



Marshall C. Bumpus

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Wellspring Commercial Real Estate

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The information contained herein was obtained from sources deemed reliable; however, Wellspring Commercial Real Estate makes no guarantees, warranties, or representations as to the accuracy or completeness or thereof. The presentation of this property is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

PROPERTY INFORMATION

LOCATION

Northwest corner of Cinco Ranch Blvd
& Peek Rd in Katy, Texas 77494

LEASE RATE

Call for Pricing

AVAILABLE

100% Leased!

2019 DEMOGRAPHICS

	Total Population	Daytime Population	AVG HH Income
1 mi	14,151	13,622	\$159,914
3 mi	128,187	96,566	\$135,995
5 mi	284,272	223,019	\$134,976

TRAFFIC COUNTS




Cinco Ranch Blvd: 24,082 VPD
(TXDOT 2016)

Grand Pkwy: 130,200 VPD (TXDOT 2018)

PROPERTY INFORMATION

- Shopping center situated in the heart of Katy.
- Located across Cinco Ranch Blvd from Sprouts and Lifetime Fitness.
- Across Grand Parkway from La Centerra and Cinco Ranch High School.
- Easy access to Grand Parkway.

SITE PLAN

restore HYPER WELLNESS + CRYOTHERAPY Suite 23116 +/-2,679 SF	 SOUTHERN DIVAS BOUTIQUE Suite 23114 +/-1,942 SF	REFLEXOLOGY Suite 23112 +/-1,100 SF	 Top Interiors FLOORING, KITCHEN AND BATH Suite 23110A +/-1,265 SF	 SUPER SLOW ZONE YOUR PREMIER PERSONAL WELLNESS & EXERCISE STUDIO Suite 23110 +/-1,470 SF	Karma Kolache Suite 23108 +/-1,275 sF	\$1.69 Cleaners Suite 23106 +/-1,975 sF
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PEEK ROAD

CINCO RANCH BLVD



FACING NORTH



FACING SOUTH



FACING WEST



99 TEXAS

99 TEXAS

130,200 VPD

24,032 VPD

WELLSPRING COMMERCIAL REAL ESTATE

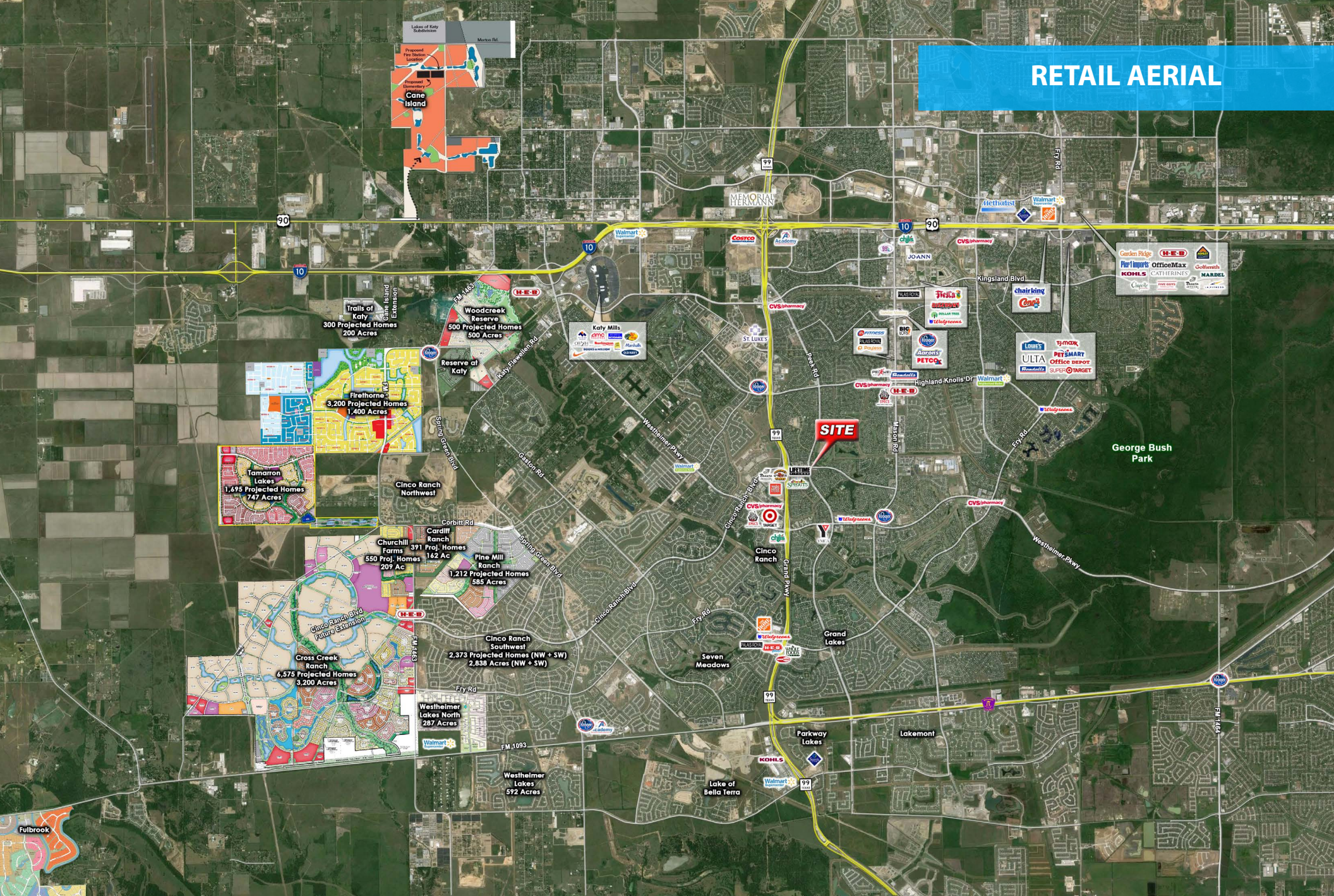
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FACING EAST



RETAIL AERIAL





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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0