

THE PLAZAS AT THE PARKWAY

1111 & 1127 ELDRIDGE PKWY - HOUSTON, TEXAS

Vista

SEC of Eldridge Pkwy & Enclave Pkwy
Houston, Texas 77077

PROPERTY HIGHLIGHTS

- 43,491 SF Retail Building
- 1,263 SF & 1,680 SF 2nd Gen Spaces Available
- Frontage on Eldridge Pkwy
- Monument Signage Available
- Located in the heart of the Energy Corridor which boasts of over 23 million SF of office space with 94,000 employees
- Surrounded by upscale apartments & residential neighborhoods
- Current tenants include: Bank of America, Josephine's Day Spa, Houston BBQ, The UPS Store, Beans Cafe, Hugh O'Connors Pub & more
- Area retailers include Kroger, Hallmark, Chase, BBVA Compass, IBC Bank, Member's Choice Credit Union, Walgreens, LA Fitness & more
- Energy Corridor corporate headquarters is home to Sysco, BP, Southwest Toyota Group, Citgo, Global Santa Fe and many more
- Call for Pricing



DEMOGRAPHICS

	Total Population	Average HH Income	Daytime Population
1-mile	16,909	\$134,045	24,912
3-mile	106,471	\$114,067	126,178
5-mile	262,791	\$102,082	312,023

