

FOR LEASE

RETAIL CENTER FOR LEASE

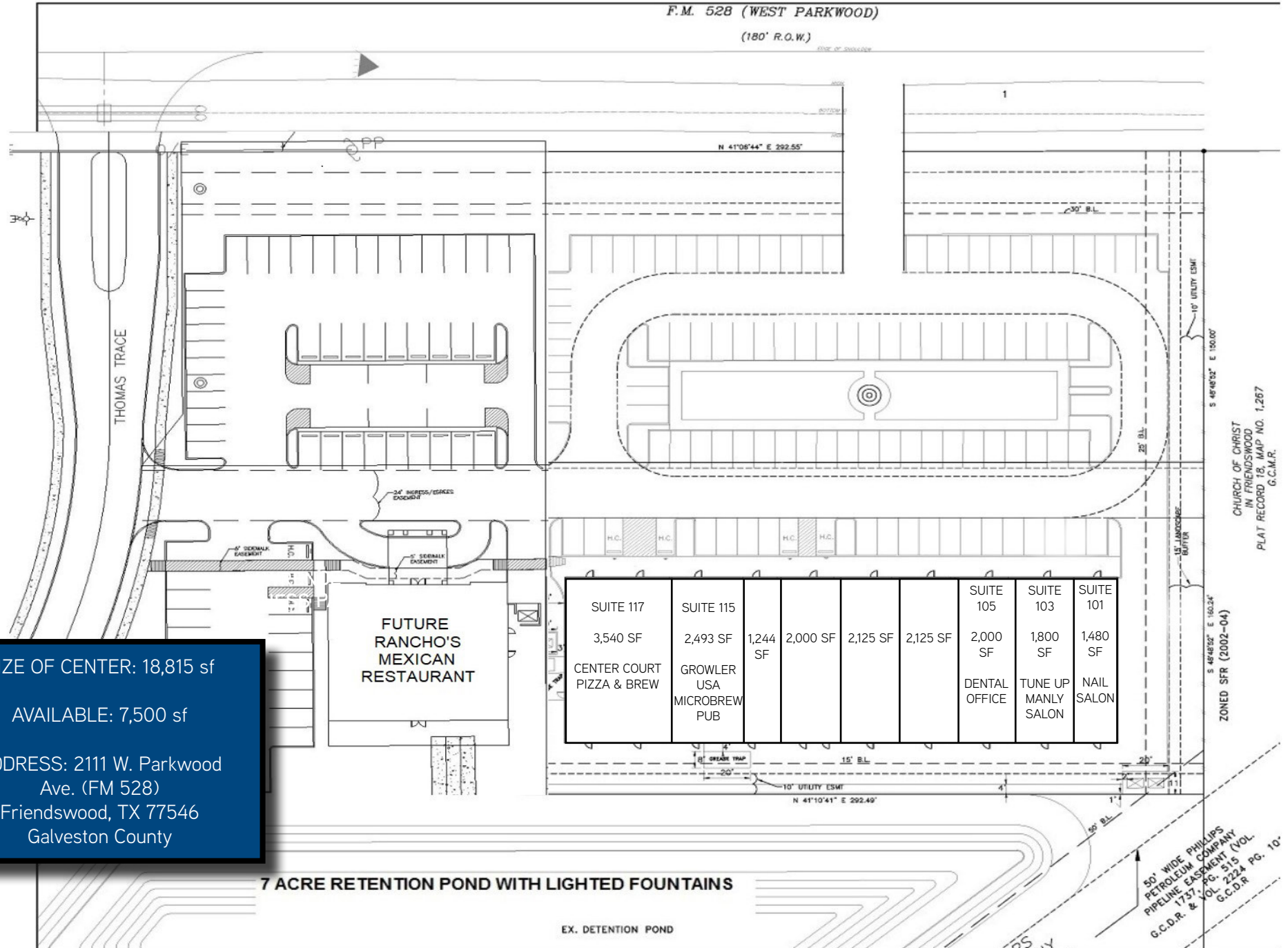
**2111 W. Parkwood Ave (FM 528)
Friendswood, TX 77546**

