

# For Lease

## Pecan Plaza

2801-2899 Dulles Ave, Missouri City, TX 77459



### Property Highlights

#### FEATURES

- Ample parking onsite for customers
- 'Daily Needs' tenants drive traffic to the center

#### PREMISES

- Available SF: 1,374 SF
- Rental Rate: \$20.00/SF
- NNN: \$5.27/SF

#### TRAFFIC COUNT

- Dulles Ave at Cartwright Rd - 23,000 cpd
- Highway 6 at Dulles Ave - 53,000 cpd

#### LOCATION

Southeast corner of Dulles Ave (Austin Pkwy) and Cartwright Rd



### Area Retailers



#### Jason Gaines

tel 713 985 4415  
fax 832 448 2298  
jason.gaines@naipartners.com

#### Laura Diggs

tel 713 985 4419  
fax 832 448 2309  
laura.diggs@naipartners.com

#### NAI Partners

tel 713 629 0500  
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**NAI**Partners

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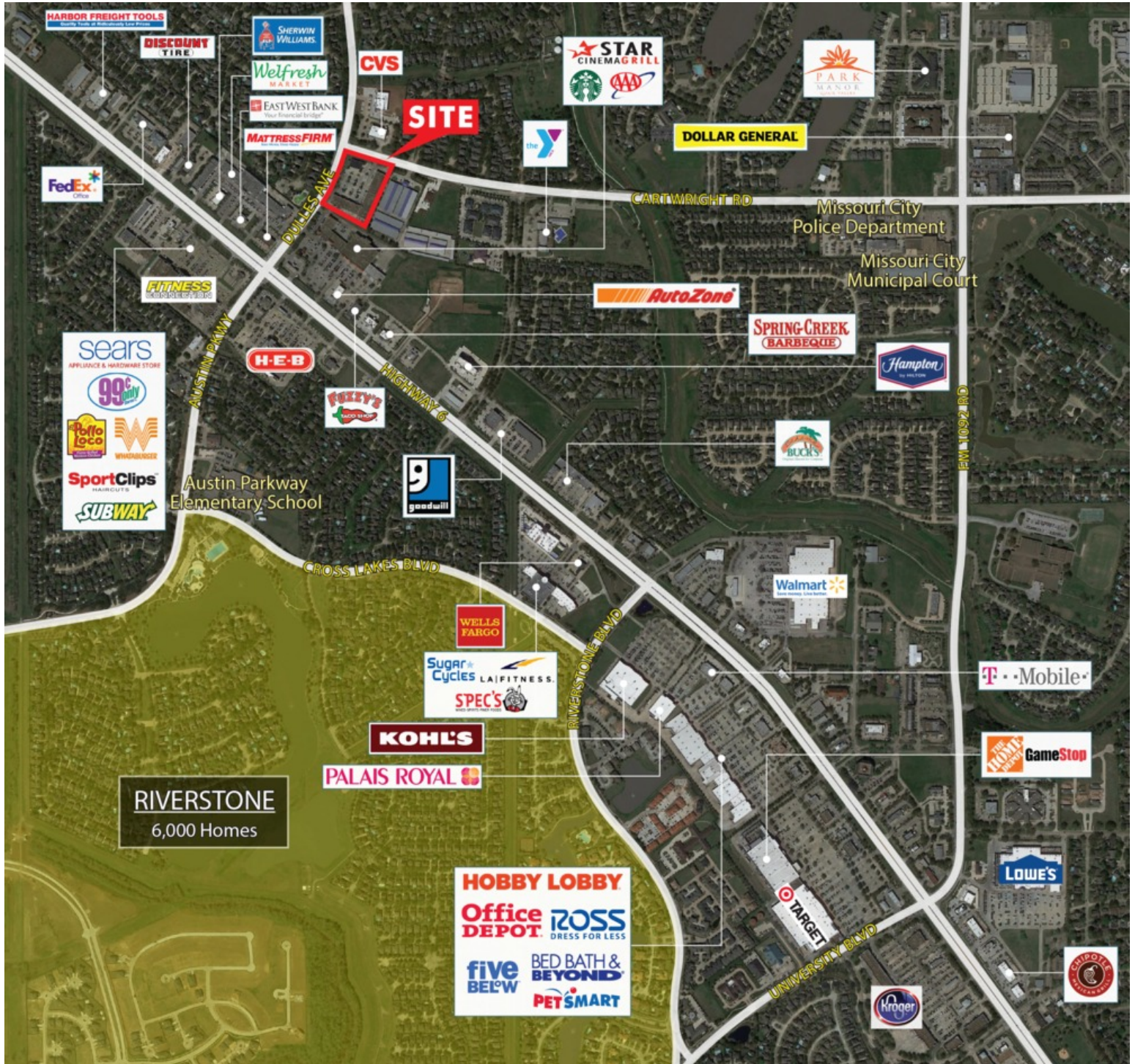
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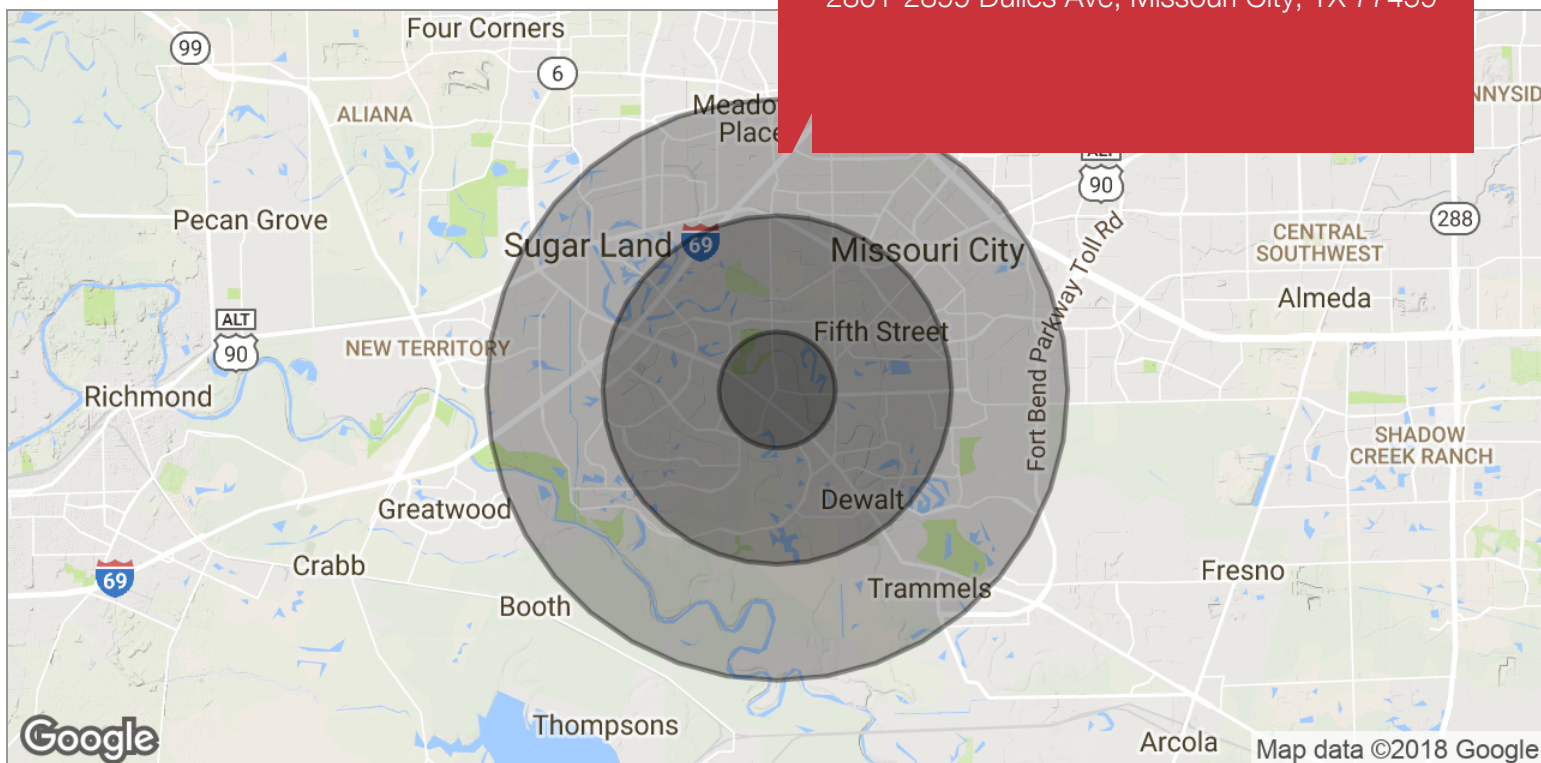
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### POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,061	86,627	174,708
MEDIAN AGE	38.2	38.6	37.8
MEDIAN AGE (MALE)	37.6	37.5	36.2
MEDIAN AGE (FEMALE)	38.5	39.6	39.0

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,590	28,461	57,908
# OF PERSONS PER HH	3.4	3.0	3.0
AVERAGE HH INCOME	\$117,813	\$108,182	\$103,667
AVERAGE HOUSE VALUE	\$222,312	\$250,130	\$245,704

### RACE

	1 MILE	3 MILES	5 MILES
% WHITE	39.9%	49.0%	46.4%
% BLACK	17.4%	15.9%	22.8%
% ASIAN	37.2%	28.9%	24.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.3%	0.4%	0.4%
% OTHER	3.1%	3.7%	4.1%

### ETHNICITY

	1 MILE	3 MILES	5 MILES
% HISPANIC	7.9%	14.0%	16.3%

\* Demographic data derived from 2010 US Census

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# Information About Brokerage Services

11-2-2015

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.

### PCR Brokerage Houston, LLC dba

#### NAI Partners

Licensed Broker/Broker Firm Name or  
Primary Assumed Business Name

9003949

License No.

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Phone

#### Randy Wilhelm

Designated Broker of Firm

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#### Randy Wilhelm

Licensed Supervisor of Sales Agent/  
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#### Jason Gaines

Sales Agent/Associate's Name

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Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

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Date

Regulated by the Texas Real Estate Commission

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

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