



Prime Retail Building - Churchill Farms

4030 FM 1463, Fulshear, TX 77441

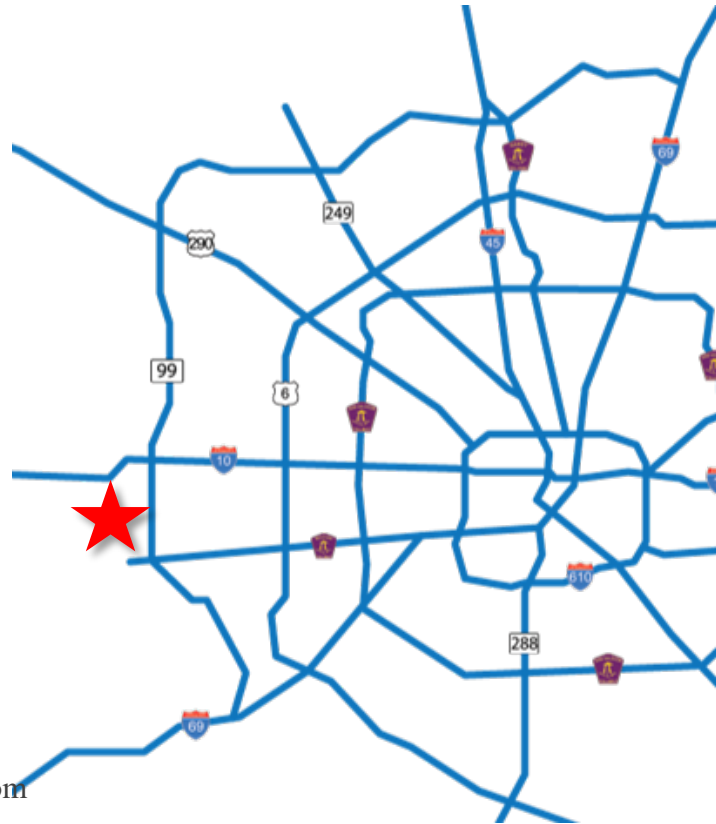


Retail Development – Pre-Leasing Available

Property Features:

- ±14,700 SF of Retail, Medical and Restaurant Spaces
- Easy access and excellent visibility
- Located at the Corner of FM 1463 & Corbitt Road,
- Adjacent to Walgreens
- Ample parking
- High traffic counts
- ± 5,300 SF Preleased to a Dentist and Nail/Hair Salon
- Average Household Income: 1 Mile-\$159,013 3 Miles-\$160,695
- **Call Broker for Pricing**

Location:



Contact:

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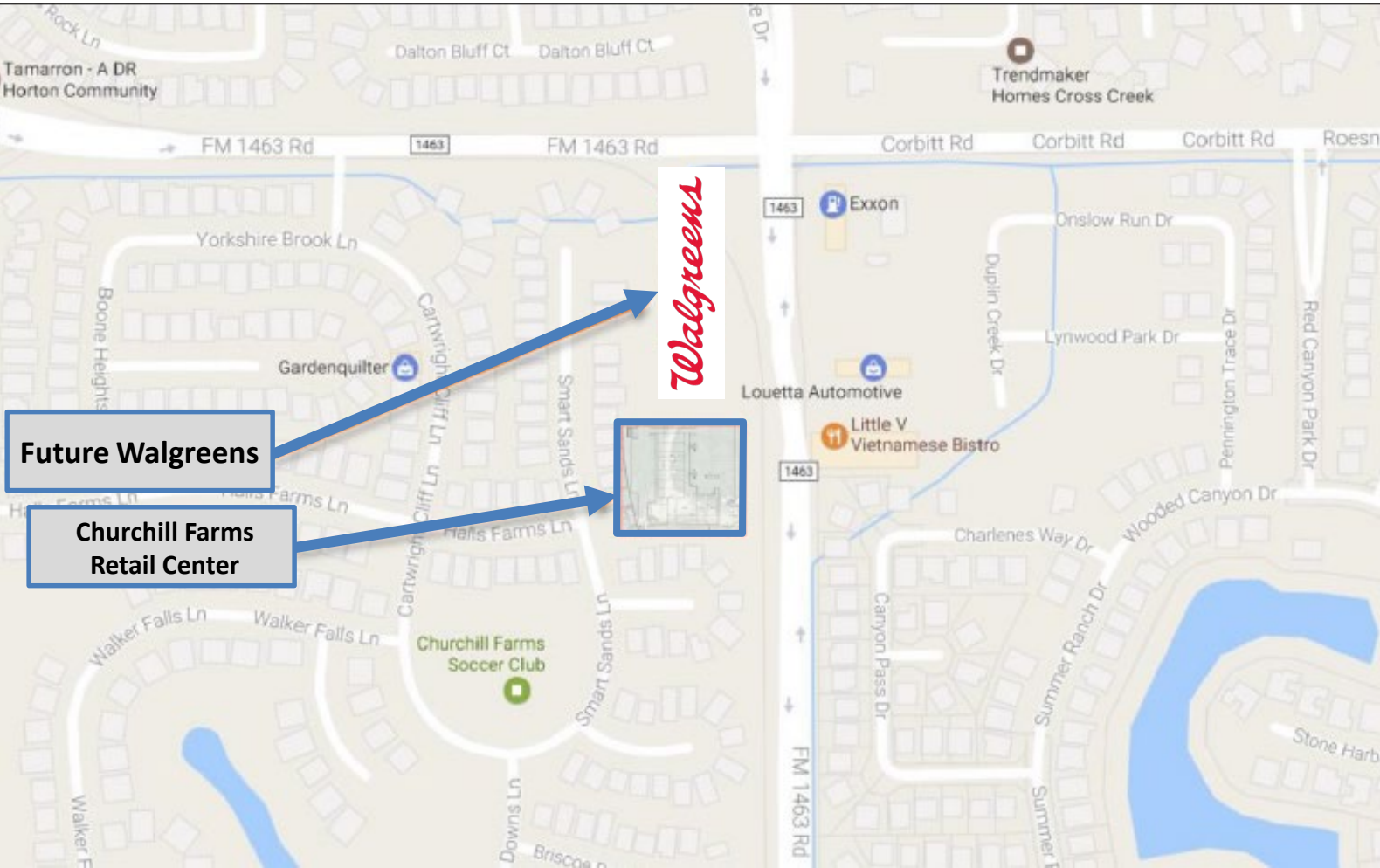




