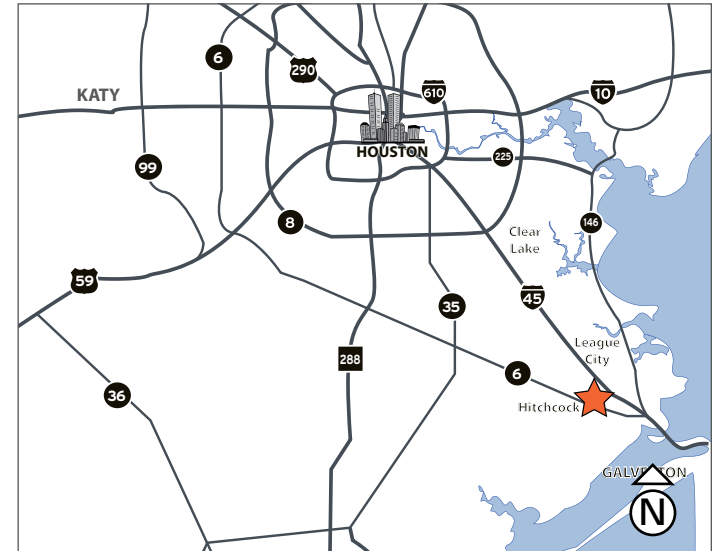


For Lease

GROCERY STORE/INLINE SPACE IN HITCHCOCK

6709 Main St | Hitchcock, Texas 77563



AVAILABLE SPACE

- 21,270 SF former grocery store
- 1,000 SF inline
- 1,160 SF inline

NEARBY:

- Hitchcock Town Hall
- Hitchcock Public Library

AREA GROCERS

- FoodRite - 3 miles away
- Arlans Market - 5 miles away
- HEB - 6 miles away
- Kroger - 7 miles away
- Hitchcock High School
- Steward Elementary School

TRAFFIC COUNTS (2016)

FM 519 north of Hwy 6	4,884 cpd
Hwy 6 east of FM 519	11,849cpd
Hwy 6 west of FM 519	12,478 cpd

DEMOGRAPHICS {based on '17 data}

Variable	3 miles	5 Mile	Extended Grocery Area
2017 Population	22,756	50,089	16,510
Average HH Income	\$60,733	\$64,691	\$66,279
2017 Est. White	49.8%	56.8%	80.5%
2017 Est. Black	39.2%	32.4%	12.7%
2017 Est. Hispanic	21.6%	20.6%	15.4%

WATERMAN & STEELE
REAL ESTATE ADVISORS

FOR MORE INFORMATION, PLEASE CONTACT

Lance Gilliam, CRX CSM CLS CDP | Partner | lgilliam@watermansteele.com | 713-575-3701

*The information contained herein was obtained from sources believed reliable; however, Waterman Steele Real Estate Advisors ("Licensee") makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice. Texas law requires licensee to disclose that it is representing the Seller/Landlord in the marketing of this property. FLYER LAST EDITED 3/27/18.

