

THE PLAZAS AT GRAND PARKWAY

1575 W GRAND PARKWAY S., KATY, TEXAS

Vista

NEC of Grand Pkwy & Highland Knolls Dr
Katy, Texas 77494

PROPERTY HIGHLIGHTS

- 19,500 SF Shopping Center
- Available: Suite 800 – 1,050 SF 2nd Gen Restaurant
- Easy Access & Great Visibility with frontage on Grand Parkway
- Easy access to SH 99 & I-10
- Located in the heart of Cinco Ranch just minutes from LaCenterra at Cinco Ranch
- Current tenants include: Independence Title, Fortune Village Chinese Restaurant, Gulf Coast Regional Blood Center, North American Title, Miracle Ear and The Dentist at Grand Parkway
- Call for Pricing



AREA RETAILERS



DEMOGRAPHICS

	Total Population	Average HH Income	Daytime Population
1-mile	15,708	\$133,981	10,158
3-mile	104,694	\$132,241	88,061
5-mile	257,467	\$126,750	197,391

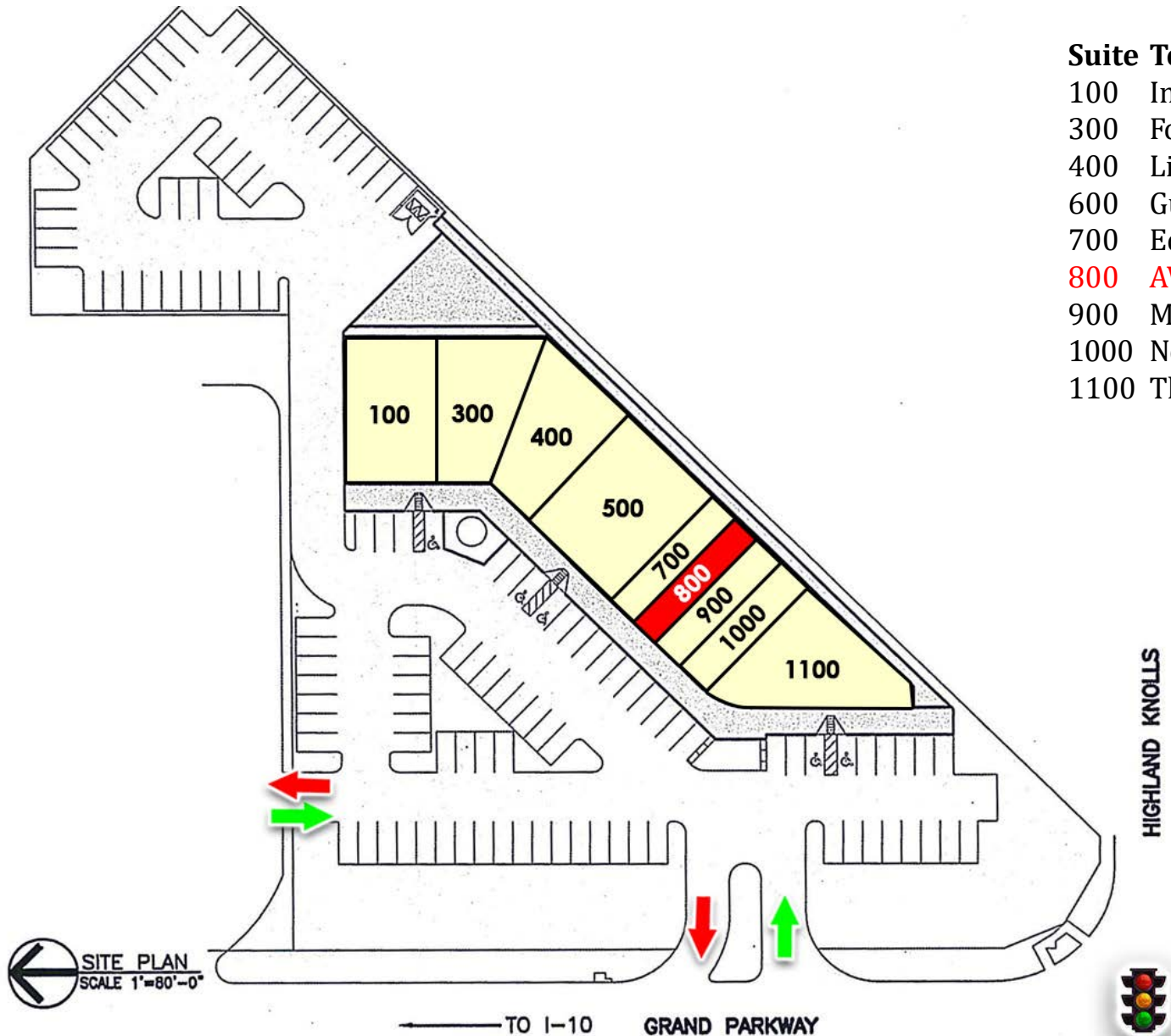
TRAFFIC COUNTS

Grand Parkway 60,673 VPD ('14)	Highland Knolls Dr 14,388 VPD ('09)
-----------------------------------	--

THE PLAZAS AT GRAND PARKWAY

1575 S GRAND PARKWAY, KATY, TEXAS

Vista



Suite	Tenant	SF
100	Independence Title	3,010
300	Fortune Village Chinese Rest.	2,828
400	Lisle Violin	2,242
600	Gulf Coast Regional Blood Ctr	4,000
700	Edward D. Jones	1,050
800	AVAILABLE (former restaurant)	1,050
900	Miracle Ear	1,050
1000	North American Title	1,200
1100	The Dentist at Grand Parkway	3,070

THE PLAZAS AT GRAND PARKWAY

1575 S GRAND PARKWAY, KATY, TEXAS

Vista



Vista



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 Company	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

IABS 1-0