

# For Lease

## Waterside Commons

SEC Of Grand Pkwy And Mason Rd  
Richmond, TX 77406



***High Growth Retail Development with Grand Parkway Frontage!***

### 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  
fax 713 629 0504  
www.naipartners.com

**NAIPartners**

HOUSTON | AUSTIN | SAN ANTONIO

# For Lease

## Property Highlights

### FEATURES

- New Retail Center Coming Soon to Richmond Market Early 2019
- Located in Front of High Growth Communities Including: Aliana, Long Meadow Farms, Waterside Estates and Waterview Estates
- Immediate Master-Planned Communities Total Over 21,000 Homes Either in Existence or To Be Built
- Freeway visibility with dedicated N & S Mason Road exits

### PREMISES

- Drive thru availability
- "Front door" to Harvest Green, Aliana, and Longmeadow farms master planned communities
- Total Bldg size: 12,040 SF
- Bay depth 70'
- Minimum divisible: 1,400 SF
- Rental rate \$30.00
- NNN \$8.00

### IDEAL USE

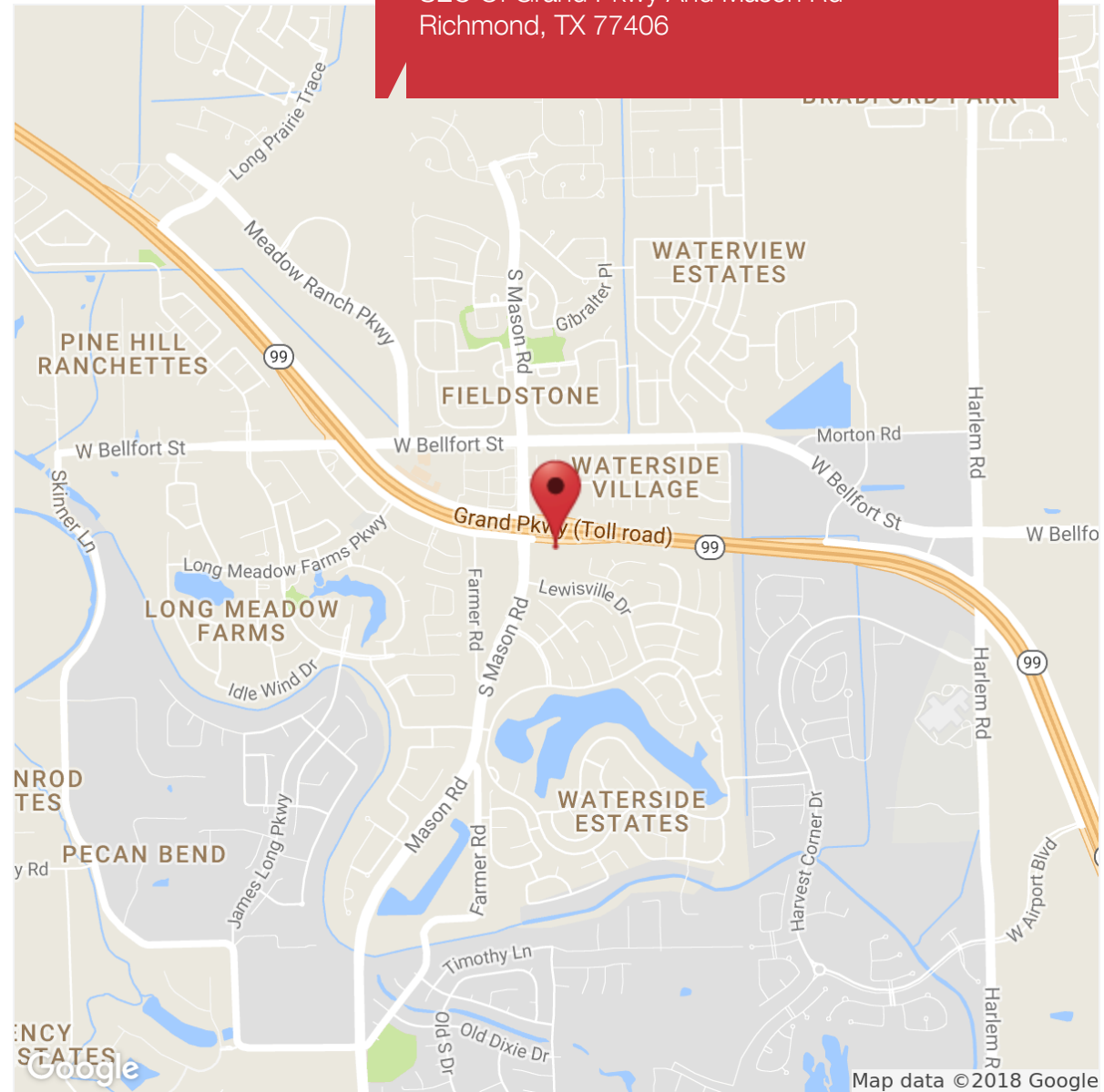
- Restaurant Users
- Medical Offices
- Showroom and Retail Service Businesses

