

AVAILABLE > RETAIL

Former Gander Mountain

19820 Hempstead Hwy, Houston, TX 77065

VEREIT



Colliers

INTERNATIONAL



Property Overview

- > 88,492 SF building on 8.17 acres
- > Approximately 400 free surface spaces available (4.5/1,000 SF)
- > 4 curb cuts
- > Easy access from Highway 290 & FM 1960
- > Densely populated area with continuous growth

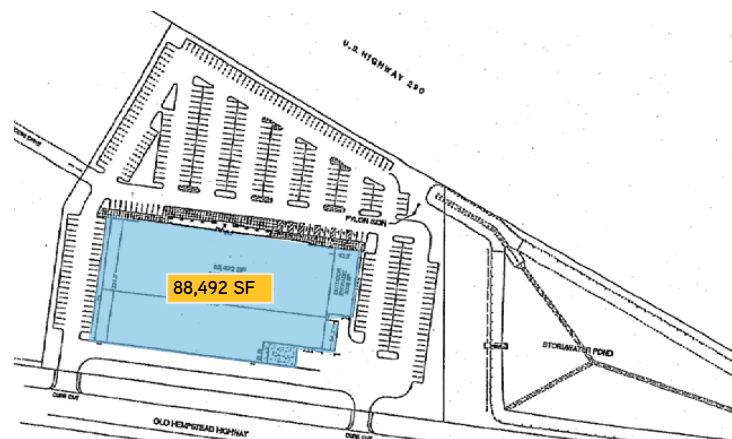
Major Traffic Generators



Location

19820 Hempstead Highway is located just south of FM 1960 along Hwy 290, providing excellent visibility and accessibility with traffic counts at 143,000 VPD in front of the subject property. The property is less than a 20 minute drive from Willowbrook Mall. It is also just over a mile away from the North Cypress Medical Center.

Site Plan



Ceiling

Height from floor to ceiling

front: Deck back: Deck

Floor to bottom of deck

front: 23' 1" back: 20' 10"

Floor to bottom of joist

front: 21' back: 18' 9"

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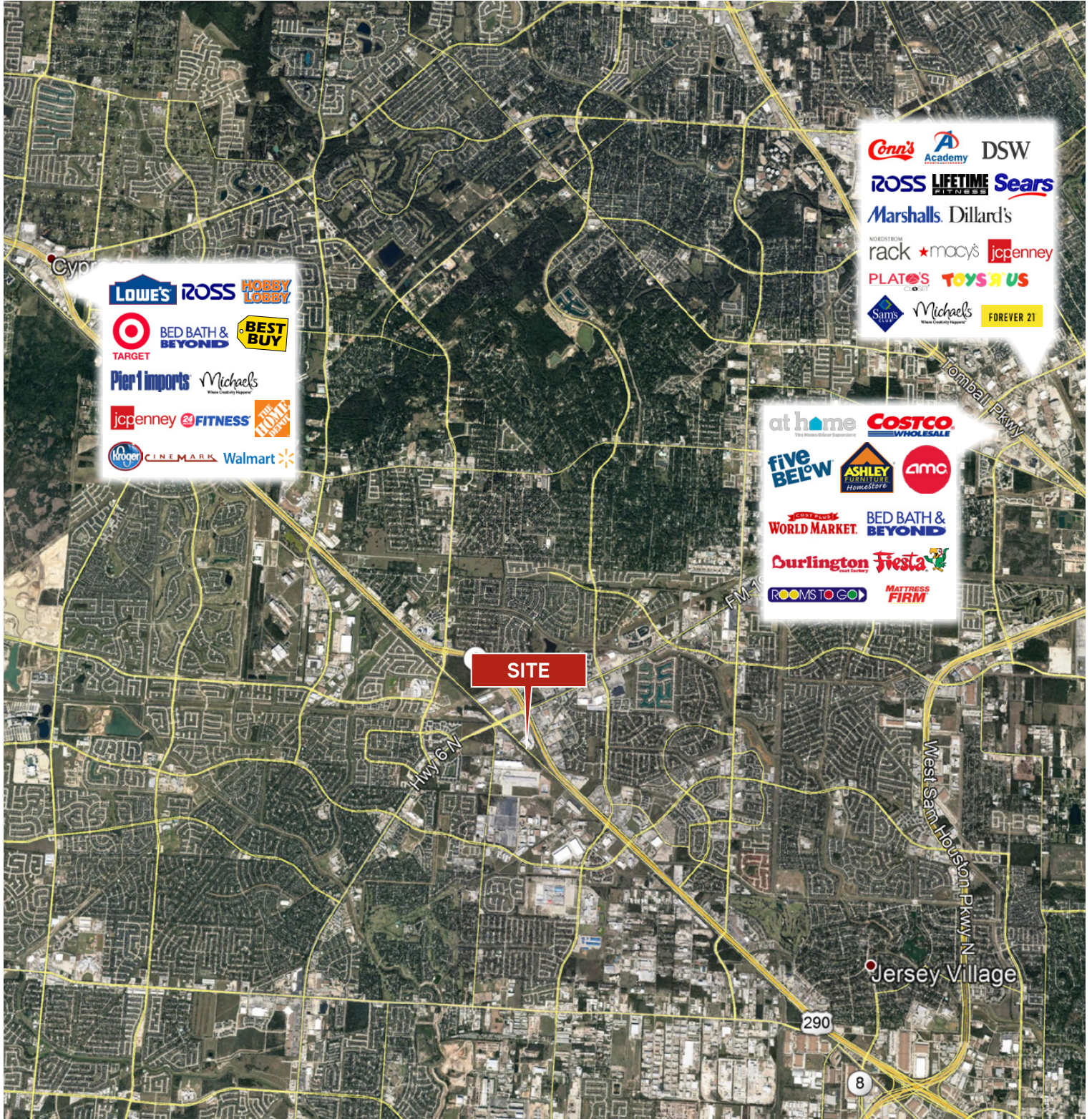
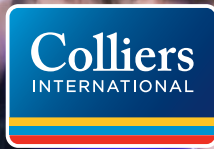
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Lowé's ROSS HOBBY LOBBY
TARGET BED BATH & BEYOND BEST BUY
Pier 1 Imports Michaels
jcpenny FITNESS THE HOME DEPOT
Kroger CINEMARK Walmart