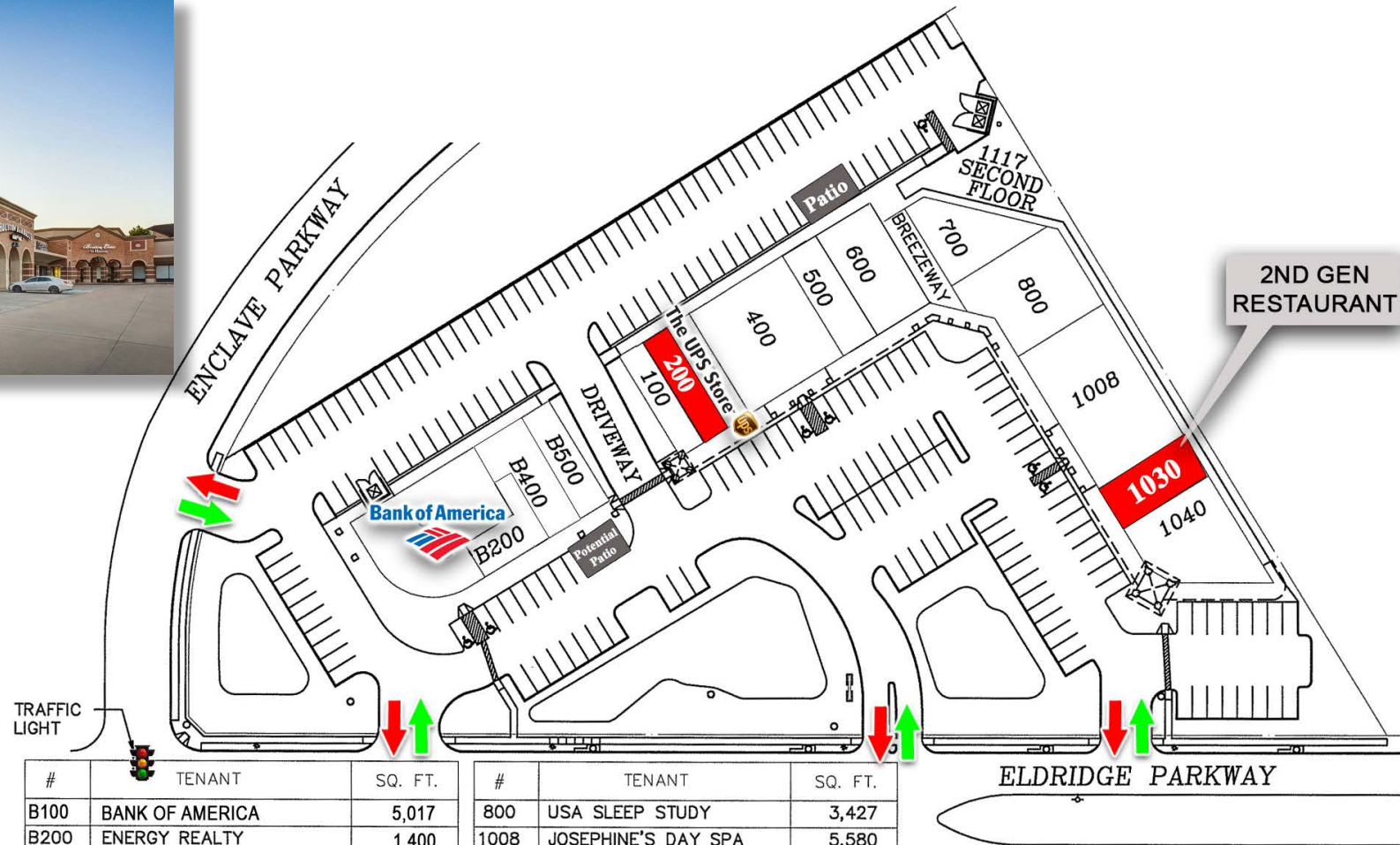
TRAFFIC COUNTS

Eldridge Pkwy 40,264 VPD ('16)	Enclave Pkwy 9,746 VPD ('16)
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#	TENANT	SQ. FT.
B100	BANK OF AMERICA	5,017
B200	ENERGY REALTY	1,400
B400	LEASE UNDER NEGOTIATION	1,550
B500	LEASE UNDER NEGOTIATION	1,533
100	BEANS CAFE	1,470
200	AVAILABLE IN 30 DAYS	1,263
300	THE UPS STORE	1,470
400	HOUSTON BARBECUE CO.	3,955
500	CIGAR TOWNE	1,400
600	HUGH O'CONNORS PUB	2,560

#	TENANT	SQ. FT.
800	USA SLEEP STUDY	3,427
1008	JOSEPHINE'S DAY SPA	5,580
1030	AVAILABLE	1,680
1040	MARK M. GRAY, DDS	3,326
	COMMON AREA	972
		38,941
1117	THE VISTA COMPANIES	5,010
700	VISTA R.E.D.	2,338
	TOTAL	43,951

SITE PLAN
SCALE: 1" = 60'-0"

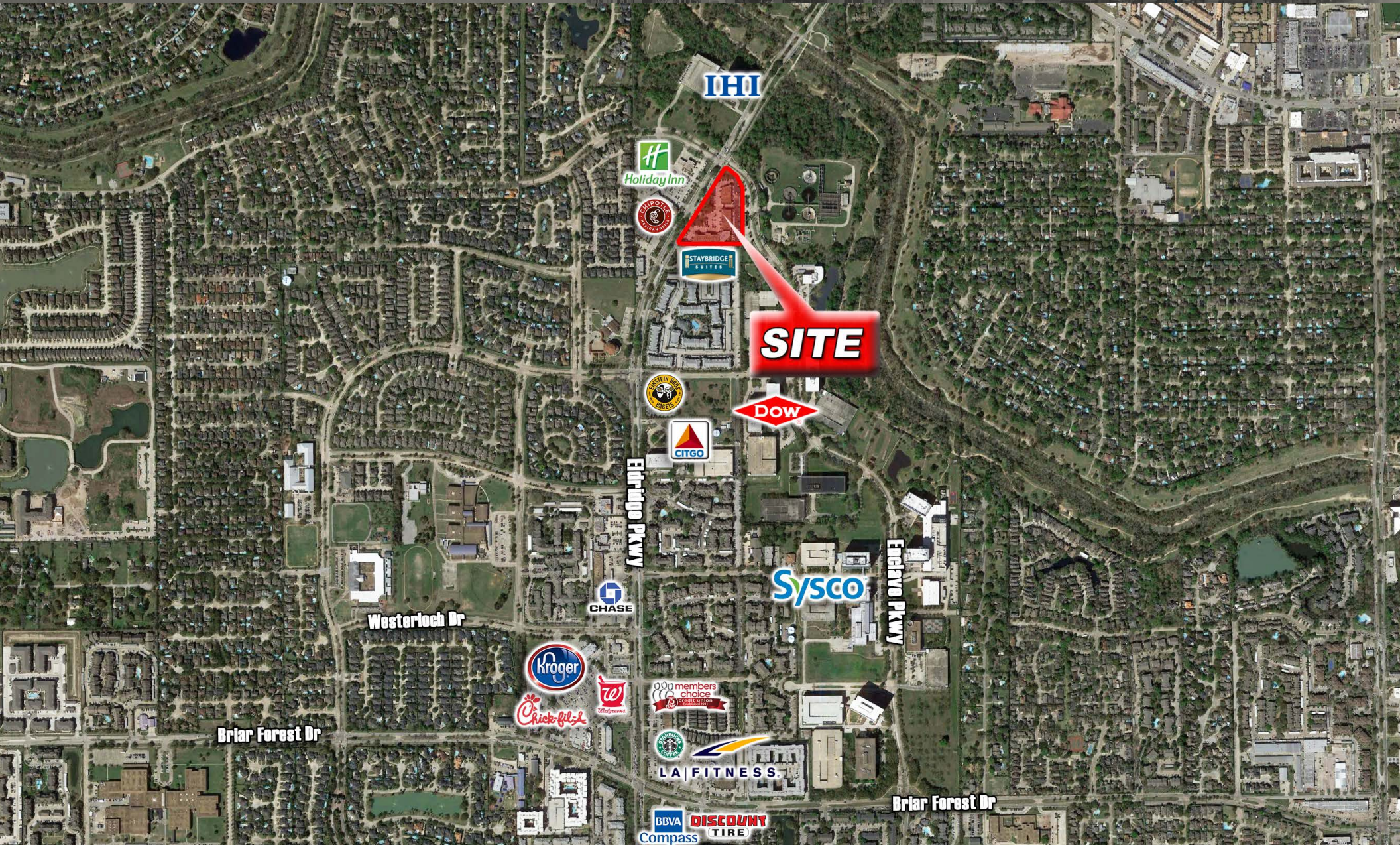
DEVELOPMENT SYNOPSIS

PARCEL	LAND AREA	BLDG. AREA	PARKING PROVIDED	PARKING RATIO	DENSITY %
RETAIL	187,605 S.F.	43,941 S.F.	215 CARS	4.9 /1000	23.4 %

