



# \$18 PSF PLUS NNN



**FOR LEASE**

3702 CENTER STREET DEER PARK, TEXAS 77536

## DEER PARK 2ND GENERATION RESTAURANT

### PROPERTY INFORMATION

- 4800 SF freestanding building
- 2 spaces (1,600 SF/3,200 SF)
- Recent improvements include:
  - Three 5 ton AC units
  - Sprinkler system
  - 2,000 gallon grease trap
  - Tankless water heaters
- Land: 23,000 SF
- Parking: 35 spaces
- Traffic counts: Excellent, 25,000+ cars per day
- Visibility /Signage: Excellent
- Contact agent for details

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>Population</b>			
2017 Estimated	16,904	87,931	179,715
2022 Projected	18,496	95,198	194,553
<b>Households</b>			
2017 Estimated	6,012	30,328	60,332
2022 Projected Growth	9.46%	8.30%	8.31%
<b>Income</b>			
2017 Median HHI	\$67,759	\$68,889	\$60,360
2017 Average Size	2.8	2.9	3.0

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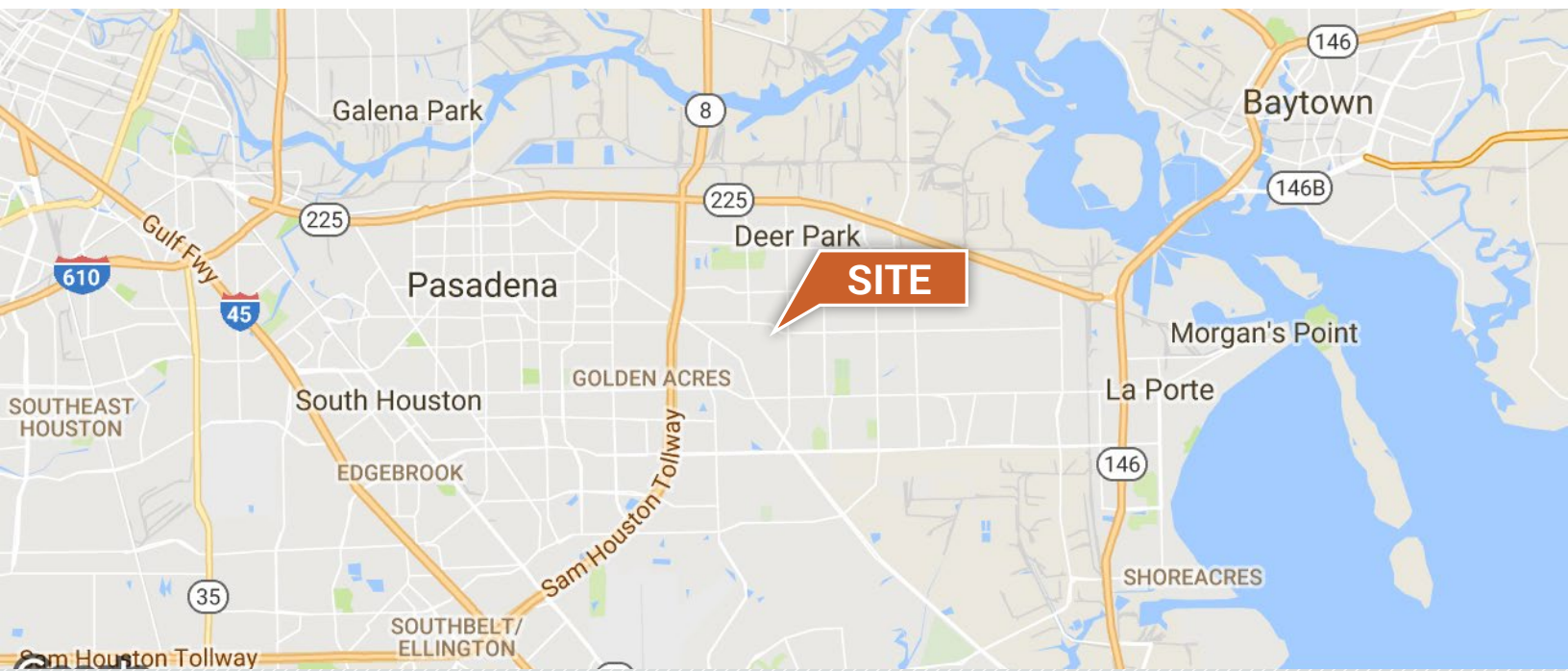
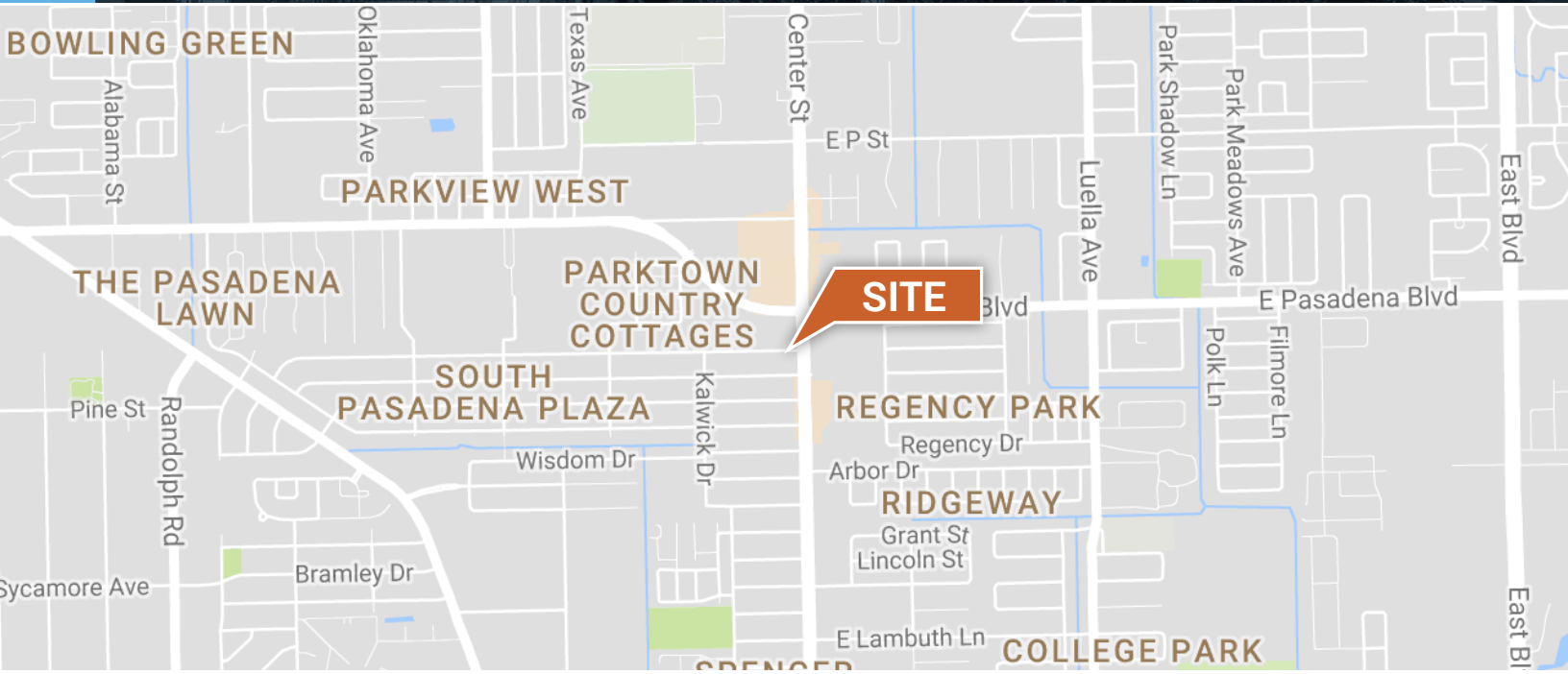
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**COLDWELL  
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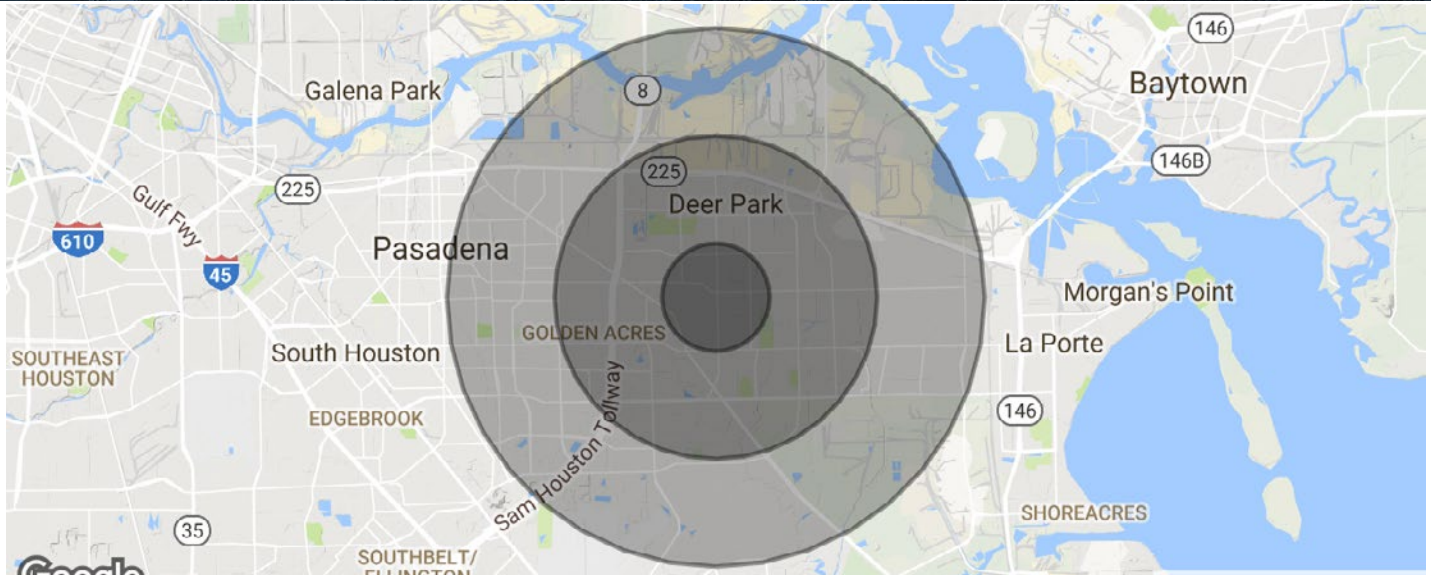
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2017 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$162,772</b>	<b>\$829,812</b>	<b>\$1,553,077</b>
<b>Total Apparel</b>	<b>\$10,082</b>	<b>\$51,717</b>	<b>\$100,893</b>
Women's Apparel	4,003	20,275	38,681
Men's Apparel	2,145	10,882	20,880
Girl's Apparel	801	4,231	8,606
Boy's Apparel	554	2,977	6,024
Infant Apparel	465	2,470	4,973
Footwear	2,114	10,882	21,729
<b>Total Entertainment &amp; Hobbies</b>	<b>\$12,905</b>	<b>\$64,794</b>	<b>\$118,680</b>
Entertainment	2,140	11,368	20,751
Audio & Visual Equipment/Service	6,225	31,179	58,567
Reading Materials	501	2,325	3,889
Pets, Toys, & Hobbies	4,040	19,921	35,474
Personal Items	12,030	59,113	107,824
<b>Total Food and Alcohol</b>	<b>\$44,520</b>	<b>\$226,653</b>	<b>\$435,484</b>
Food At Home	24,174	123,260	241,221
Food Away From Home	17,464	88,940	167,094
Alcoholic Beverages	2,882	14,453	27,169

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# INFORMATION ABOUT BROKERAGE SERVICES



Texas law requires all real estate license holders to give you 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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Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission

[www.cbcadvisors.com](http://www.cbcadvisors.com)



**DISCLAIMER**

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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