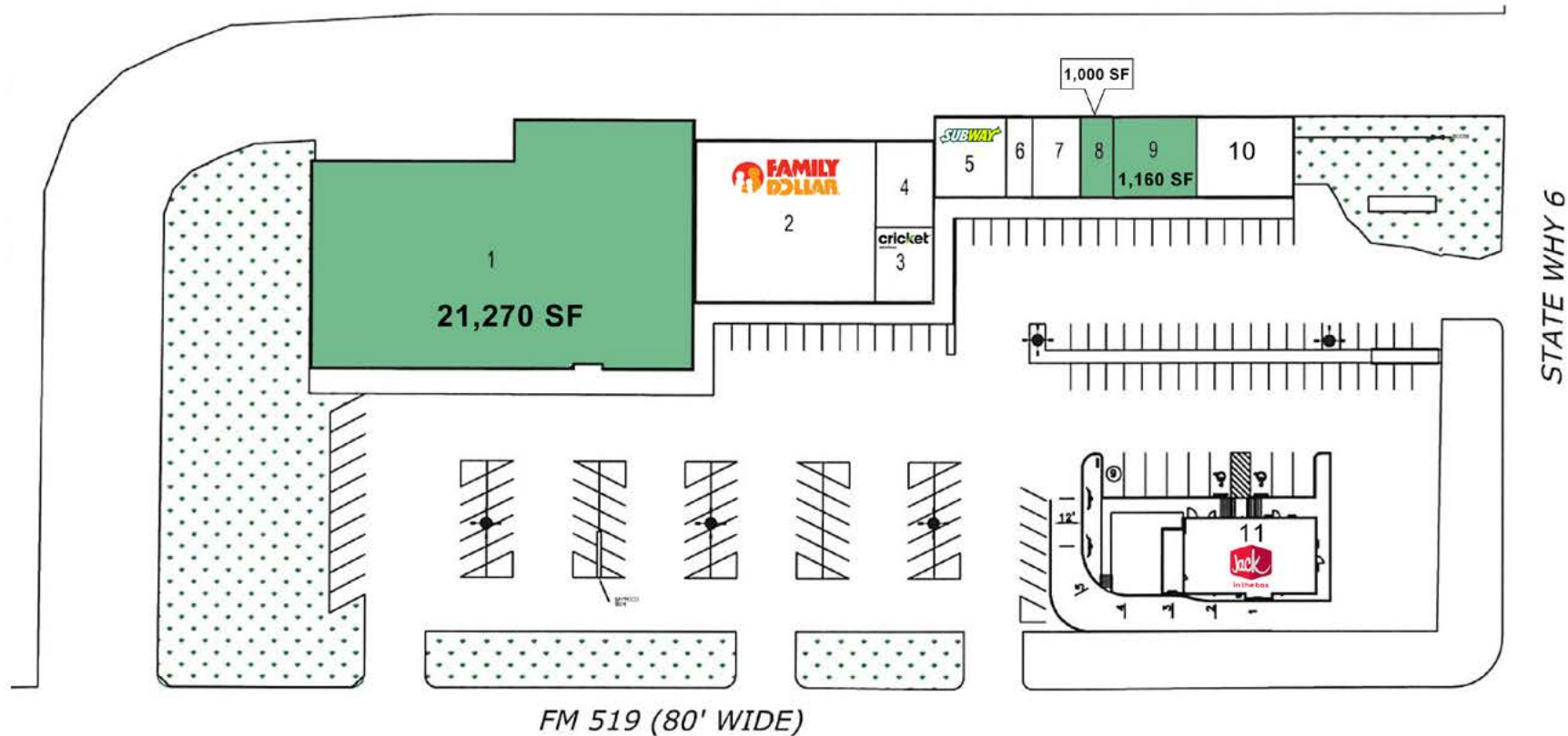
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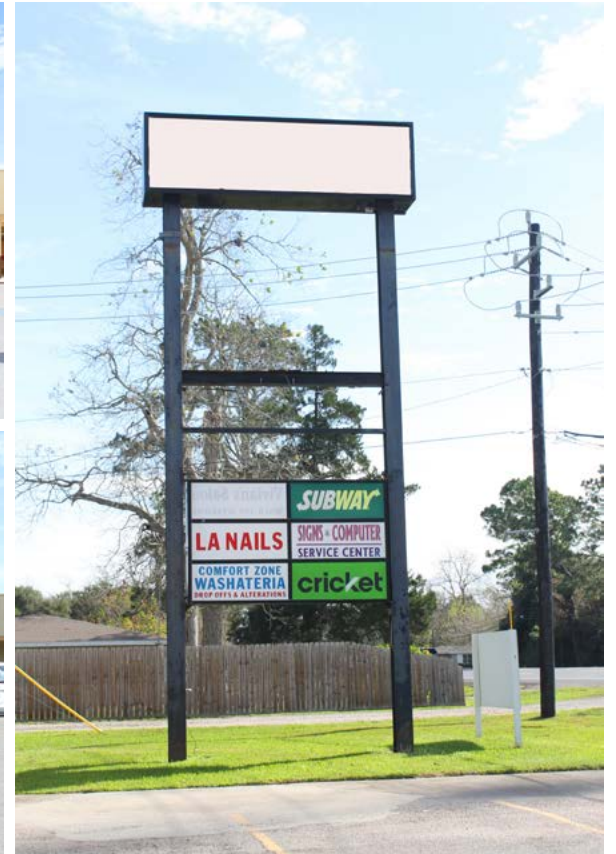


BAYOU PLAZA SHOPPING CENTER HITCHCOCK, TX

1	Available	21,270	7	LA Nails	909
2	Family Dollar	7,200	8	Available	1,000
3	Cricket	1,224	9	Available	1,160
4	Storage	1,253	10	Washateria	1,800

GROCER STORE/INLINE SPACE FOR LEASE

6709 Main St | Hitchcock, Texas 77563



Approved by the Texas Real Estate Commission for Voluntary Use. Texas law requires all real estate licenses to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer;

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date