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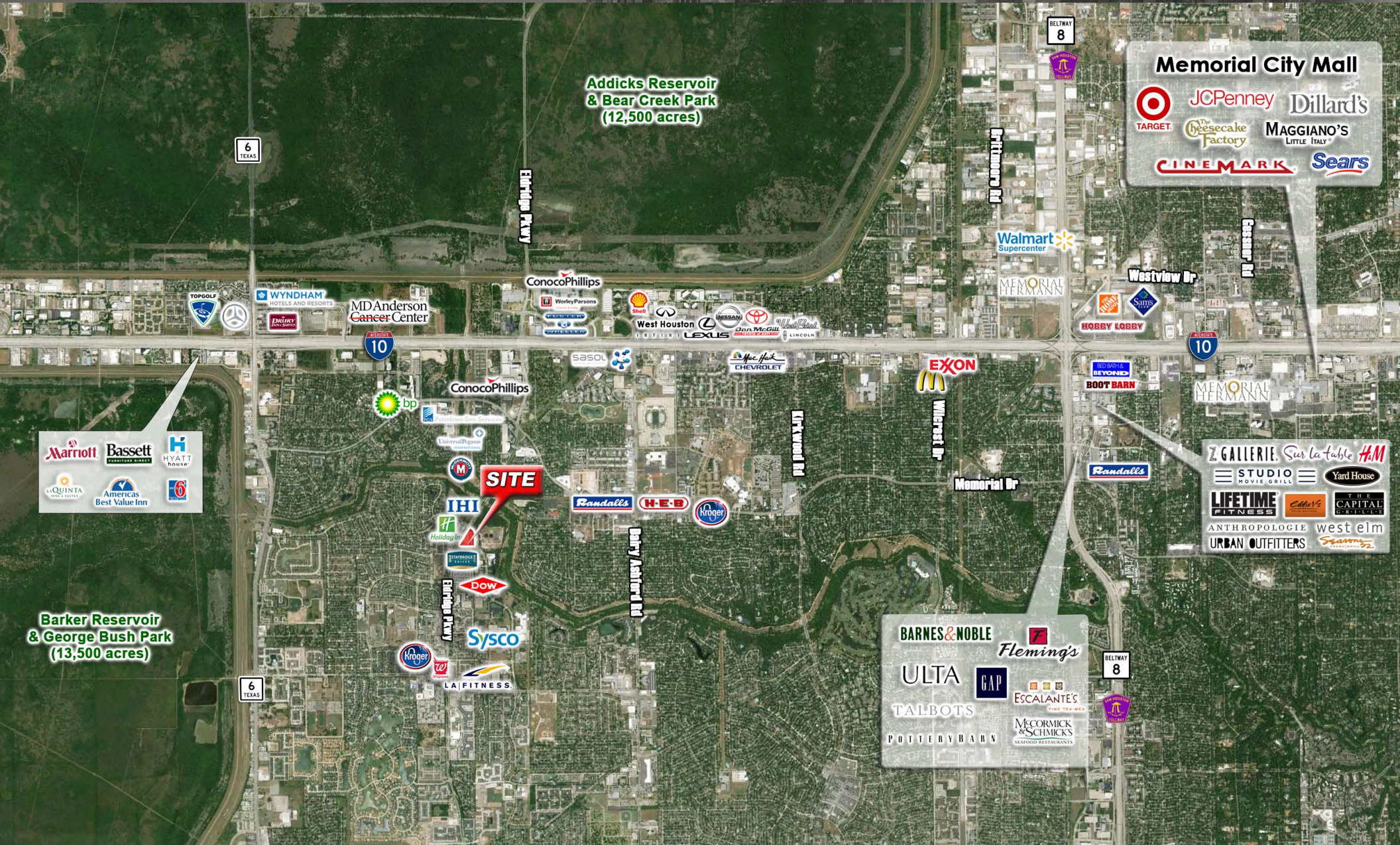
This information is believed reliable but we make no guarantee, warranty or representation about its accuracy and completeness, prior sale, lease and withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness.

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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 Co	369220	woody@vistahouston.com	281.531.5300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Woody Mann, Jr.	203603	woody@vistahouston.com	281.531.5300
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Courtney Lavender	531773	courtney@vistahouston.com	281.560.7320
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

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