

CENTRE AT YORKTOWN CROSSING

5537 HWY 6 NORTH - HOUSTON, TX

FOR LEASE



5537 HWY 6 NORTH | HOUSTON, TEXAS

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PROPERTY INFORMATION

- A 22,350 sq ft center with good visibility from Hwy 6 catering to neighborhoods such as Copperfield and Bear Creek.
- Great Visibility and Access to the center in a culturally diverse trade area.
- Available:
 - ▶ 1,360 sq ft (VanillaBox)
 - ▶ 1,760 sq ft (VanillaBox)
- Includes tenants such as Copper Creek Orthodontists, US Armed Services, First Cash, and Goodwill.

ECONOMIC INFORMATION

- Please call to discuss

EST. POPULATION

2010 Postal Count Data

- 1 mile: 18,664
- 3 miles: 116,562
- 5 miles: 234,866

EST. MEDIAN HH INCOME

2010 AGS Demographic Data

- 1 mile: \$53,646
- 3 miles: \$71,498
- 5 miles: \$72,446

TRAFFIC COUNTS

2004 TxDot ADT

- Hwy 6 N of Yorktown Crossing 50,573 cpd
- Hwy 6 S of Yorktown Crossing 54,037 cpd
- Yorktown Crossing W of Hwy 6 4,592 cpd
- Timber Creek Place E of Hwy6 3,881 cpd



