

Retail Space Available for Lease

Hamilton Plaza Shopping Center 12800 Veterans Memorial - Houston, Texas 77014



LOCATION

Located on Veterans Memorial at Bammel North Houston just South of FM 1960 West.

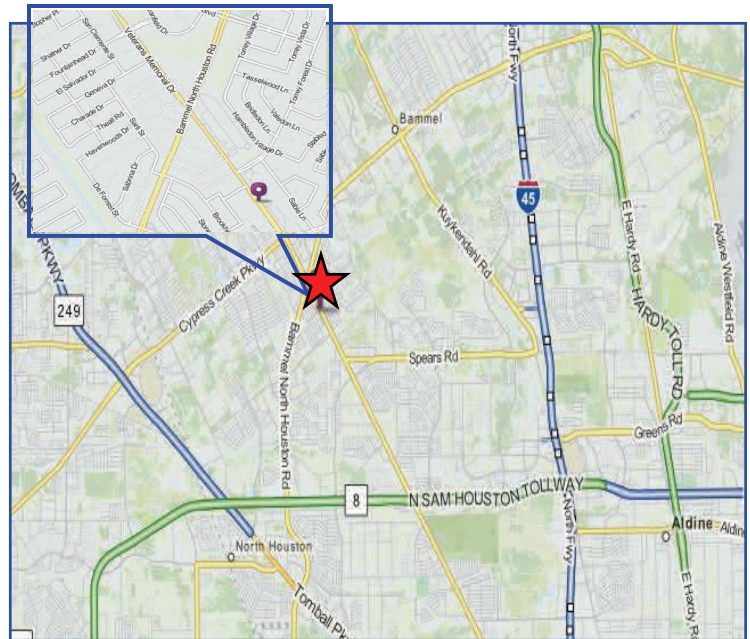
SPACES AVAILABLE

1,281 sq.ft. to 15,185 sq.ft.

TRAFFIC COUNTS

Veterans Memorial & Bammel:	28,070
Bammel North Houston & FM 1960:	29,162
FM 1960 & Veterans Memorial:	56,000

Source: Texas Department of Transportation



DEMOGRAPHICS

	1 Mi. Radius	3 Miles	5 Miles
Households	5,762	32,601	83,494
2004 Estimated Population	16,966	93,402	235,247
Average Household Income	\$64,285	\$78,577	\$77,120

Source: Claritas. All rights reserved. - 2004



CLARION PROPERTIES, LTD.

**RANDY FERTITTA
MANAGER/ BROKER**

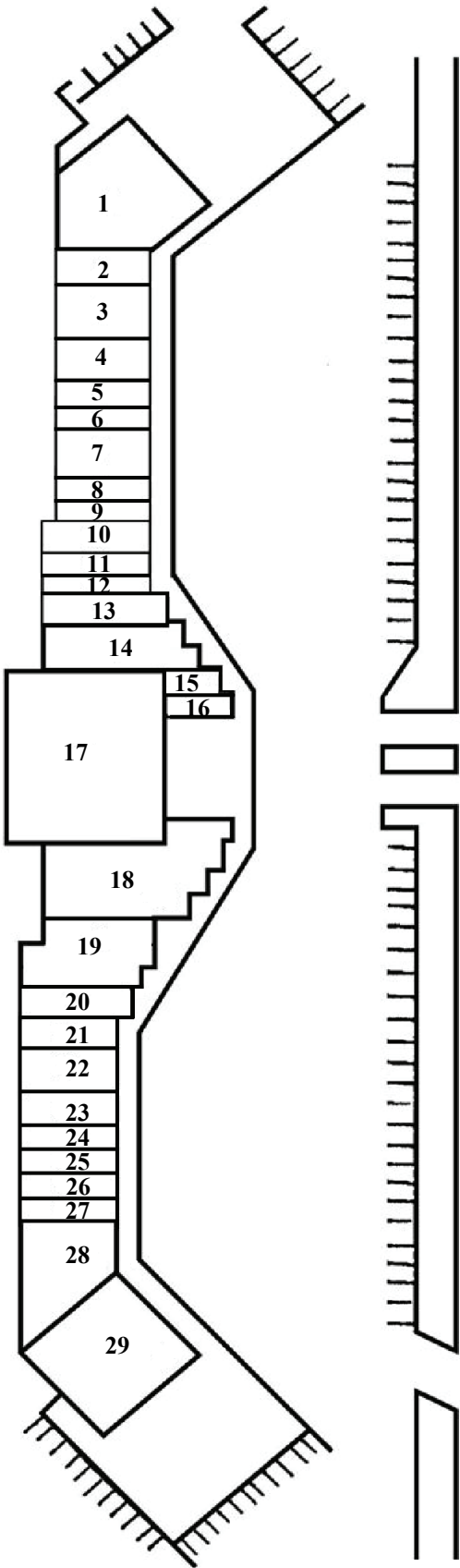
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LEASING - COMMERCIAL BROKERAGE - CONSULTING

Hamilton Plaza

Site Plan



No.	Address	Tenant	Sq. Ft.
1	12760	VACANT (END CAP)	6,540
2	12762	VACANT	1,281
3	12764	Kids Unlimited	3,915
4	12768	Inner Peace Church	2,600
5	12772	American Beauty Hair Salon	1,300
6	12774	Innerpeace Theology College	1,300
7	12776	Rigo's Sports Bar	2,600
8	12780	Fire & Ice Restaurant	1,460
9	12782	Fire & Ice Restaurant	1,300
10	12784	Dr. Lan (Podiatrist)	1,560
11	12786	Dynasty Darling's Dance	1,000
12	12788	Panaderia Central	1,300
13	12790	Metro Dental	1,600
14	12792/ 94	Villa Maya Restaurant	3,837
15	12796	Chicka Hair Salon	1,000
16	12798	Ice & Water Mart	1,000
17	12800	VACANT	15,185
18	12802/ 04	G&J African Grocery	6,144
19	12808	Brightway Adult Care Center	3,170
20	12812	Brightway Adult Care Center	2,886
21	12814	State Inspection	1,300
22	12816	Japan Car Care	2,600
23	12820	Concept Racing	1,300
24	12822	Sara Snooker & Hookah Lounge	1,300
25	12824	Sara Snooker & Hookah Lounge	1,300
26	12826	Vietnamese Sandwich Shop	1,300
27	12828	Law Office—David Nguyen	1,300
28	12830	Top Beauty College	3,700
29	12832	Mi Fiesta Banquet Hall	6,400



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	