

FOR SALE | MEDICAL/SERVICE CENTER
15103 Mason Road | Cypress | TX



FAIRFIELD PLAZA

Medical Service Center | 83,811 SF
88% Occupied



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FAIRFIELD PLAZA

Property Highlights

Fairfield Plaza, completed in early 2014, sits on 9.3875 acres with 83,811 SF of improvements and 1 acre pad site. The improvements are 88% leased to an impressive list of medical and service tenants. The improvements consist of five (5) separate buildings located at the gateway to the Fairfield community, just east of the Grand Parkway and Houston Premium Outlets.

- > ± 83,811 Total square feet in five (5) separate buildings
- > Occupancy: 88%
- > Situated on 9.3875 acres
- > 1 Acre pad site
- > Strong visible presence along Highway 290, Cypresswood Dr. and Mason Rd.
- > 88 months weighted average remaining on term
- > 59% medical tenancy
- > Located at the gateway to the prestigious Fairfield community
- > Year Completed: 2014
- > Property in Zone X Areas Outside 500 Yr Flood Plain
- > Established and growing trade center with a wide variety of nationally and locally owned retailers and medical service providers in the immediate area



Building A



Building B



Building C



Building D



Building E



Monument Sign

FAIRFIELD PLAZA



Location & Demographics

Fairfield Plaza is located at the gateway to the Fairfield community; a 3,200 acre master-planned development by Friendswood Development Company. Upon completion, Fairfield will total 6,200 homes. This medical/service center is situated on 9.3875 acres, just east of Grand Parkway (Hwy 99) and Houston Premium Outlets.

2016 Summary	1 Mile	3 Mile	5 Mile
Total Population	8,170	44,173	81,722
Per Capita Income	\$38,651	\$39,697	\$40,677
Avg. Household Income	\$126,011	\$128,539	\$130,940
Total Households	2,571	13,940	25,745

Building Specifications

- > FAIRFIELD PLAZA TOTAL SF: ± 83,811 SF
- > BUILDING A: 9,097 SF
- > BUILDING B: 19,414 SF
- > BUILDING C: 25,294 SF
- > BUILDING D: 18,805 SF
- > BUILDING E: 11,200 SF

Traffic Counts	CPD
Highway 290, east of Mason Rd	80,054
Highway 290 at Mason Rd	24,067
Mason Rd at Cypresswood Dr	17,090

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Waller

Hockley

Cypress

Tomball

The Woodlands

Spring

Kingwood

Humble

Atascocita

Lake Houston

Crosby

Mont Belvieu

Brookshire

Katy

CBD

Ship Channel

Bellaire

Pasadena

La Porte

Baytown

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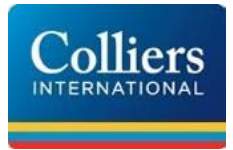
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Information About Brokerage Services

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 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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Date