Harris Co. Key Map Pg. 577

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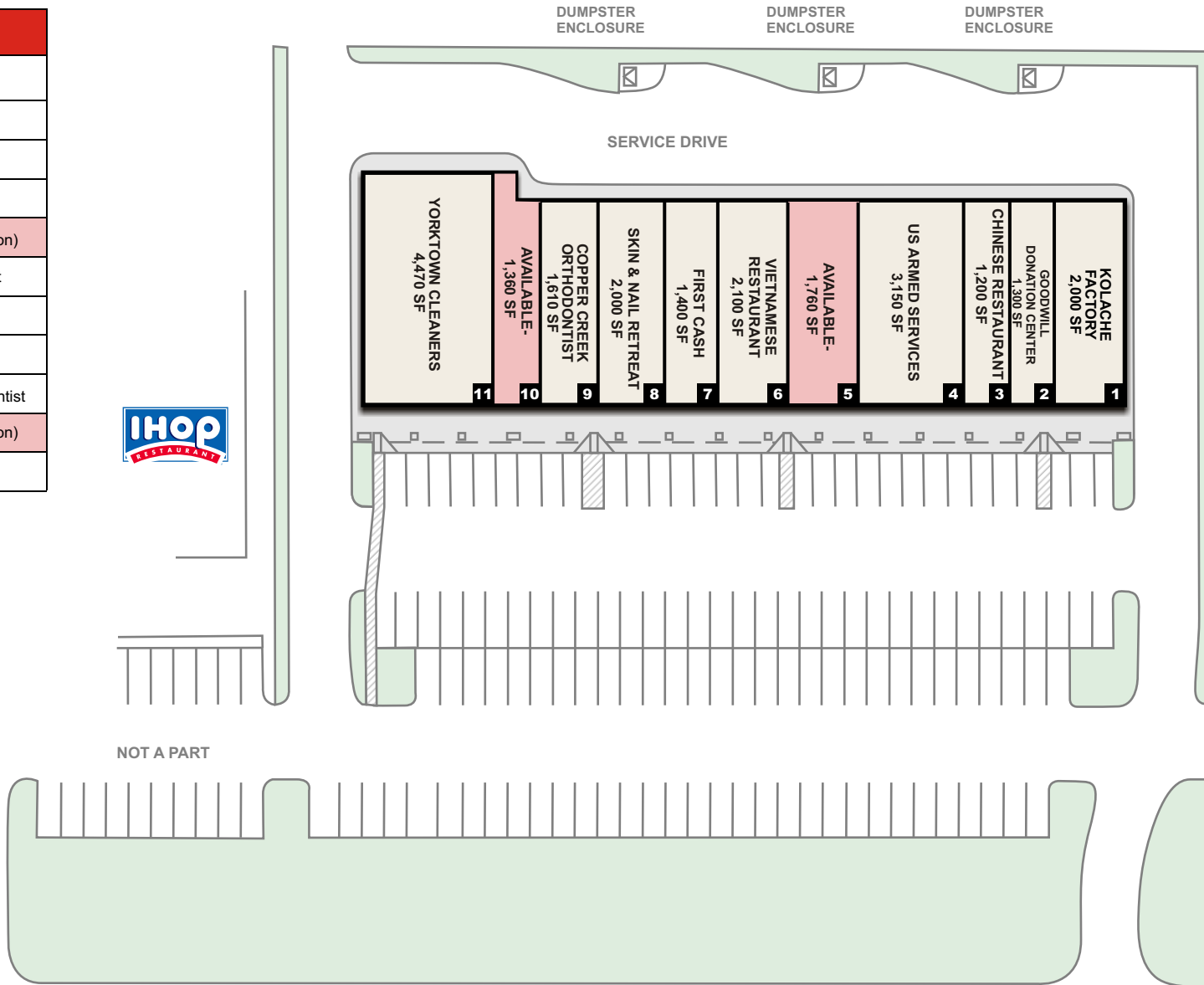
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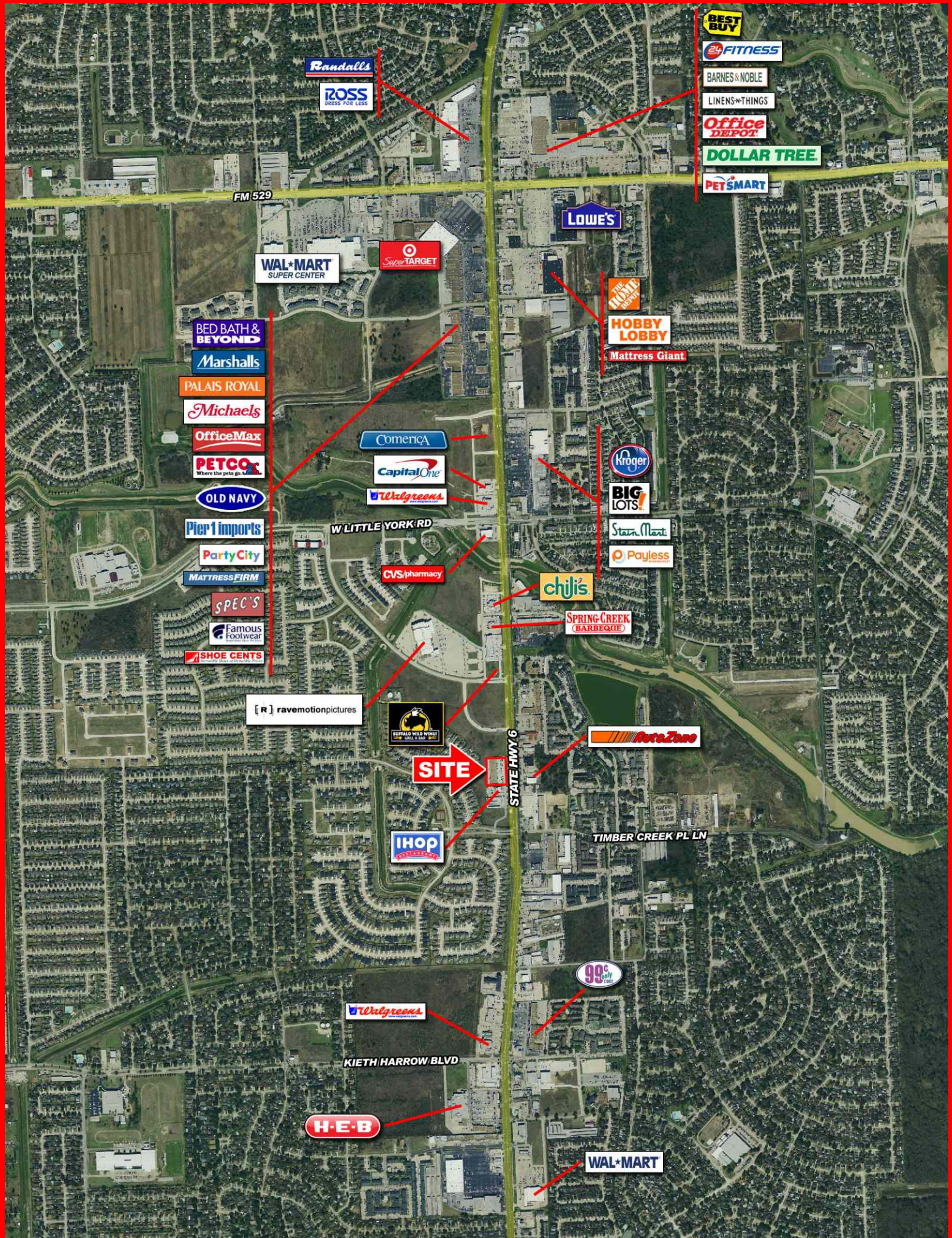
Suite	Sq.Ft.	Tenant
1	2,000	Kolache Factory
2	1,300	Goodwill
3	1,200	Chinese Restaurant
4	3,150	US Armed Forces
5	1,760	Available (Shell condition)
6	2,100	Vietnamese Restaurant
7	1,400	First Cash
8	2,000	Skin & Nail Retreat
9	1,610	Copper Creek Orthodontist
10	1,360	Available (Shell condition)
11	4,470	Yorktown Cleaners



NOT A PART



HIGHWAY 6 NORTH



Randall's

ROSS
DRESS FOR LESS

BEST BUY

24 FITNESS

BARNES & NOBLE

LINENS+THINGS

Office
DEPOT

DOLLAR TREE

PET SMART

FM 529

WAL-MART
SUPER CENTER

Super TARGET

LOWE'S

THE HOME DEPOT

HOBBY LOBBY

Mattress Giant

BED BATH & BEYOND

Marshalls

PALAIS ROYAL

Michaels

OfficeMax

PETCO
Where the pets go

OLD NAVY

Pier 1 imports

PartyCity

MATTRESS FIRM

SPEC'S

Famous Footwear

SHOE CENT'S

Comerica

Capital One

Walgreens

W LITTLE YORK RD

CVS/pharmacy

Kroger

BIG LOTS

Starr Mart

Payless

chili's

SPRING CREEK
BARBECUE

[R] ravemotionpictures

BUFFALO WILD WINGS
BUFFALO WILD WINGS
BUFFALO WILD WINGS

SITE

STATE HWY 6

AutoZone

IHOP

TIMBER CREEK PL LN

99c ONLY STORES

Walgreens

KIETH HARROW BLVD

H-E-B

WAL-MART

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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



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Page 1 of 1