

Cinco Ranch Plaza 1

SUITE 200

Vista

24124 Cinco Village Center Blvd. Suite 200
Katy Texas 77494

PROPERTY HIGHLIGHTS

- 1,683 SF Available
- Excellent location next to LaCenterra at Cinco Ranch and across from Cinco Ranch Junior High & High Schools
- Easy access to the Grand Parkway
- Surrounded by national retailers
- Solid demographics in a growing area
- Lease Rate: \$26.00 PSF NNN



CO-TENANTS IN LACENTERRA AT CINCO RANCH



DEMOGRAPHICS

	2018 Total Population	Average HH Income	5 Yr Proj. Growth
1-mile	2,003	\$162,945	15.1%
3-mile	128,009	\$144,350	15.5%
5-mile	273,915	\$140,914	18.55%

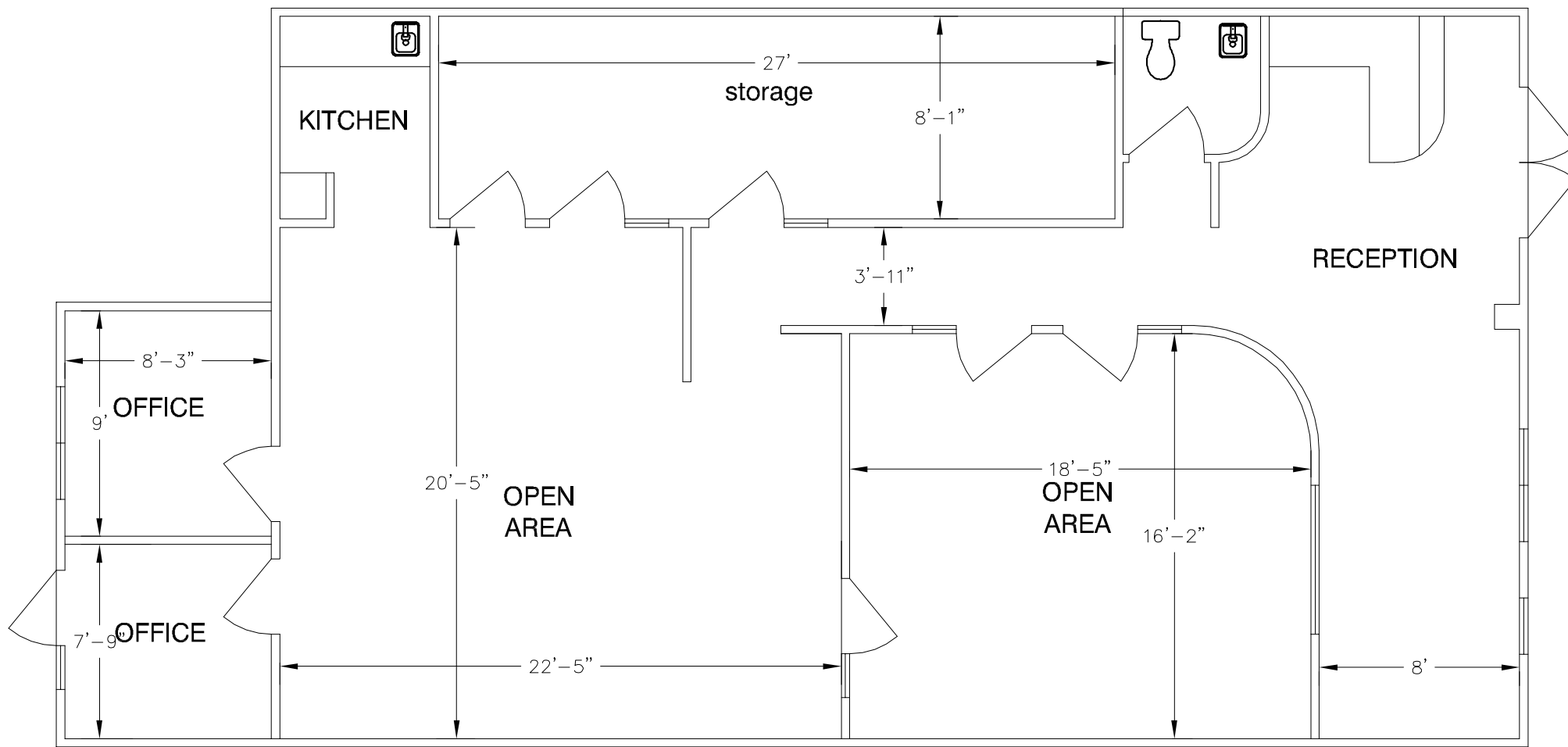
TRAFFIC COUNTS

Cinco Ranch Blvd:
24,350 VPD ('17)

Grand Parkway:
94,923 VPD ('17)

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This document is for information only and may not be used for regulatory approval, permit or construction. Dimensions are based off of existing documents and are approximate. Field verification of measurements is required.

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This information is believed reliable but we make no guarantee, warranty or representation about its accuracy and completeness, prior sale, lease and withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness.

Toni Ryan | toni@vistahouston.com | 281.531.5300 x102

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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.

11-2-2015



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.

Vista Management	369220	Woody@VistaHouston.com	281-560-7308
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Woody Mann Jr	203603	Woody@VistaHouston.com	281-560-7308
Designated Broker of Firm	License No.	Email	Phone
n/a	n/a	n/a	n/a
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Toni Ryan	483525	Toni@VistaHouston.com	832-642-4703
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date