

ABC REALTY ADVISORS

QUALITY SERVICE TODAY... RELATIONSHIPS FOR LIFE

FOR MORE INFORMATION:



DONNIE CHANG, CCIM

713-939-8181 X 118, 713-870-6888

CHANGDONNIE@GMAIL.COM

RETAIL SHOPPING CENTER | FOR SALE



PRICE REDUCED!!

CHATEAU DE L'AMOUR SHOPPING CENTER

LOCATED IN SOUTHWEST HOUSTON

EASY ACCESS TO WESTPARK TOLLWAY AND SURROUNDING REGIONS.

WWW.ABCAHOUSTON.COM
6830 WILCREST DRIVE, HOUSTON, TX 77072 | 713-939-8181

3330 DAIRY ASHFORD

HOUSTON, TX 77082

- **YEAR BUILT: 2005, YEAR RENOVATED: 2017**
- **LAND SIZE: 2.501 Acres or 108,946 +/- SF**
- **SIZE: 33,763 +/- SF NRA (per HCAD)**
- **OCCUPANCY: 100%**
- **CAP RATE: 9%**
- **PARKING SPACES: 175 spaces, all concrete. Ratio: 5 to 1**
- **TENANT MIX:**
 - Kim Son bda Chateau De L'Amour- 23,263 +/- SF
 - KSL Management (Kim Son) - 3,000 +/- SF
 - Kiddie excel Academy- 4,500 +/- SF
 - Liberty Center Chapel - 3,000 +/- SF
- **COMMENTS: Excellent Condition with attractive appearance, landscaped. Surrounded by the Shadowlake Development, West Houston Medical Center, new elementary school, retail and west of Royal Oak Country Club Community! Easy access to/from Westpark Tollway (1/2 mile).**
- **ASKING PRICE: ~~\$ 4,999,000~~ \$ 4,499,000**
- **CALL DONNIE CHANG FOR DETAILS**



Perennially voted “Best Vietnamese Restaurant” in Houston by the Houston Press, KIM SON has also garnered praise through a number of prestigious magazines, such as Bon Appétit, Esquire, and Food & Wine. Today, Mama La’s talent in the kitchen has paved the way for the KIM SON Restaurant Group to grow to four full-service restaurants, three banquet facilities, and four food court outlets throughout the Houston area. We hope that we meet - or exceed - your expectations when visiting any of our restaurants.

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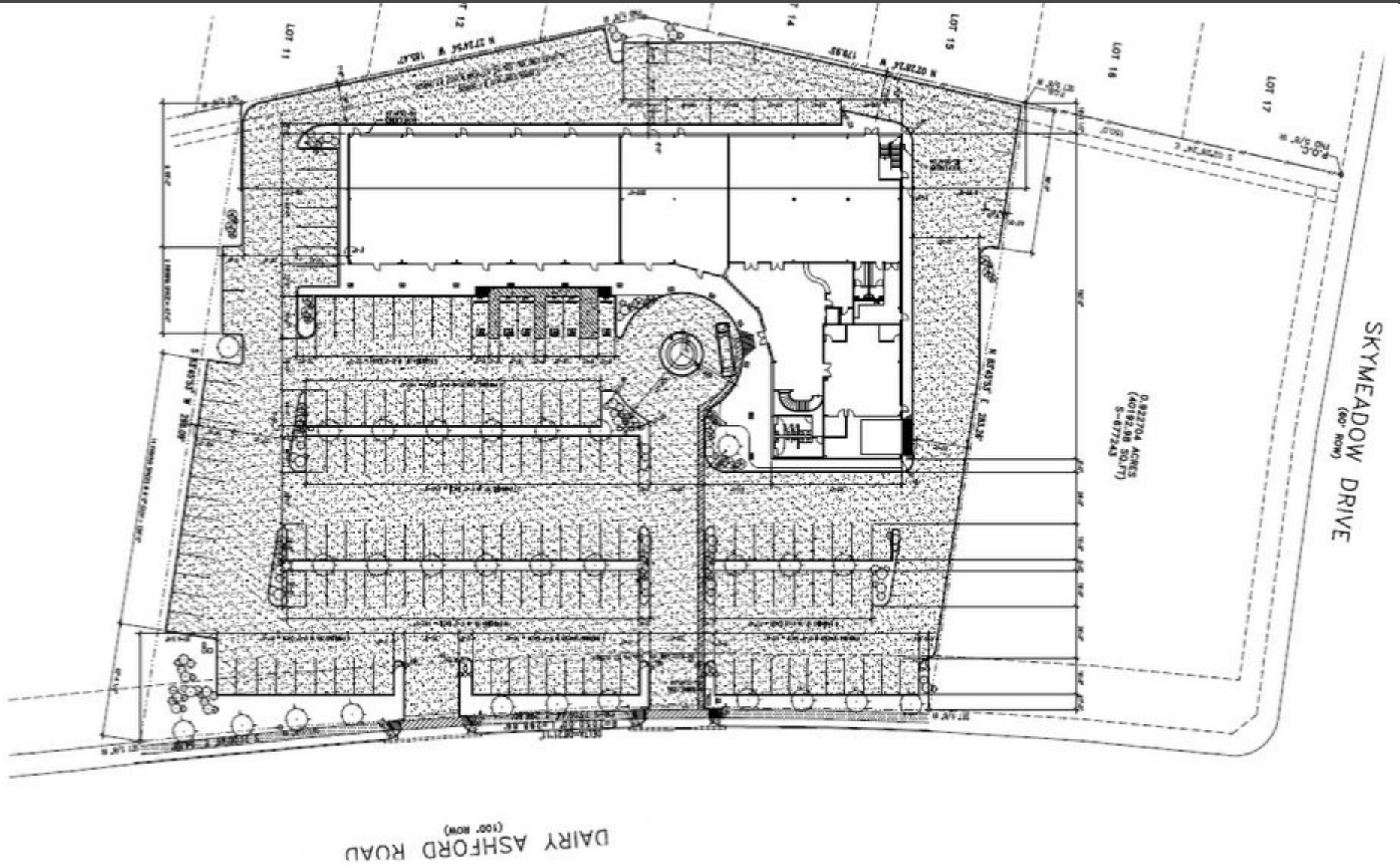
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INFORMATION ABOUT BROKERAGE SERVICES

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSE HOLDERS TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

Last Updated on January 22, 2018

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 BUYER/TENANT: 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.

ABC Advisors, Inc	438665	abcahouston@gmail.com	713-939-8181
Broker Firm Name	License No.	Email	Phone
Donald D. Chang		changdonnie@gmail.com	713-939-8181 x118
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jimmy Chang	515937	jimmy.chang@abcahouston.com	713-939-8181 x104
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date