Conn's Academy DSW
ROSS LIFETIME SEARS
Marshalls Dillard's
NORDSTROM rack macy's jcpenny
PLATON'S TOYS R US
Sams Club Michaels FOREVER 21

at home COSTCO
five BELOW ASHLEY FURNITURE HOME DEPOT amc
WORLD PLUS WORLD MARKET BED BATH & BEYOND
Burlington Fiesta
ROOMS TO GO MATTRESS FIRM

SITE

Jersey Village

290

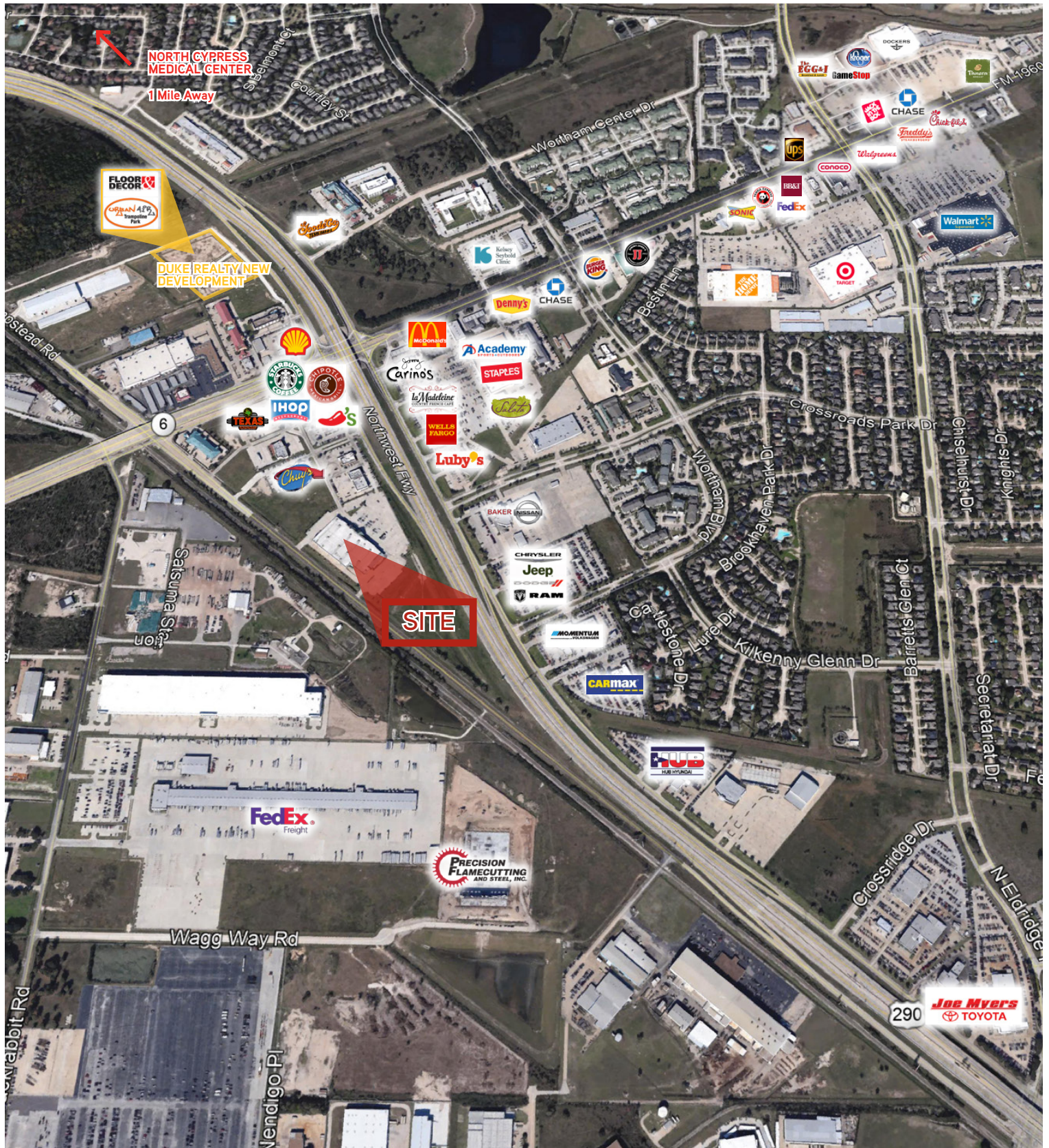
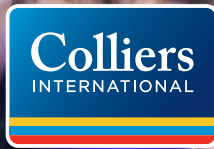
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Traffic Counts