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FinialGroup



Future Walgreens

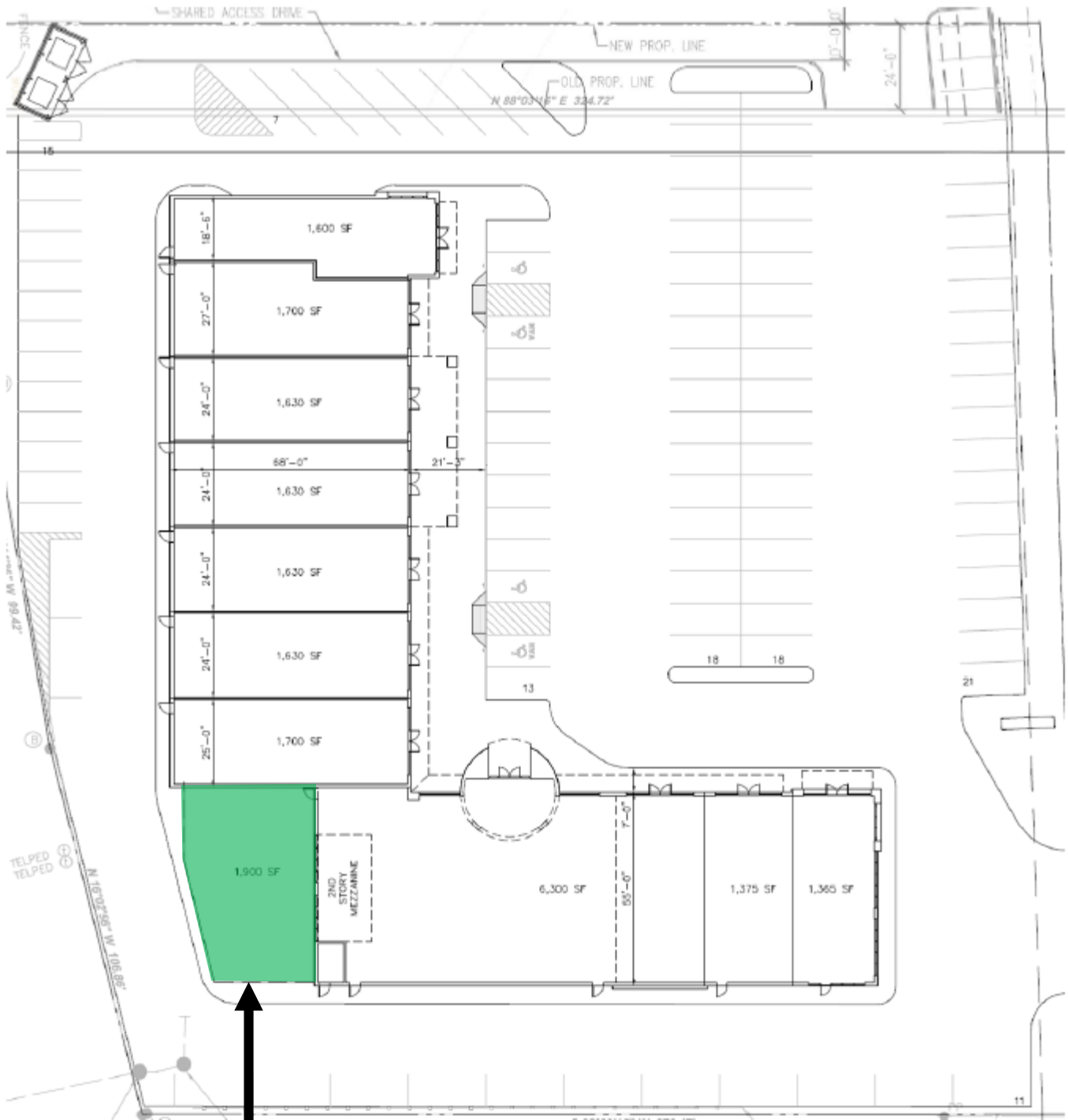
**Churchill Farms
Retail Center**





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**Patio Space Available.
Ideal for Daycare or
Restaurant**





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	1 Mile Radius	3 Mile Radius	5 Mile Radius
2016 Food Away from Home	\$7,386,967	\$125,708,698	\$237,311,712
2016 Personal Care Products & Services	\$1,739,688	\$29,611,157	\$55,910,953
2016 Video Game Hardware/Accessories	\$56,648	\$963,456	\$1,832,791
2016 Musical Instruments & Accessories	\$55,344	\$941,921	\$1,745,379
2016 Toys/Games/Crafts/Hobbies	\$276,159	\$4,696,823	\$8,794,333
2016 Play Arcade Pinball/Video Games	\$6,895	\$117,134	\$213,045
2016 Sports/Rec/Exercise Equipment	\$452,066	\$7,688,068	\$14,193,376
2016 Exercise Equipment & Gear/Game Tables	\$144,601	\$2,461,518	\$4,563,935
2016 Camping Equipment	\$46,213	\$785,529	\$1,441,682
2016 Tickets to Movies/Museums/Parks	\$186,156	\$3,165,268	\$5,859,078
2016 Toys/Games/Arts/Crafts/Tricycles	\$240,567	\$4,091,510	\$7,670,859
2016 Apparel & Services	\$4,785,820	\$81,456,937	\$153,846,068
2016 Pets/Pet Supplies/Medicine for Pets	\$227,523	\$3,871,151	\$7,235,834
2016 Other Sports Equipment	\$21,616	\$367,843	\$692,335
2016 Books	\$102,861	\$1,750,022	\$3,273,683
