

**FOR
LEASE**

RETAIL/OFFICE SPACE FOR LEASE ON LOUETTA ROAD

RENDERING OF UPCOMING RENOVATION



LAKWOOD RETAIL CENTER

**FOR MORE INFORMATION,
PLEASE CONTACT:**

**BILL HAVEY
BROKER
713.202.0700
BILLHAVEY@SBCGLOBAL.NET**

12215 Heatherwick Drive,
Cypress, TX 77429



TOTAL AVAILABLE SF: +/- 2,000 SF
(Two spaces)

LEASE RATE: \$ 18.00 +(NNN)

BUILDING SIZE: +/- 10,199 SF

YEAR BUILT: 1982

MARKET: Northwest

SUBMARKET: Cypress / Vintage

PROPERTY OVERVIEW

Retail/Office Spaces For Lease in +/- 10,000 SF Retail Center on Louetta Road

PROPERTY HIGHLIGHTS

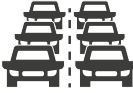
- Two +/- 1,000 SF retail/office spaces available in well-established Lakewood Forest area neighborhood retail center
- TI allowance available for long-term leases
- Located on the northwest corner of Louetta Road and Heatherwick Drive, less than 2 miles west of SH 249
- Excellent visibility in high traffic residential area with average traffic of over 27,580 vehicles per day on Louetta Road
- Located in high density residential area with easy access to Hewlett Packard, Vintage Park, & St. Luke's at The Vintage
- Full demographic package available

