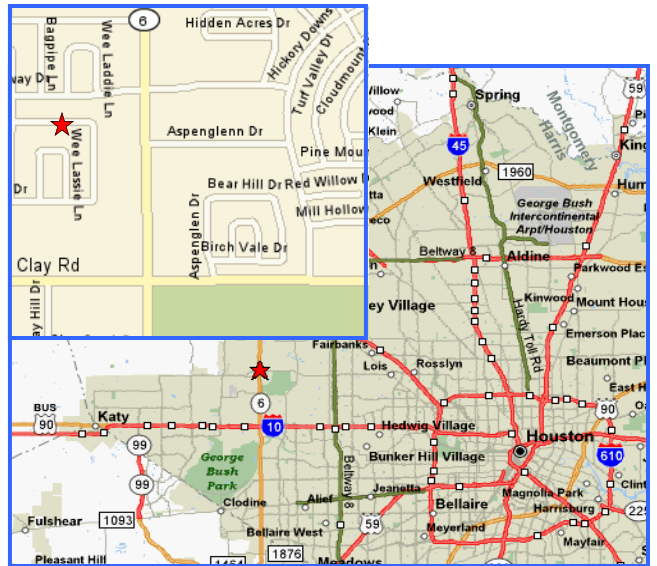
TRAFFIC COUNTS

Highway 6 North of Clay Road: 45,000 Cars per day
 Highway 6 South of Clay Road: 50,000 Cars per day

Source: Texas Department of Transportation

DEMOGRAPHICS	1 Mi. Radius	3 Miles	5 Miles
Households	3,607	19,898	60,739
2004 Estimated Population	10,642	59,563	178,963
Average Household Income	\$68,346	\$77,734	\$84,114

Source: Claritas. All rights reserved.



CLARION PROPERTIES, LTD.

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 Manager/ Broker

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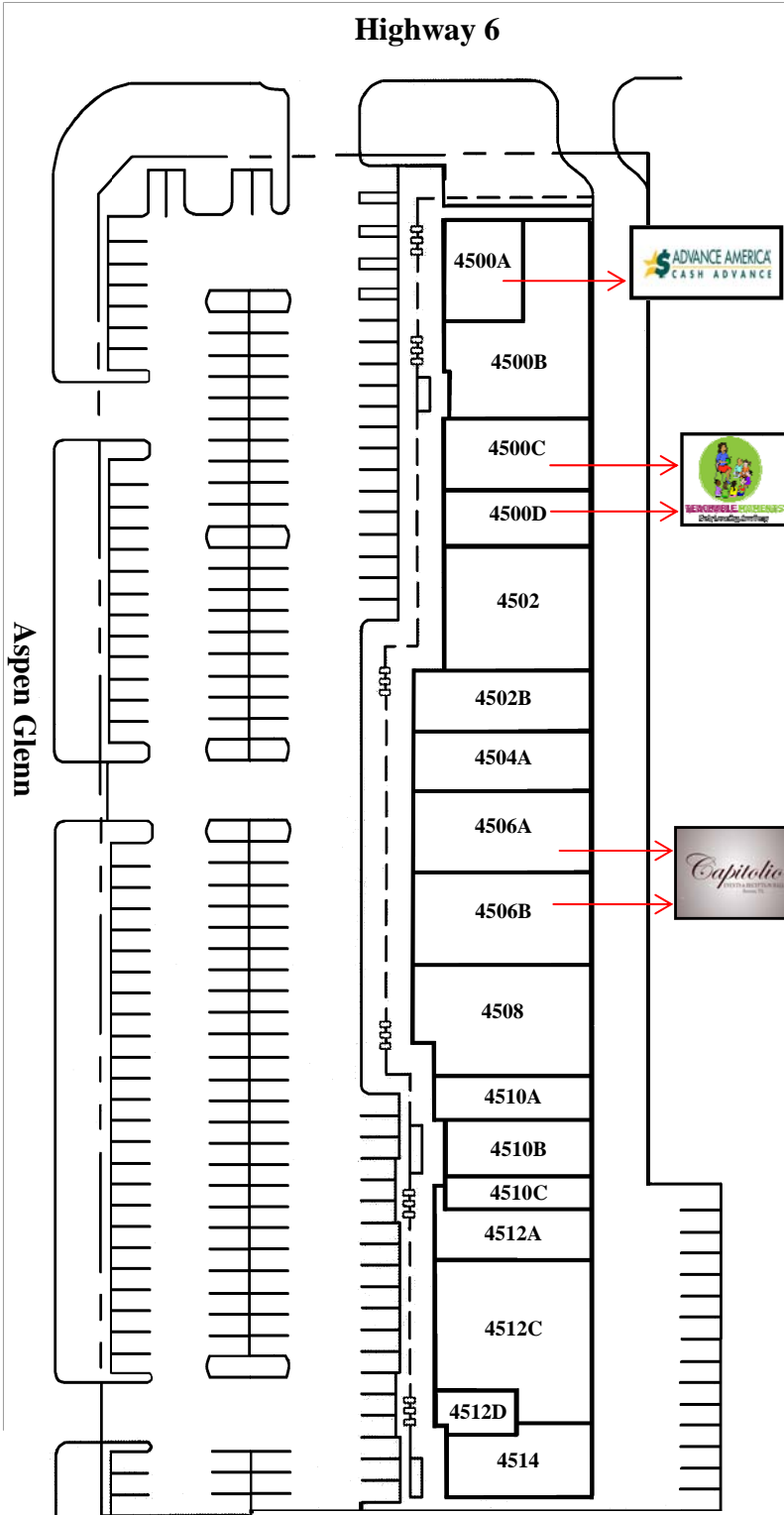
LEASING - COMMERCIAL BROKERAGE - CONSULTING



Park Place Shopping Center

4500 Hwy. 6 North

Houston, Texas



UNIT	TENANT	SQFT
4500 A	Advance America Cash	1,300
4500 B	One Le Chic Beauty Academy	3,880
4500 C	AVAILABLE	2,250
4500 D	AVAILABLE	2,255
4502	Miyabi Sushi	4,000
4502 B	Vietnamese Coffee Shop	2,104
4504 A	Imperial Hunan	2,063
4506 A	Capitolio Reception Hall	3,135
4506 B	Capitolio Reception Hall	2,681
4508	Bound 4 Glory	3,800
4510 A	Sisters Fellowship International Katy Chapter	1,728
4510 B	Panderia Central Columbia Bakery	1,250
4510 C	Sahaja Yoga Meditation Center	1,148
4512 A	Hair Salon Space Available	1,425
4512 C	AVAILABLE	4,254
4512 D	Iglesia Cristana Jehova Mi Rey	902
4514	Iglesia Cristana Jehova Mi Rey	2,110





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	419362		
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
Randy Fertitta	496687	rfertitta@earthlink.net	713-963-0963
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		

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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Information About

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