

ABC REALTY ADVISORS

QUALITY SERVICE TODAY... RELATIONSHIPS FOR LIFE

FOR MORE INFORMATION:

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CORNERSTONE SHOPPING CENTER | FOR LEASE



3355 FM1960 ROAD, HOUSTON, TEXAS, 77087

The Center is extremely well located at the Signalized Intersection on the Southwest Corner of T.C. Jester Boulevard and Cypress Creek Parkway (F.M. 1960) on Major Thoroughfare F.M. 1960 in Growing Retail Market.

WWW.ABCAHOUSTON.COM
8168 WESTPARK DRIVE, HOUSTON TX, 77072

3355 FM1960 ROAD

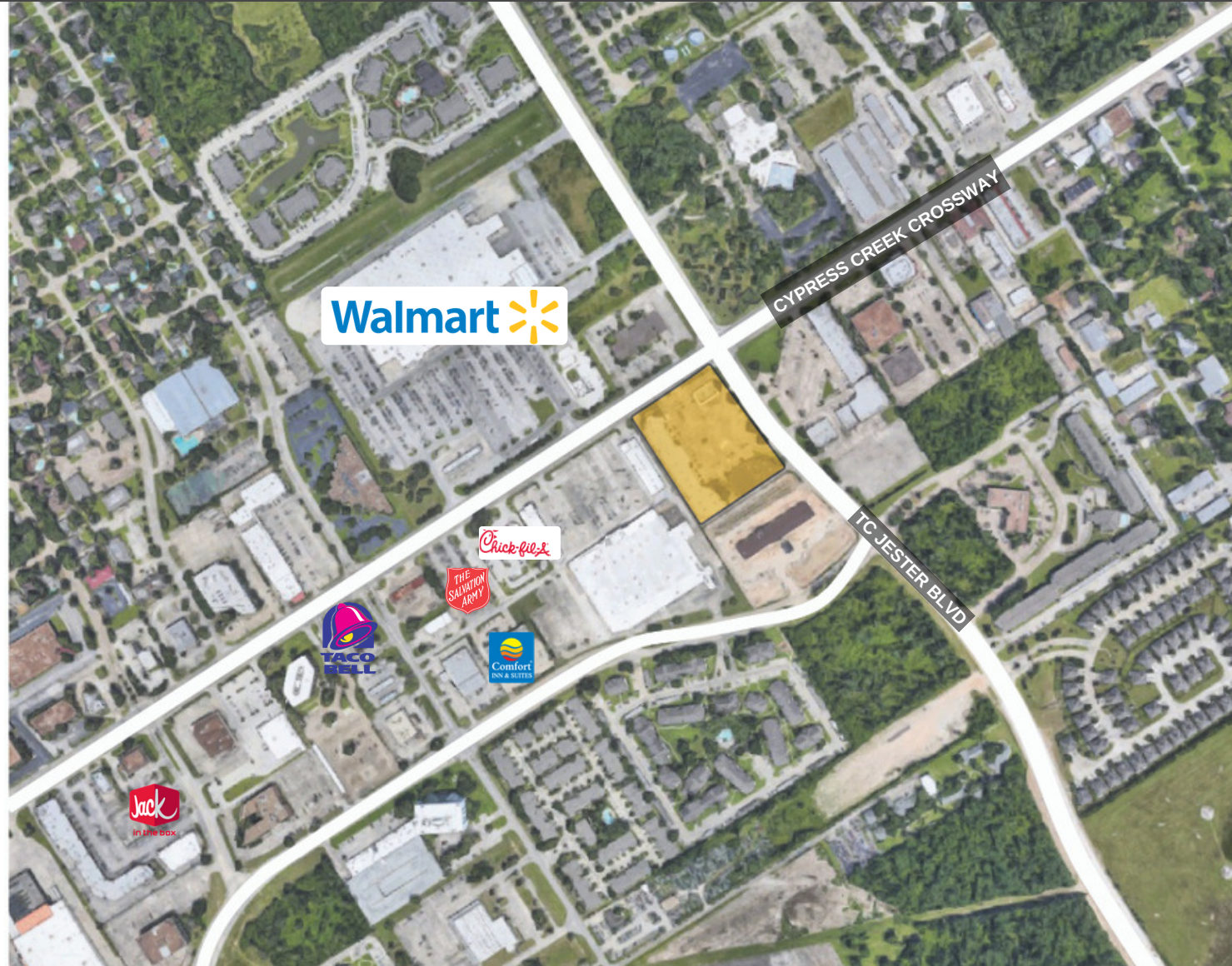
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- RENTAL RATE: \$10.20/SF
- NNN: \$3.36/SF
- SPACES AVAILABLE: 1,540 - 15,000 SF
- LEASE TERM: NEGOTIABLE
- 2018 (EST) DEMOGRAPHICS (3 MILES):
- POPULATION | 126,917
- HOUSEHOLD | 46,021
- AVG. HH INCOME | \$79,013
- 2018 TRAFFIC COUNT: 51,680 CPD | FM 1960 AND TC JESTER BLVD
- CALL JIMMY FOR MORE DETAILS!



