

# WEST JUNCTION SHOPPING CENTER

4978 HIGHWAY 6 NORTH  
HOUSTON, TX 77084



## LOCATION

- West Junction Center is a 66,617 square-foot neighborhood shopping center anchored by the 99 Cent Only Store & Davita Dialysis.
- The Center is extremely well located at the Northeast corner of State Highway 6 North and Keith Harrow Boulevard.
- Over 50% of the GLA is occupied by national tenants.
- Ample Parking

Source: Humble Chamber of Commerce

## SPACES AVAILABLE

**Suite 4996-A - 1,700 sq. ft.**

## TRAFFIC COUNTS

**Highway 6 South of Keith Harrow Blvd. = 50,500**  
**Keith Harrow Blvd. West of Highway 6 = 15,660\***

2014 Average Daily Traffic Counts except (\*) that are 2011 24-Hour Traffic Counts.

DEMOGRAPHICS	1 Mile Radius	3 Mile Radius	5 Mile Radius
Estimated Population	28,137	95,979	259,822
Household	8,950	29,486	79,462
Average Household Income	71,301	87,136	92,436



**CLARION PROPERTIES, LTD.**

**RANDY FERTITTA**  
MANAGER/ BROKER

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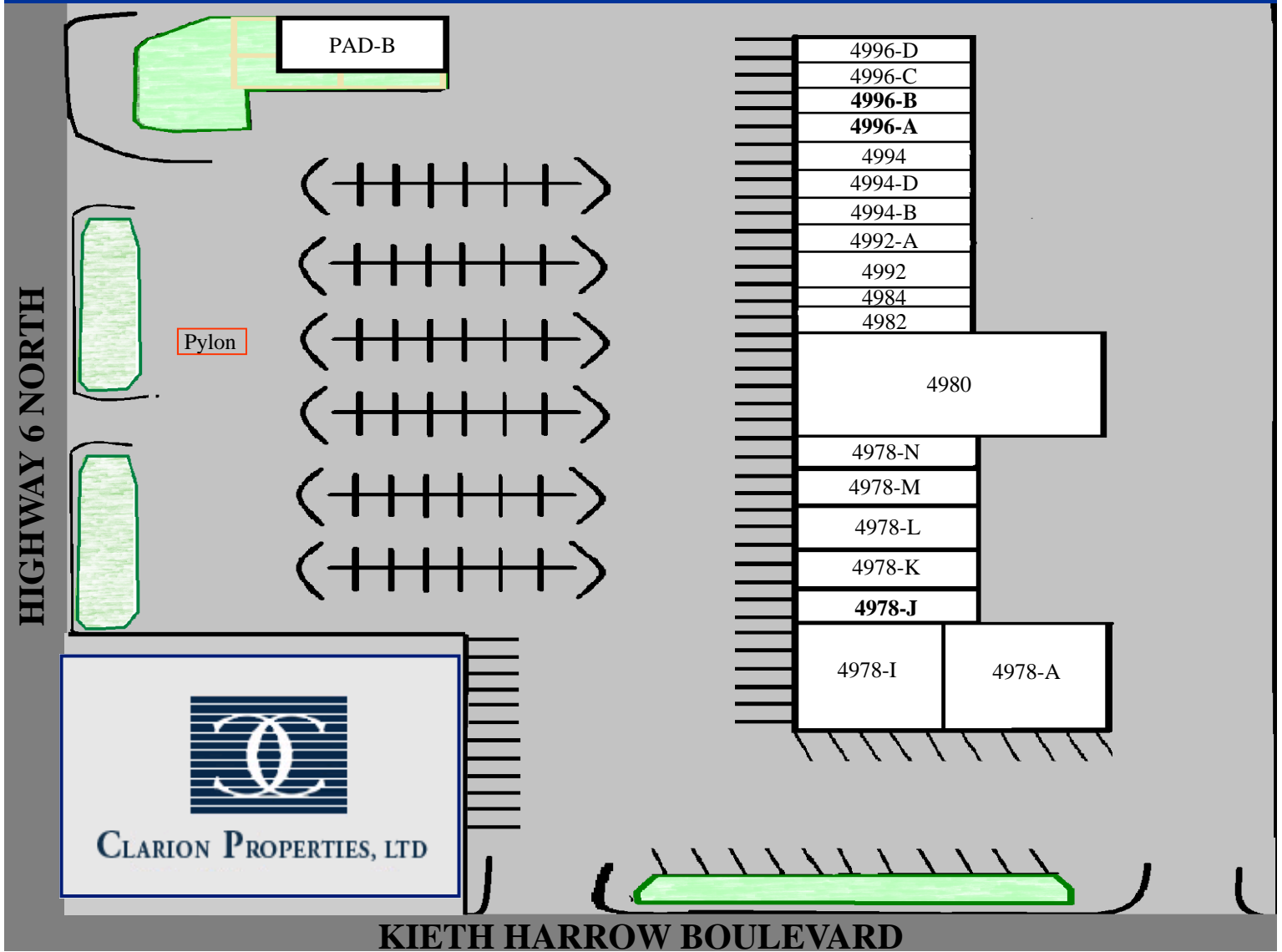
LEASING - COMMERCIAL BROKEAGE - CONSULTING

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## SITE PLAN



Suite	Tenant	Sq. Footage	Suite	Tenant	Sq. Footage
4978-A	Karate Academy	5,250	4992	Big Daddy BBQ Restaurant	3,360
4978-I	DaVita Dialysis Inc.	5,160	4992-A	Big Tex Graphics	1,000
4978-J	Oportun Financial Services	1,350	4994-B	K1 Beauty Supply	3,970
4978-K	Salon Gallery	1,540	4994-D	MTK Postal Services	1,050
4978-L	8 Star Hair Salon	1,400	4994	TNJ Nails & Spa	1,050
4978-M	Mi Tierra Tax Service	1,400	<b>4996-A</b>	<b>VACANT</b>	<b>1,700</b>
4978-N	Precision Point	1,050	4996-B	The 6 Barber Shop	980
4980	99Cents Only Store	27,855	4996-C	Bienesto de Salud Nutrition	990
4982	Bayou Vista Realty	1,400	4996-D	Middle East Food Store	1,190
4984	Polaco Tacos, Inc.	2,975	PAD-B	Little Caesar Pizza	1,947

# 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 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	