KELLY HUTCHINSON | 713 830 2146 | kelly.hutchinson@colliers.com



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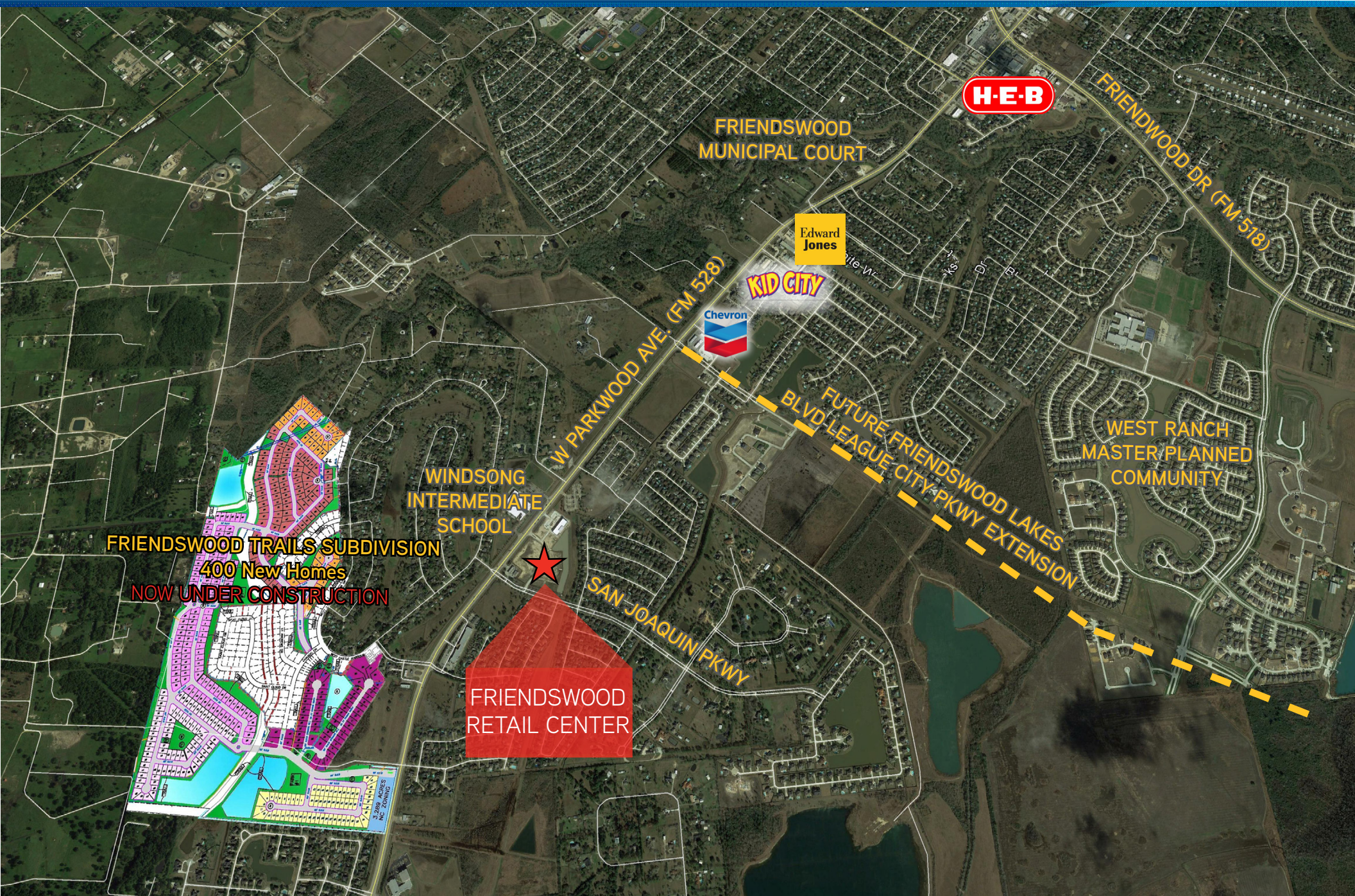
2111 W. Parkwood Ave. Friendswood, TX 77546