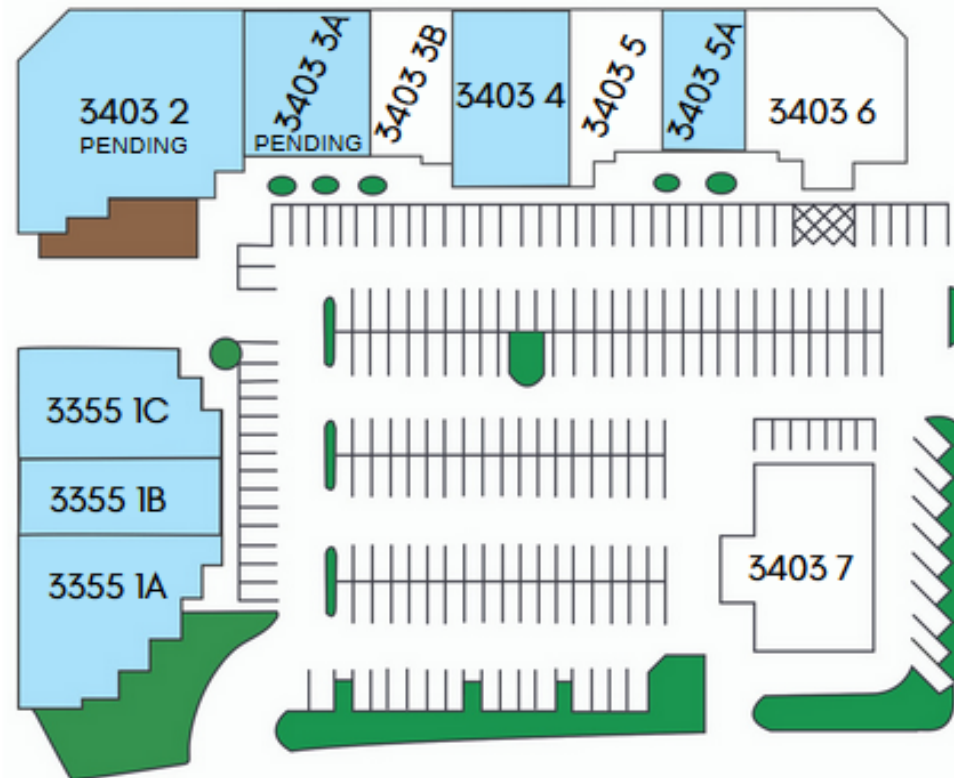
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Address	Tenant	SQ FT	Address	Tenant	SQ FT
3355 1A	VACANT	6,282	3403 4	VACANT	5,899
3355 1B	VACANT	3,367	3403 5	Saigon Billiard	4,218
3355 1C	VACANT	5,398	3403 5A	VACANT	1,540
3403 2	VACANT	12,600	3403 6	Cash America	7,200
3403 3A	VACANT	4,229	3351 7	Loan Star	4,035
3403 3B	Barber Shop	1,050			

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.

Last Updated on January 22, 2018

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 BUYER/TENANT: 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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Broker Firm Name	License No.	Email	Phone
Donald D. Chang	205572	changdonnie@gmail.com	713-939-8181 x118
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jimmy Chang	515937	jimmy.chang@abcahouston.com	713-939-8181 x104
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date