Hwy 290 north of 1960	145,000
Hwy 290 south of 1960	143,400
1960 east of Hwy 290	53,000
1960 west of Hwy 290	49,000

Demographics

	1 Mile	3 Miles	5 Miles
Population	11,065	115,343	306,275
Avg. HH Income	\$82,034	\$92,091	\$110,630
Business	504	4,662	9,846
Employees	5,940	53,128	113,680

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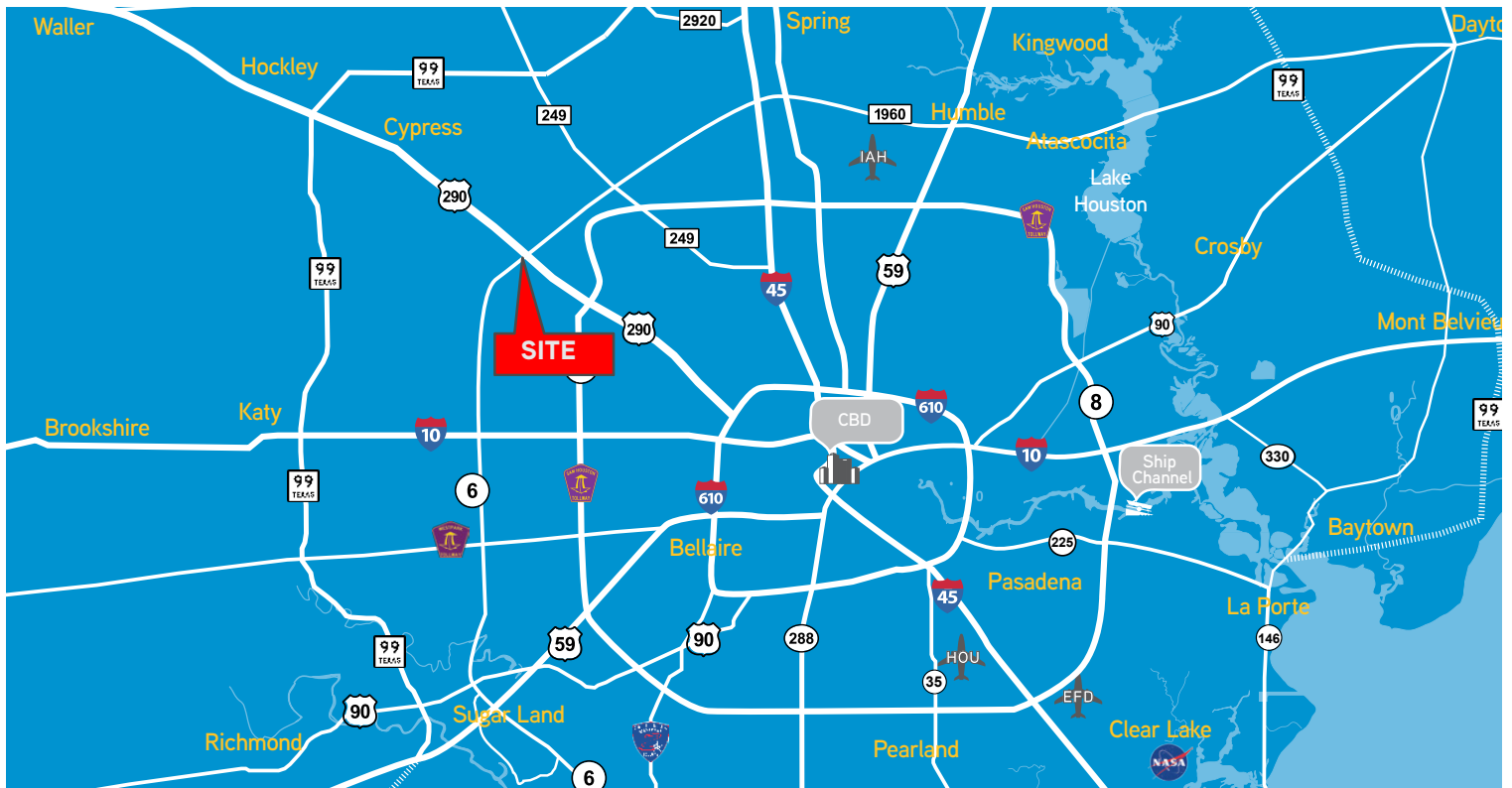
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Information About Brokerage Services

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

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date