LOUETTA ROAD




HEATHERWICK DRIVE


MULTI-TENANT
CENTER


27,580 VEHICLES
PERDAY


4-WAY LIGHTED
HARD CORNER


10,199 SF
BUILDING


5:1,000
PARKING RATIO
50 parking spaces


NNN
LEASES

LAKWOOD RETAIL CENTER

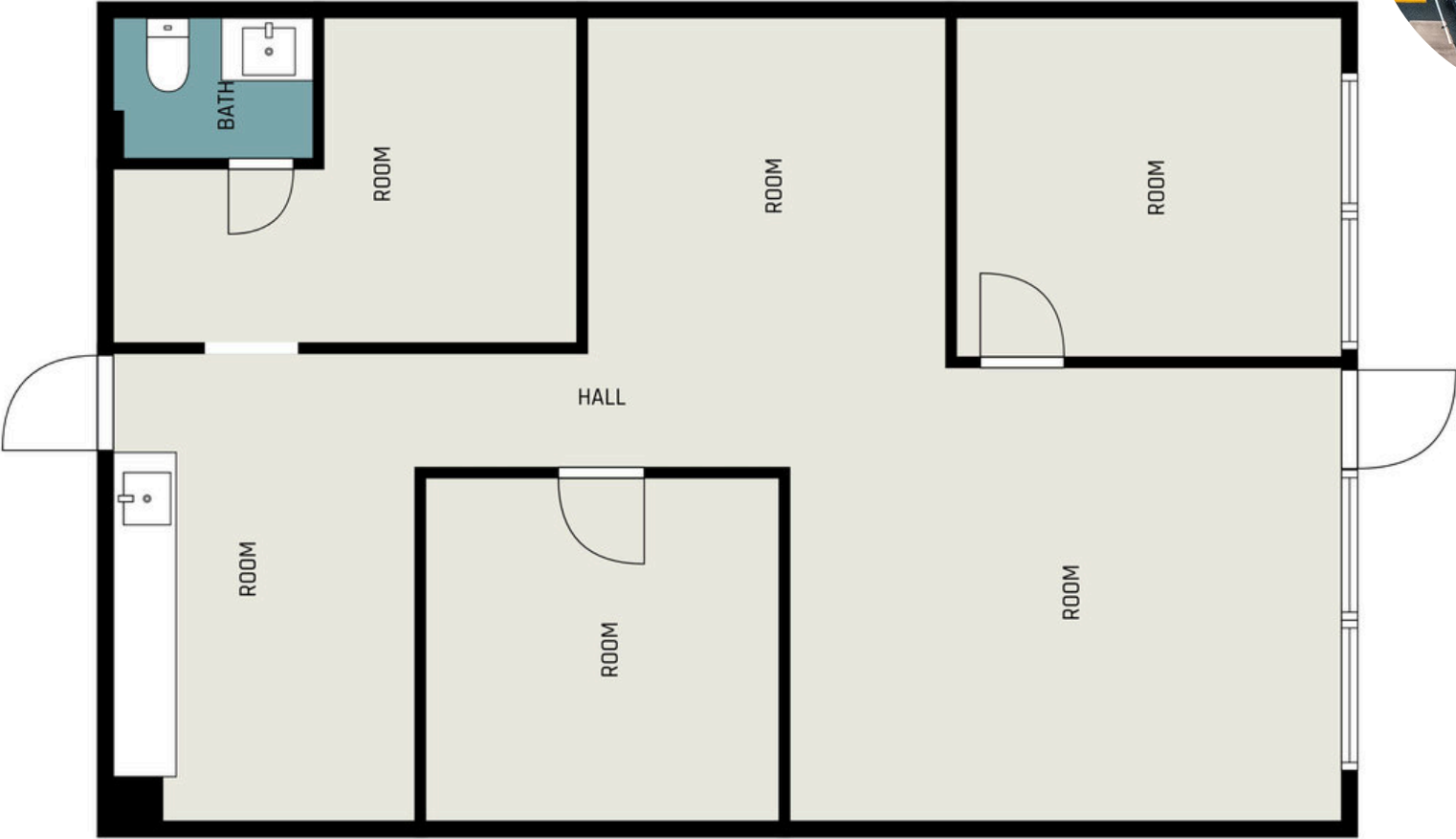


LAKWOOD RETAIL CENTER

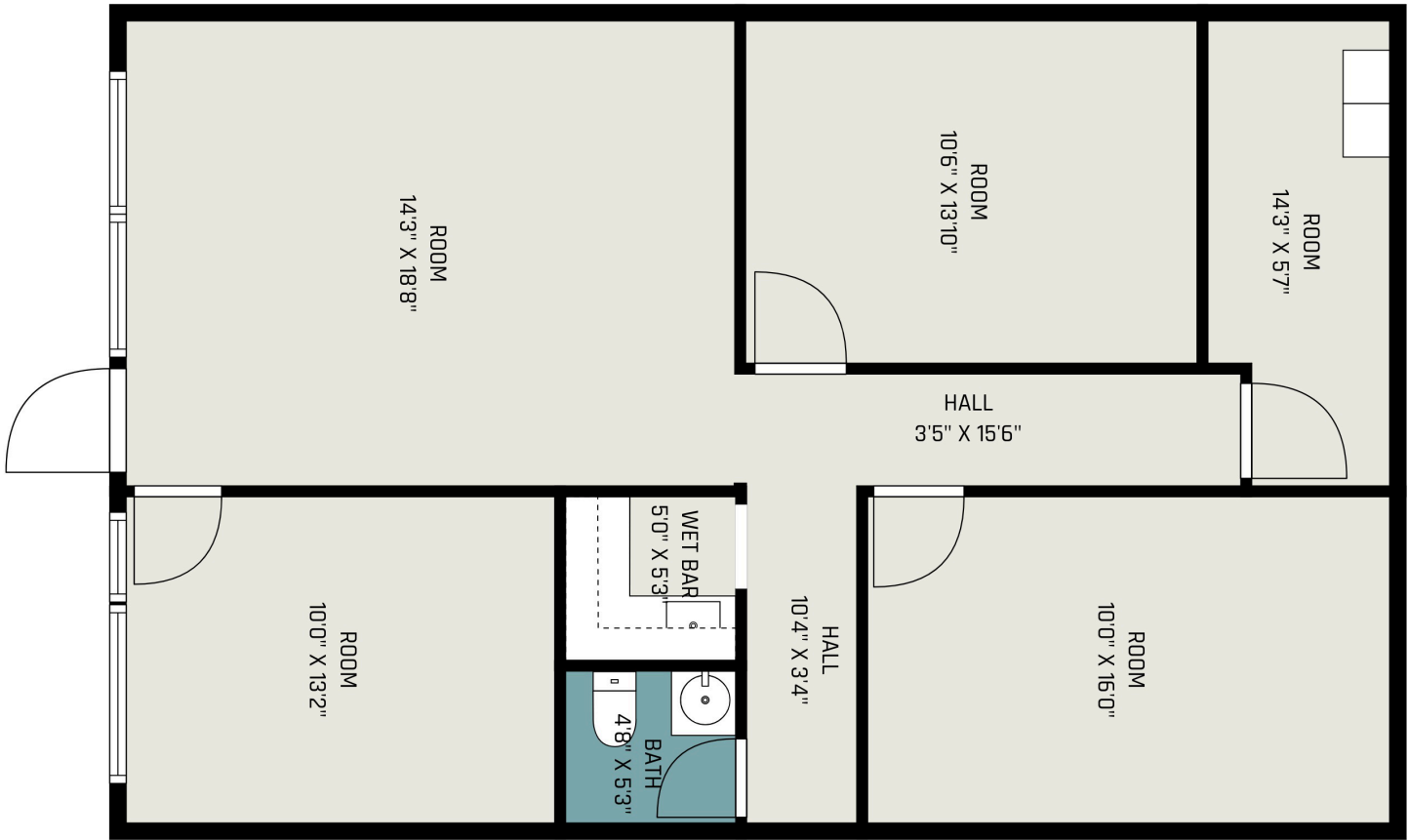


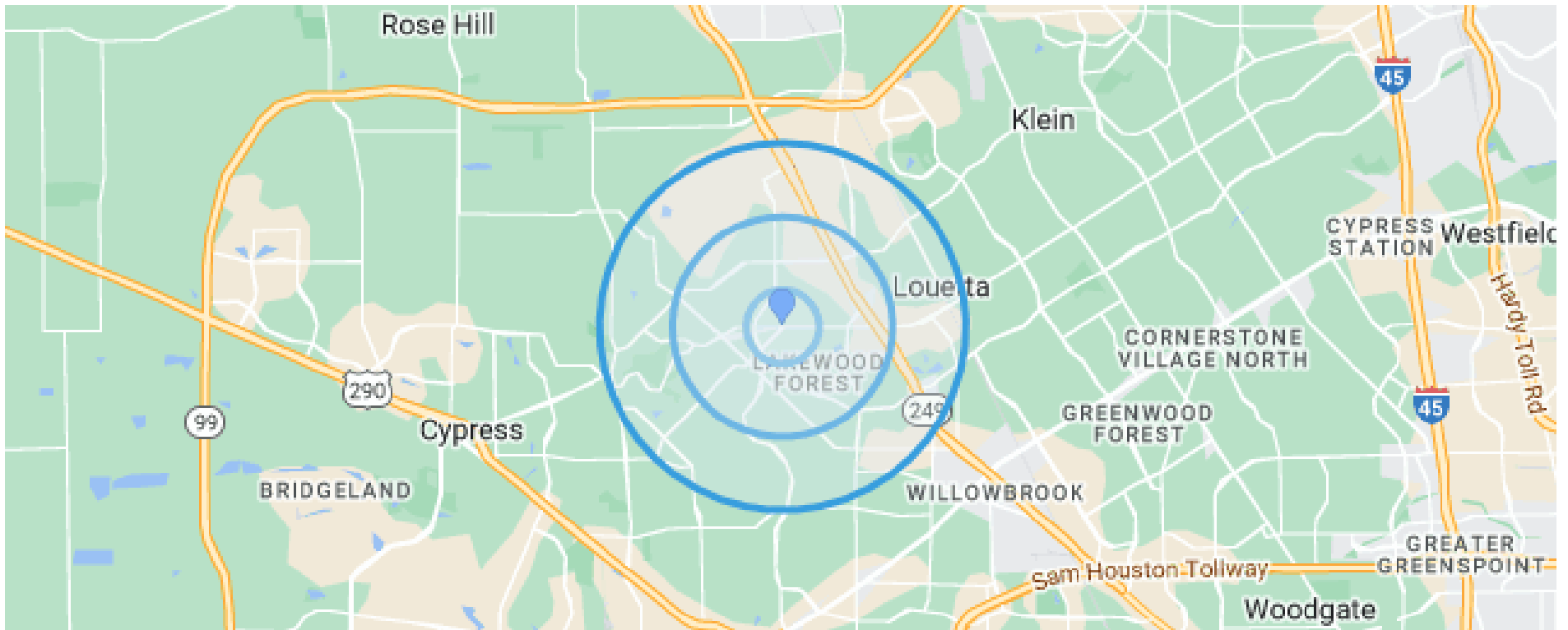
LAKEWOOD RETAIL CENTER

12211



12203

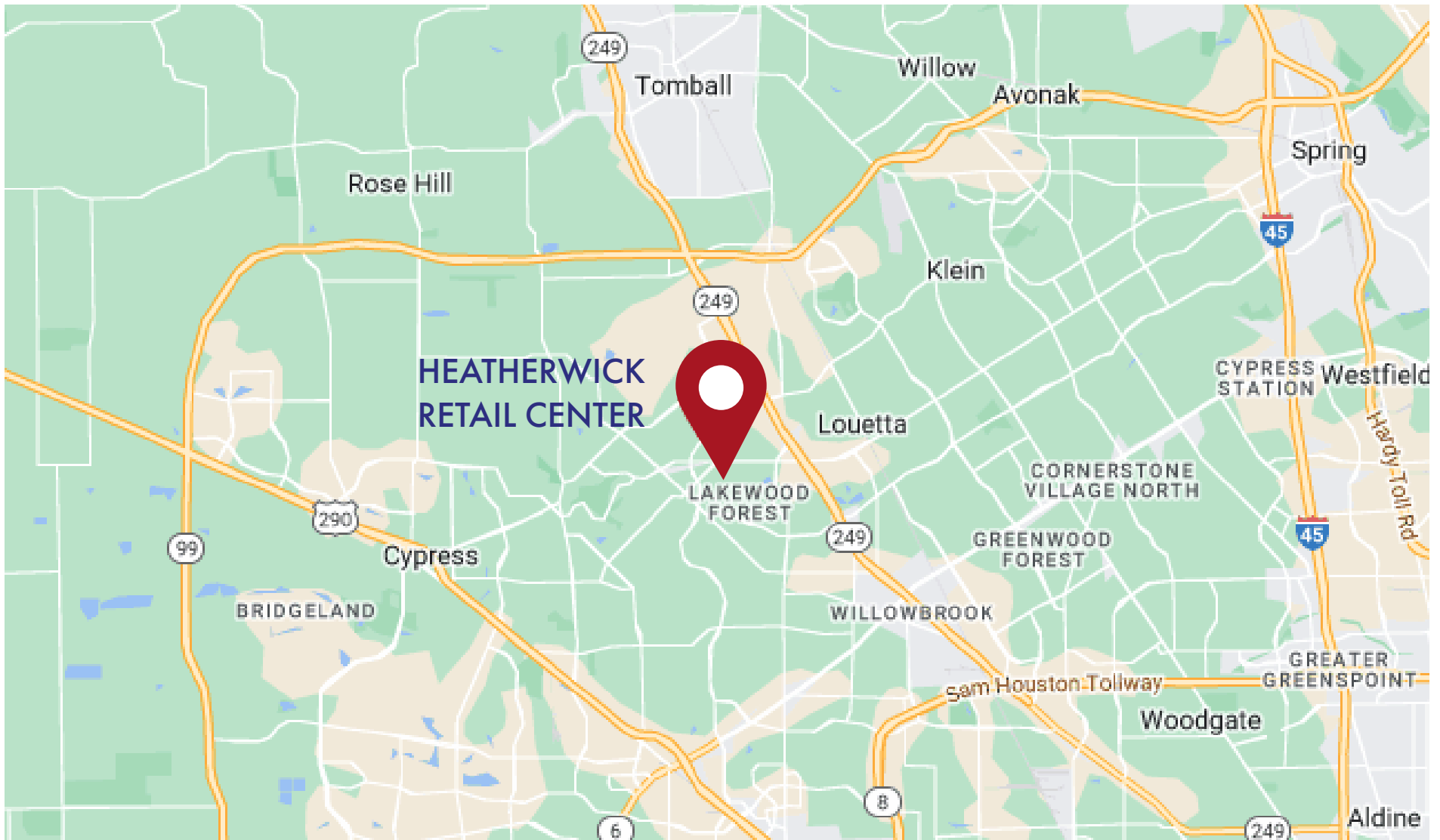




POPULATION	1 MILE	3 MILE	5 MILE
Total Population	16,750	81,961	250,139
Median age	45.3	37.2	35.9
Median age (Male)	45.5	36.7	35.2
Median age (Female)	45.1	37.7	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILE	5 MILE
Total households	5,944	29,696	89,016
# of persons per HH	2.82	2.76	2.80
Average HH income	\$180,141	\$149,629	\$140,456
Average house value	\$201,733	\$196,592	\$186,667

*Demographic data valid as of January 2020 and is derived from US Census and other official government sources



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Information About Brokerage Services

Texas law requires all real estate licensees 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 services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
William Havey	390387	billhavey@sbcglobal.net	
License Holder Name or Sales Agent/Associate			
n/a			
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

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Bill Havey

Information available at www.trec.texas.gov
IABS 1-0 Date

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