### TRAFFIC COUNT

- 9,000 cpd at Mason Rd
- 24,000 cpd at Grand Pkwy

## Waterside Commons

SEC Of Grand Pkwy And Mason Rd  
Richmond, TX 77406



## 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  
fax 713 629 0504  
www.naipartners.com

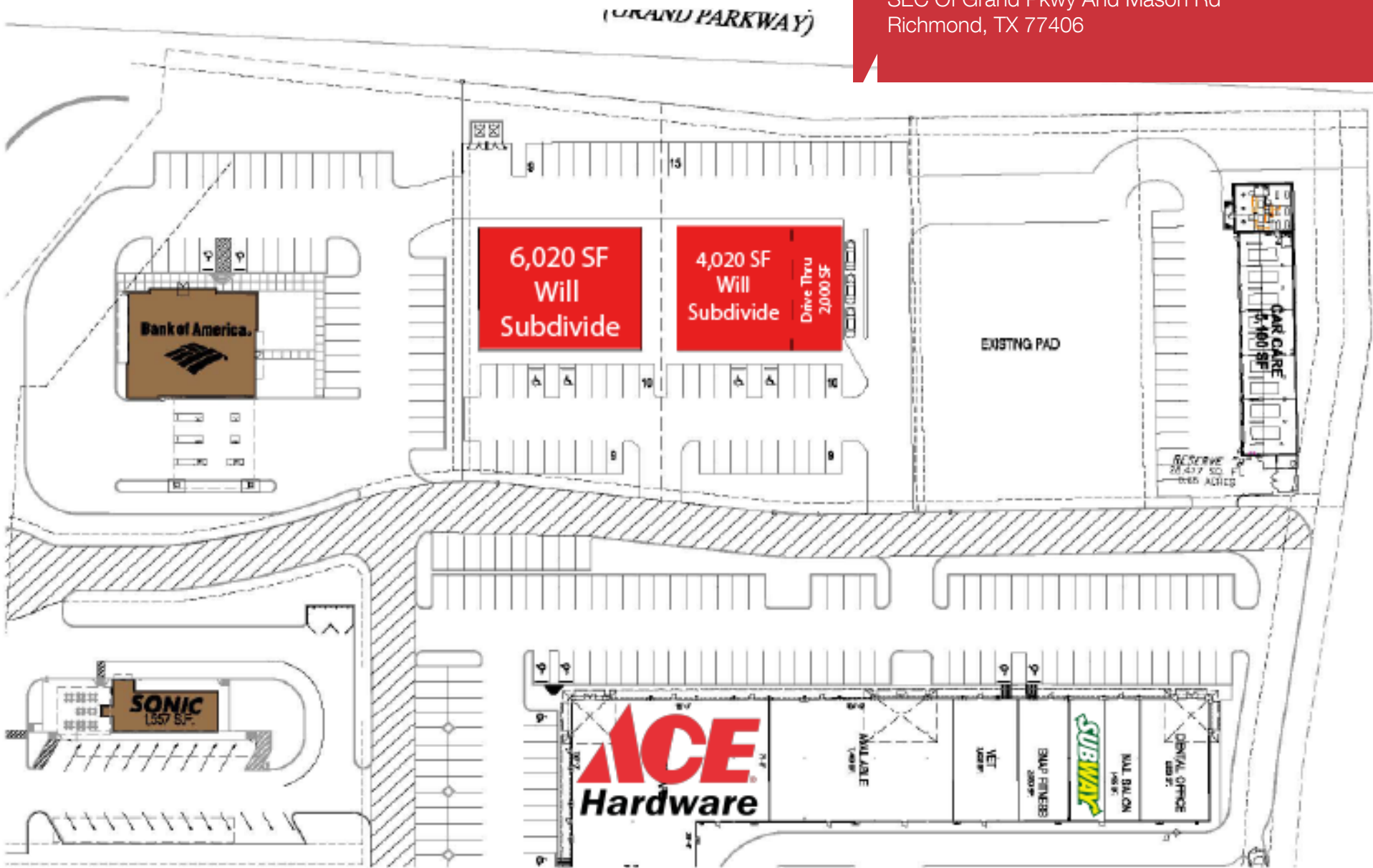


HOUSTON | AUSTIN | SAN ANTONIO

# For Lease

## Waterside Commons

SEC Of Grand Pkwy And Mason Rd  
Richmond, TX 77406



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  
fax 713 629 0504  
www.naipartners.com



HOUSTON | AUSTIN | SAN ANTONIO

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2016 NAI Partners. All rights reserved.

# For Lease

## Waterside Commons

SEC Of Grand Pkwy And Mason Rd  
Richmond, TX 77406



**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  
fax 713 629 0504  
www.naipartners.com



HOUSTON | AUSTIN | SAN ANTONIO

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2016 NAI Partners. All rights reserved.

# For Lease

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,249	31,460	113,138
MEDIAN AGE	35.7	34.7	34.0
MEDIAN AGE (MALE)	33.6	32.9	32.8
MEDIAN AGE (FEMALE)	38.1	36.5	35.0

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,411	9,996	33,330
# OF PERSONS PER HH	3.0	3.1	3.4
AVERAGE HH INCOME	\$114,366	\$106,210	\$107,210
AVERAGE HOUSE VALUE	\$202,152	\$203,782	\$218,476

RACE	1 MILE	3 MILES	5 MILES
% WHITE	68.2%	63.2%	58.4%
% BLACK	18.5%	20.3%	18.6%
% ASIAN	8.3%	10.7%	14.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% AMERICAN INDIAN	0.2%	0.3%	0.2%
% OTHER	2.4%	3.2%	5.9%

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
% HISPANIC	19.9%	21.7%	24.3%

