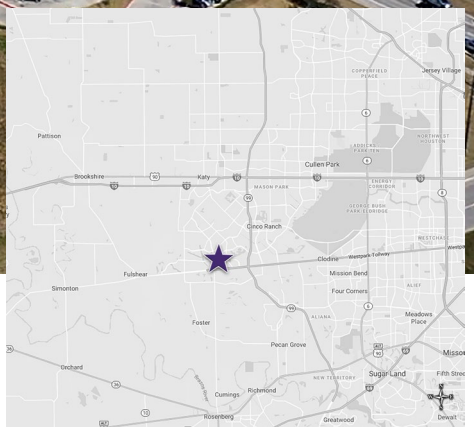
NEW | REGIONAL | PLANNING



New Retail Center in Cinco Ranch

- New Retail Development
- Approximately 7,980 SF of restaurant and retail space available
- Positioned to serve fast growing master-planned communities including Cinco Ranch and Cross Creek
- Located off FM 1093 on the SWC of Spring Green Blvd & Cinco Terrace Dr
- Next to the new Lowe's Home Improvement & across from the Kroger / Academy anchored shopping center
- Please call to discuss price

LOCATION

Cinco Terrace Dr. & Spring Green Blvd.

BUILDING TYPE

Retail Center

AVAILABLE

1,400 SF - 7,980 SF Available

Contact Dana Thompson

713.521.4202
dthompson@newregionalplanning.com

Contact Blake Tartt III

713.523.2929
btartt@newregionalplanning.com

This property is subject to prior sale, lease or financing, change in price, rental or other conditions, corrections, errors, omissions or removal from the market without notice. All information contained in this property packet, while based on and supplied by sources deemed reliable, is not, in any way, warranted or guaranteed, either expressed or implied by New Regional Planning, Inc. All information contained herein should be verified to the satisfaction of the person(s) replying thereon. This property packet is solely for informational purposes and under no circumstances whatsoever should be deemed a contract, note, memorandum or any other form of binding commitment.

Retail Center in Cinco Ranch

CINCO TERRACE DR. & SPRING GREEN BLVD.
13,880 SF RETAIL CENTER

Traffic Counts

SPRING GREEN BLVD.
South of FM 1903
14,169 VPD

FM 1093
South of Cinco Terrace Dr.
20,767 VPD

Demographics

POPULATION
181,616 (5 mi)

HOUSEHOLDS
57,131 (5 mi)

AVERAGE HH INCOME
$160,978 (5 mi)

FOR MORE INFORMATION, PLEASE CONTACT

DANA THOMPSON | dthompson@newregionalplanning.com | 713.521.4202

BLAKE TARTT III | btartt@newregionalplanning.com | newregionalplanning.com | 713.523.2929

1600 West Loop South, Suite 600 | Houston, TX 77027

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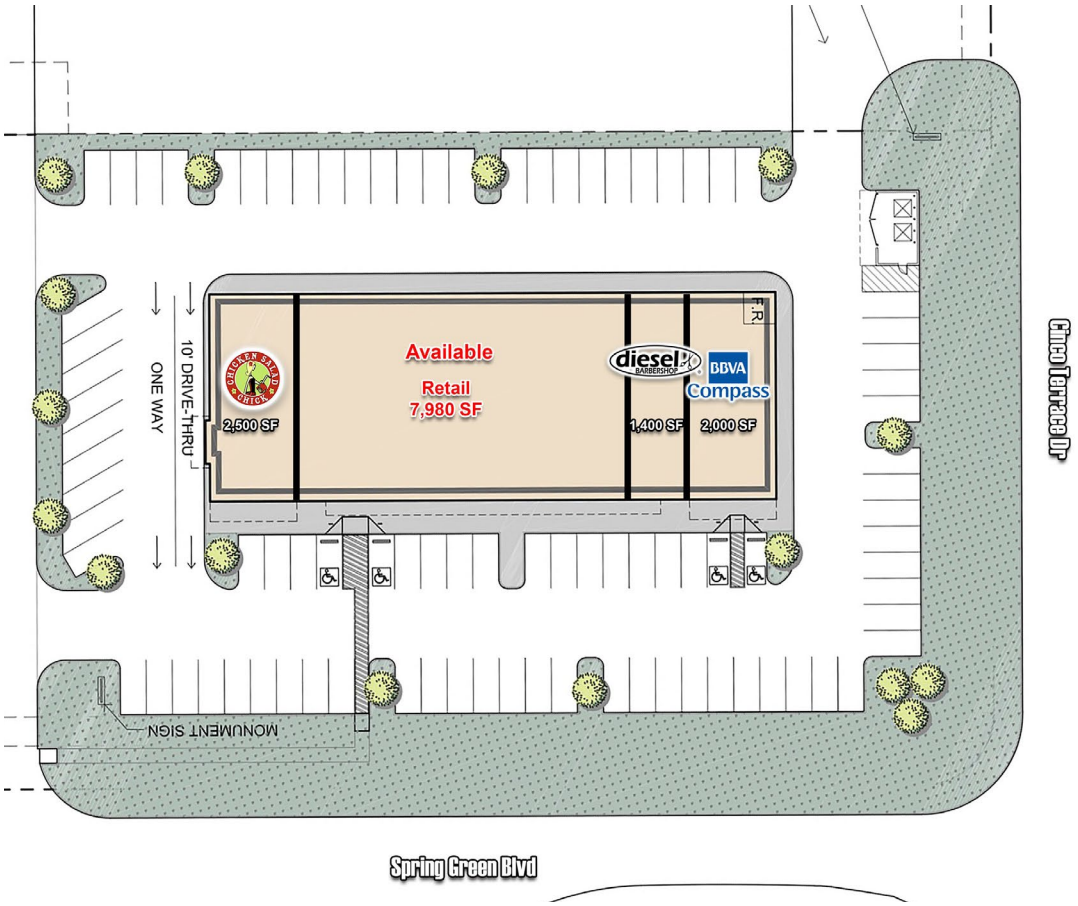

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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