

**FOR
LEASE**

FIRST FLOOR MIXED USE ($\pm 3,500$ SF)
FREEWAY FRONTAGE 211K VPD
17040 NORTHWEST FREEWAY, JERSEY VILLAGE, TEXAS 77040

AVAILABLE


Westpark Springs

**Occupying
 $\pm 8,000$ SF**

S&P INTERESTS

HENRY GARCIA
281.433.5736
henry@spinterests.com

ETHAN BECK
832.454.8586
eback@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

PROPERTY OVERVIEW



ADDRESS

17040 Northwest Freeway
Jersey Village, Texas 77040



MIXED-USE BUILDING

Up to ±3,500 SF (divisible)



FUTURE RETAIL SPACE

±18,900 SF



FREEWAY FRONTAGE



PAD SITE AVAILABLE

±30,000 SF



POPULATION

89,364 within 3 miles



TRAFFIC COUNT

211,139 Cars Per Day



S&P INTERESTS

HENRY GARCIA

281.433.5736

henry@spinterests.com

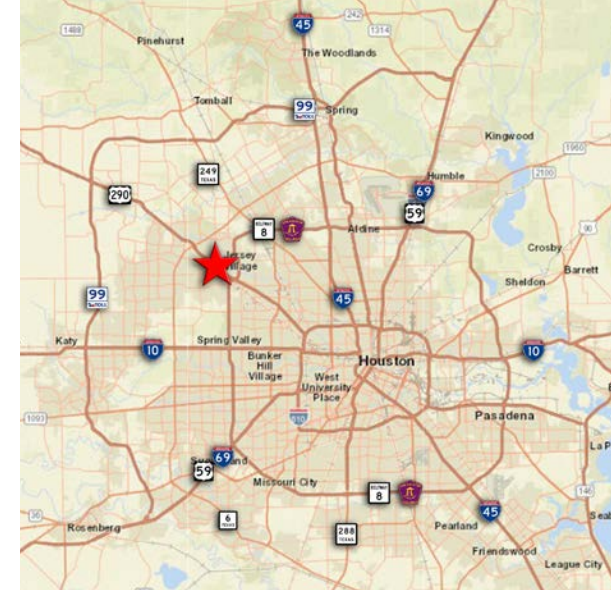
ETHAN BECK

832.454.8586

ebeck@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.



PROPERTY FEATURES:

- New Medical Office + Retail Development adjacent to Village ER
- Space Available:
±3,500 SF Mixed Use Building
±18,900 SF Phase II Retail Space
- ± 30,000 SF Pad Site Available
- Frontage on HWY 290 near Jones Rd.
- Convenient Ingress & Egress from US 290
- Lease Rate: \$19.50 PSF + NNN
- Pad Site for Sale or Ground Lease

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2020 Population	5,170	89,364	272,799
2025 Population Est.	5,342	92,507	285,201
Daytime Population	7,981	116,062	302,336
Average HH Income	\$127,252	\$99,793	\$89,302

TRAFFIC COUNTS:

Northwest Fwy: 211,139 VPD (SE of site)
Northwest Fwy: 194,752 VPD (NW of site)

S&P INTERESTS

HENRY GARCIA
281.433.5736
henry@spinterests.com

ETHAN BECK
832.454.8586
eback@spinterests.com

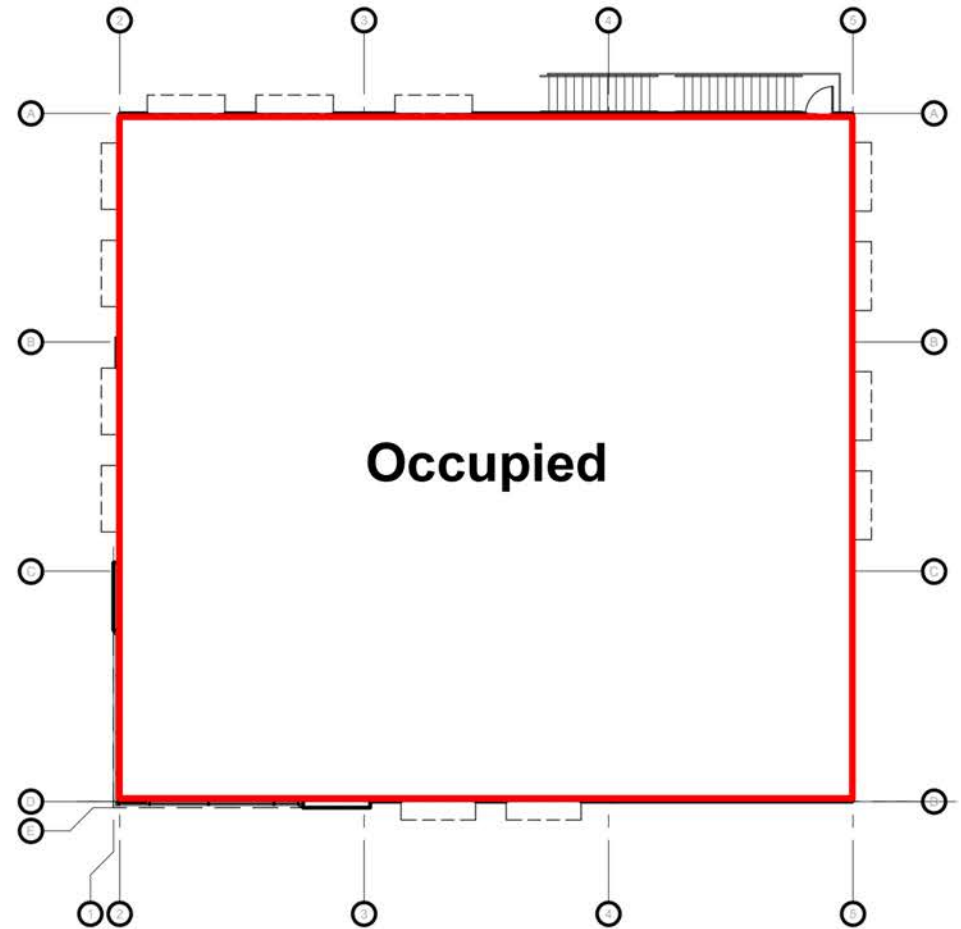
WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