2016 Household Furnishings & Equipment	\$4,320,524	\$73,535,885	\$138,397,565
2016 Stationery & Stationery/Giftwrap Supplies	\$202,740	\$3,452,794	\$6,555,197
2016 Furniture	\$1,218,490	\$20,735,403	\$39,000,320
2016 Rugs	\$56,648	\$965,713	\$1,845,499
2016 Major Appliances	\$718,907	\$12,233,287	\$22,838,024
2016 Small Appliances/Housewares	\$2,118,708	\$36,064,925	\$68,049,743

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	1 Mile Radius	3 Mile Radius	5 Mile Radius
Disposable Income less than \$15,000	37	497	1,267
Disposable Income \$15,000-\$24,999	42	604	1,476
Disposable Income \$25,000-\$34,999	29	523	1,322
Disposable Income \$35,000-\$49,999	62	1,010	2,382
Disposable Income \$50,000-\$74,999	217	3,578	7,347
Disposable Income \$75,000-\$99,999	220	3,881	7,948
Disposable Income \$100,000-\$149,999	255	4,586	8,790
Disposable Income \$150,000-\$199,999	153	2,558	4,513
Disposable Income \$200,000 or Greater	139	2,319	4,118
Median Disposable Income	\$95,558	\$97,296	\$91,440
Average Disposable Income	\$114,408	\$115,504	\$109,774





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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Keith Bilski	540115	keith.bilski@finialgroup.com	713-422-2090
Designated Broker of Firm	License No.	Email	Phone
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

Information available at www.trec.texas.gov

IABS 1-0

