

# SPRING PINES SHOPPING CENTER

SWC SPRING CYPRESS RD & HOLZWARTH RD | NEAR EXXON MOBIL CAMPUS | SPRING, TX



## CONTACT

Christie Amezquita, CCIM  
T 713.782.9000 ext. 1016  
christie@read-king.com

Cort King  
T 713.782.9000 ext. 1017  
cort@read-king.com

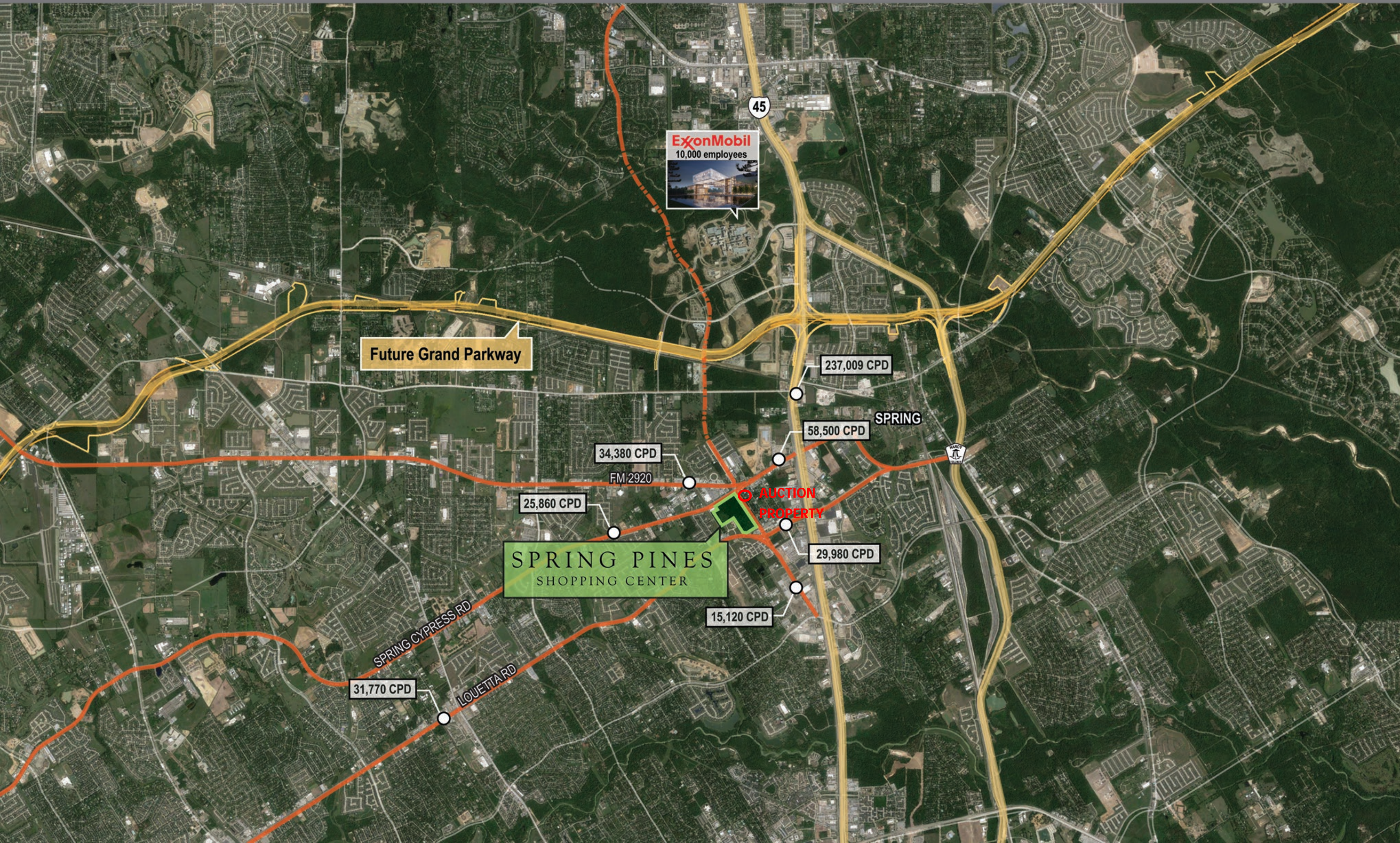
A DEVELOPMENT OF RHS INTERESTS, LLC

**RHS** Interests, LLC  
www.rhsint.com

Read King | 5850 San Felipe, Suite 490 | Houston, TX 77057 | T 713.782.9000

www.read-king.com

Read King  
Commercial Real Estate



Future Grand Parkway

**ExxonMobil**  
10,000 employees

237,009 CPD

SPRING

58,500 CPD

34,380 CPD

FM 2920

25,860 CPD

AUCTION PROPERTY

SPRING PINES  
SHOPPING CENTER

29,980 CPD

15,120 CPD

31,770 CPD

SPRING CYPRESS RD

LOUETTA RD





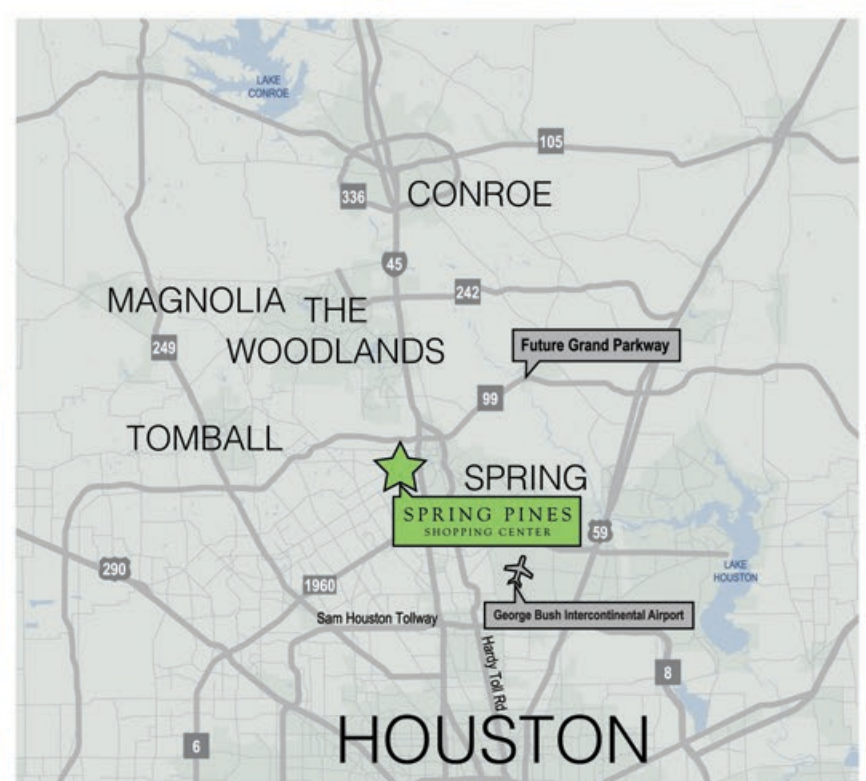
**DEMOGRAPHICS**  
2000-2010 Census, 2014 Estimates with 2019 Projections

	1 Mile	3 Miles	5 Miles
Active Population (06-2015)	8,315	76,146	225,019
Estimated Households	1,653	24,599	78,376
Est. Avg. Household Income	\$88,642	\$87,566	\$85,403
Daytime Demos: Employees	1,355	19,130	63,222

**TRAFFIC COUNTS**

Intersection	Count
Spring Cypress W of Holzwarth	25,860 CPD
FM 2920 E of Holzwarth	58,000 CPD
Holzwarth S of Spring Cypress	15,120 CPD

2011 24-Hour Traffic Counts.





## 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](http://www.trec.texas.gov)

IABS 1-0

\*All logos displayed are for identification purposes only and may be trademarks of their respective companies.

Although Read King Commercial has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. Any references to square footage or age are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. Read King Commercial shall have no liability or responsibility to any party for any loss or damage arising from reliance by any party on the information contained herein.

Demographics: 2000-2010 Census, 2014 Estimates with 2019 Projections Calculated using Proportional Block Groups ©2015, Sites USA, Chandler, Arizona, 480-491-1112. Demographic Source: Applied Geographic Solutions 08/2014, TIGER Geography.

POSTALCOUNT PRO: DELIVERY STATISTICS as of 12-2014. Traffic Counts: 2011 24-Hour Traffic Counts.

**Read King**  
Commercial Real Estate