VILLAGE FORUM - FIRST FLOOR LEASE PLAN

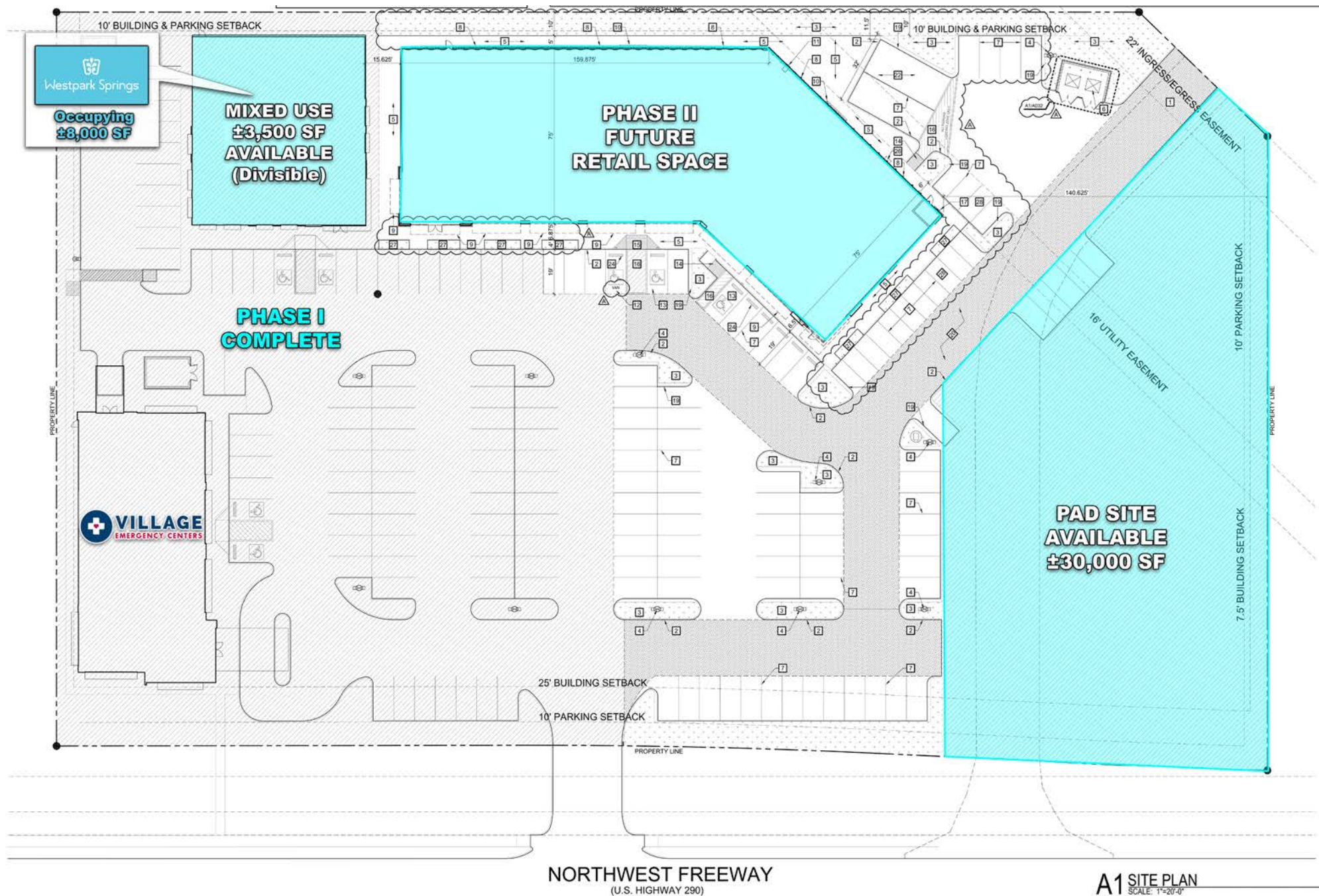


01 1ST FLOOR PLAN
6,040 GSF



02 2ND FLOOR PLAN
5,653 GSF





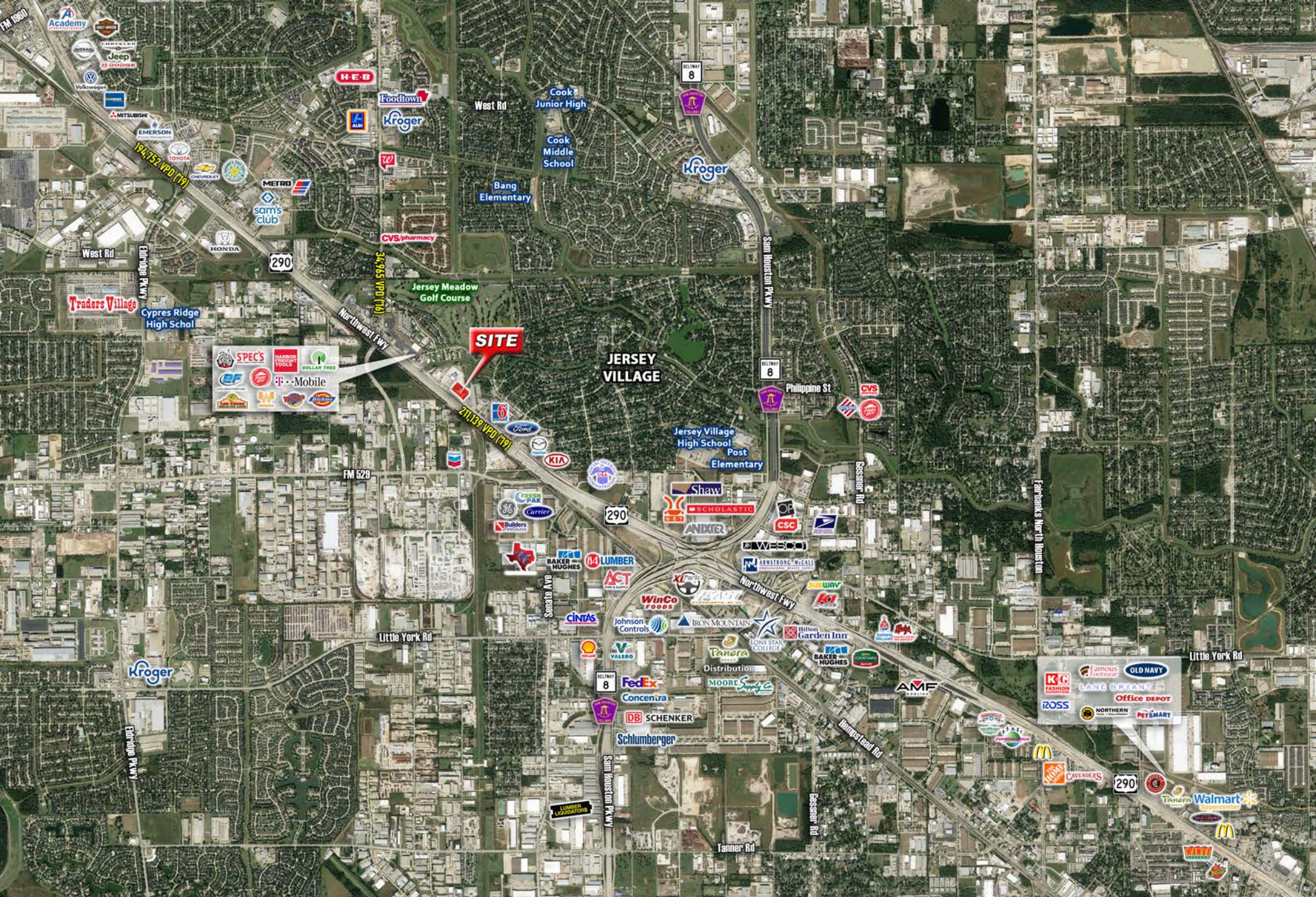
S&P INTERESTS

HENRY GARCIA
281.433.5736
henry@spinterests.com

ETHAN BECK
832.454.8586
eback@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.



S&P INTERESTS

HENRY GARCIA
281.433.5736
henry@spinterests.com

ETHAN BECK
832.454.8586
eback@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

S&P Interests, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9003291 License No.	info@spinterests.com Email	713.766.4500 Phone
Joseph Sebesta Designated Broker of Firm	591067 License No.	jsebesta@spinterests.com Email	832.455.7355 Phone
Licensed Supervisor of Sales Agent/ Associate		Email	Phone
Henry Garcia Sales Agent/Associate's Name	680964 License No.	henry@spinterests.com Email	281.433.5736 Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0