SIZE OF CENTER: 18,815 sf
AVAILABLE: 7,500 sf
ADDRESS: 2111 W. Parkwood
Ave. (FM 528)
Friendswood, TX 77546
Galveston County

FOR LEASE

2111 W. Parkwood Ave. Friendswood, TX 77546



H-E-B

FRIENDSWOOD
MUNICIPAL COURT

Edward
Jones

KID CITY



W PARKWOOD AVE. (FM 528)

FRIENDWOOD DR (FM 518)

WEST RANCH
MASTER PLANNED
COMMUNITY

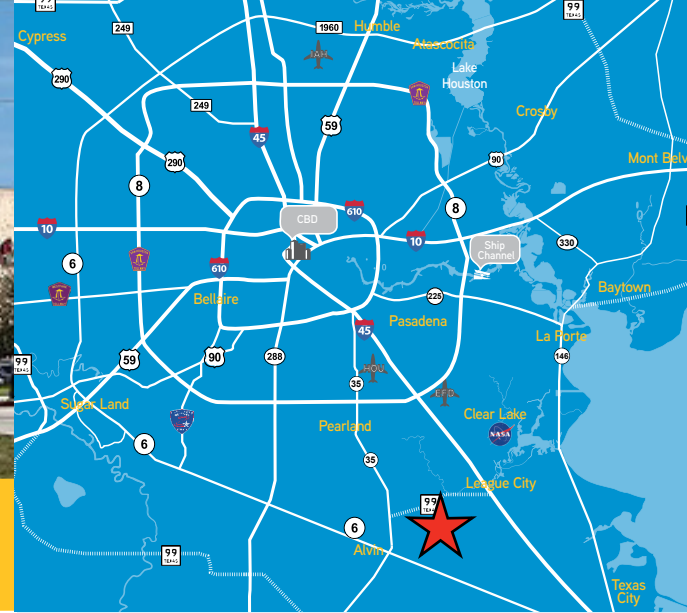
WINDSONG
INTERMEDIATE
SCHOOL

FRIENDSWOOD TRAILS SUBDIVISION
400 New Homes
NOW UNDER CONSTRUCTION

★
FRIENDSWOOD
RETAIL CENTER

SAN JOAQUIN PKWY

FUTURE FRIENDSWOOD LAKES
BLVD LEAGUE CITY PKWY EXTENSION



2111 W. Parkwood Ave, Friendswood, TX 77546

FOR LEASE

Friendswood Fountains Retail Center:

Executive Summary:

- Located in the Friendswood Fountains Commercial Park in the City of Friendswood, TX, Galveston County off the southeast corner of W. Parkwood Ave (FM 528) at San Joaquin Parkway.
- New Homes under development and construction within 1 mile of The Fountains:
Friendswood Trails by Perry Homes - 400 lots
Georgetown by Emerald Homes - 572 lots
- As shown on the aerial, the extension of League City Parkway to W. Parkwood Ave (FM 528) is approved, and development underway. This new roadway opens west League City to W. Parkwood Avenue increasing the customer base for The Fountains.

Size of Center: 18,815 SF

Available Space: Up to 7,500 SF

Parking Ratio: 5/1,000

Traffic Count: 30,465 cars per day, 2015

AVG HH Income: \$149,423 - 3 mile radius ; \$117,846 - 5 mile radius

2018 Total Population: 3 mile radius 27,359; 5 mile radius 111,763

Rent: \$25.00 psf/yr

NNN \$5.80 psf/yr

Build Out Allowance: Negotiable

Contact Us

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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.

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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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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License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date