\* Demographic data derived from 2010 US Census

\* Demographic data derived from 2010 US Census

## Jason Gaines

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

## Laura Diggs

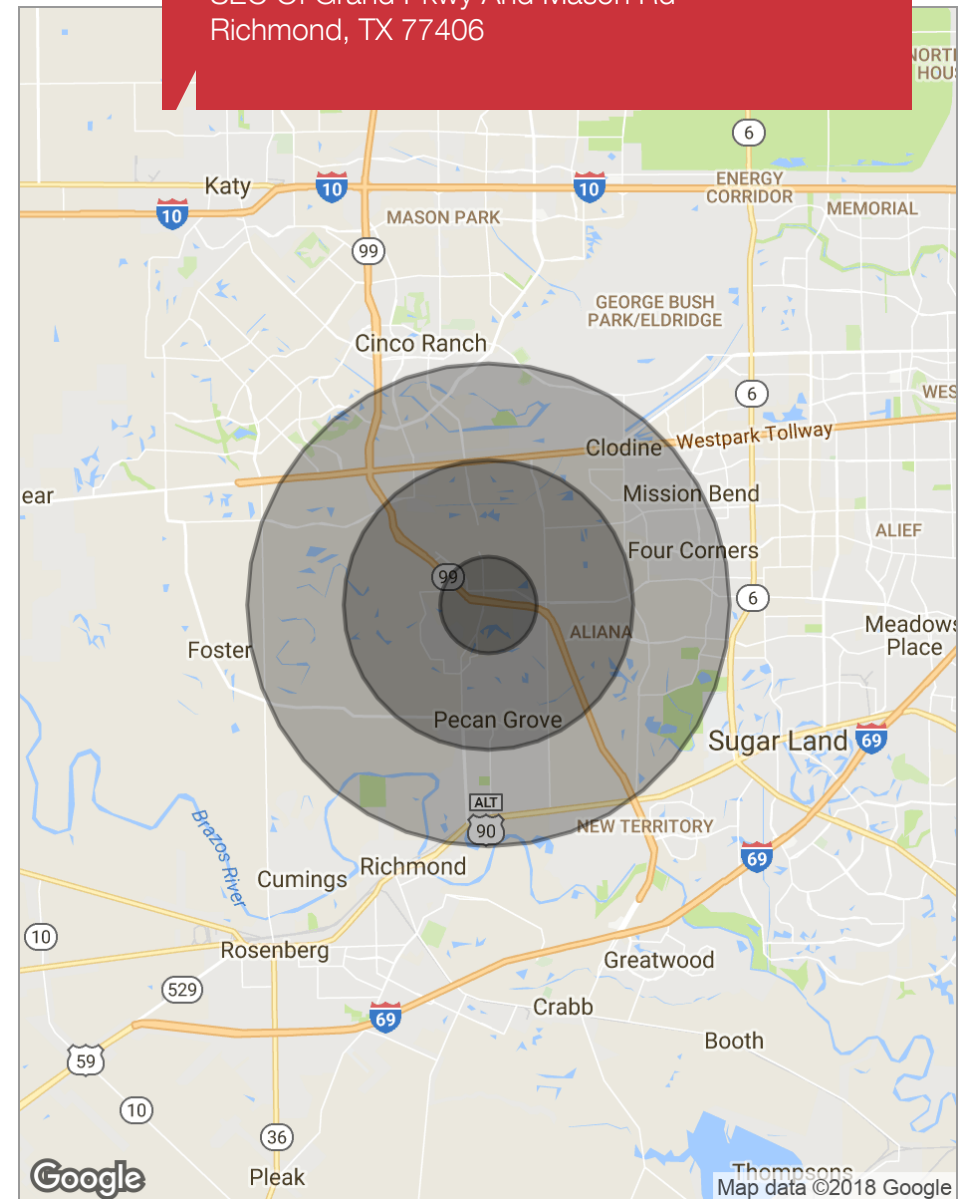
tel 713 985 4419  
 fax 832 448 2309  
 laura.diggs@naipartners.com

## NAI Partners

tel 713 629 0500  
 fax 713 629 0504  
 www.naipartners.com

## Waterside Commons

SEC Of Grand Pkwy And Mason Rd  
 Richmond, TX 77406



HOUSTON | AUSTIN | SAN ANTONIO



# 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.	_____ Email	_____ (713) 629-0500 Phone
---	---------------------------------	----------------	----------------------------------

#### Randy Wilhelm

_____ Designated Broker of Firm	_____ 409495 License No.	_____ randy.wilhelm@naipartners.com Email	_____ (713) 985-4626 Phone
------------------------------------	--------------------------------	---	----------------------------------

#### Randy Wilhelm

_____ Licensed Supervisor of Sales Agent/ Associate	_____ 409495 License No.	_____ randy.wilhelm@naipartners.com Email	_____ (713) 985-4626 Phone
---	--------------------------------	---	----------------------------------

#### Jason Gaines

_____ Sales Agent/Associate's Name	_____ 518855 License No.	_____ jason.gaines@naipartners.com Email	_____ (713) 985-4415 Phone
---------------------------------------	--------------------------------	--	----------------------------------

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

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

TAR 2501

IABS 1-0

PCR Brokerage Houston, LLC dba NAI Partners, 1900 W. Loop South, Suite 500 Houston, TX 77027  
Elke Laughlin

Phone: (713) 629-0500 Fax: (713) 629-0504

Jason Gaines\_IBS

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)