

FOR LEASE

RETAIL/OFFICE SPACE

Suite A2 – 1,100 sq. ft.

- Base Rent \$1.20 sq. ft.
- CAM 28¢ sq. ft.
- Former Beauty Supply
- 20' All Glass Frontage
- 55' Deep
- 2 Restrooms
- Drop Ceiling
- Break Bar
- 100% HVAC
- 36" Back Door
- Good Access to I-45
- 160 Parking Spaces

Total Rent = \$1,628.00

Building 44,000 sq. ft.

Land 174,240 sq. ft.



CORNERSTONE SHOPPING CENTER
2047 W. Main Street, Suite A2, League City, TX 77573

Doug Byerly

PO Box 202

Seabrook, Texas 77586

832-876-2541 cell

doug@noblehourealestate.com

PICTURES



MARQUEE

CORNERSTONE

PREMIER
MARTIAL ARTS

IMPACT
NUTRITION

Cakes

WORLD FINANCE
LOANS AND INCOME TAX

Allstate

Cornerstone
Pentecostal Church

Dr. JOHN HODGES
CHIROPRACTOR

DONUTS

Royal

Simply Hair Salon
Vogue 281-557-2700

NAILS

Curves

DRIVING SCHOOL
281-554-7744

FIT LIFE
FITNESS

Cakes by Julia

Bakery and
SWEET SHOPPE

*New
Concept*

Veterinary Clinic
281-338-2638



Quality of Care

Day Habilitation Center, HCS, TxHmL, and GR Provider
281-316-0640

LEASE

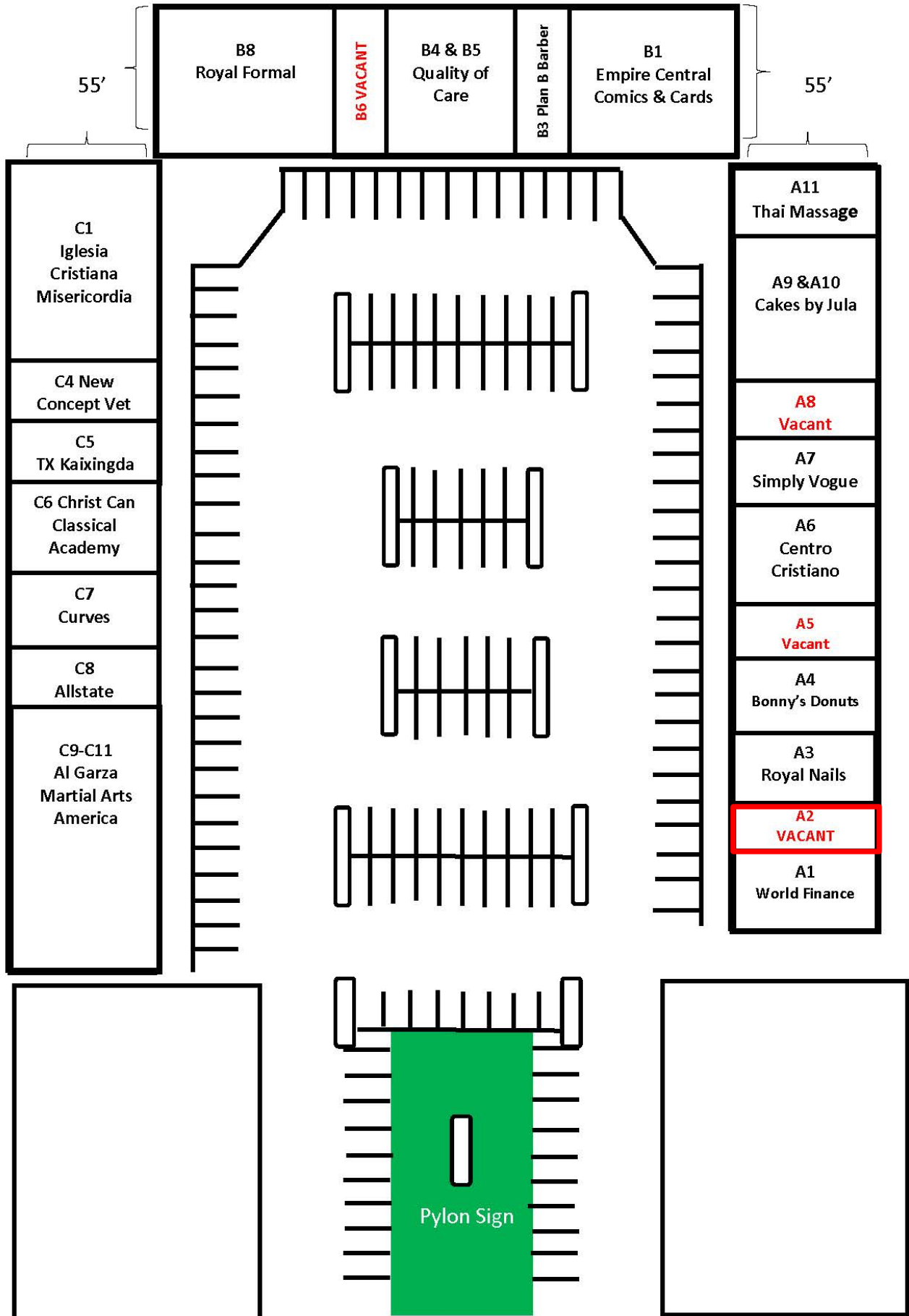
COMMERCIAL

5-2541

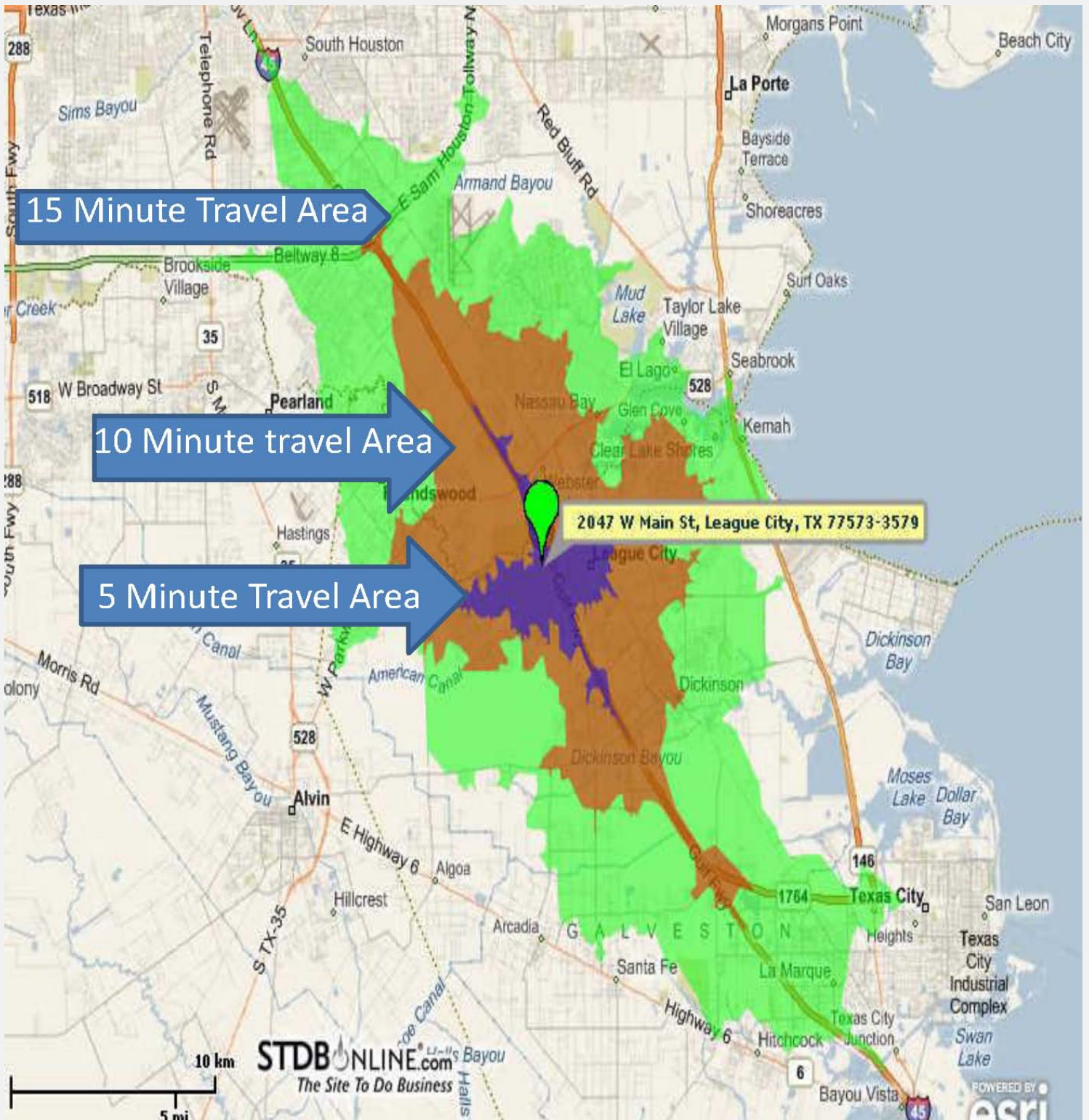
2047



SITE PLAN



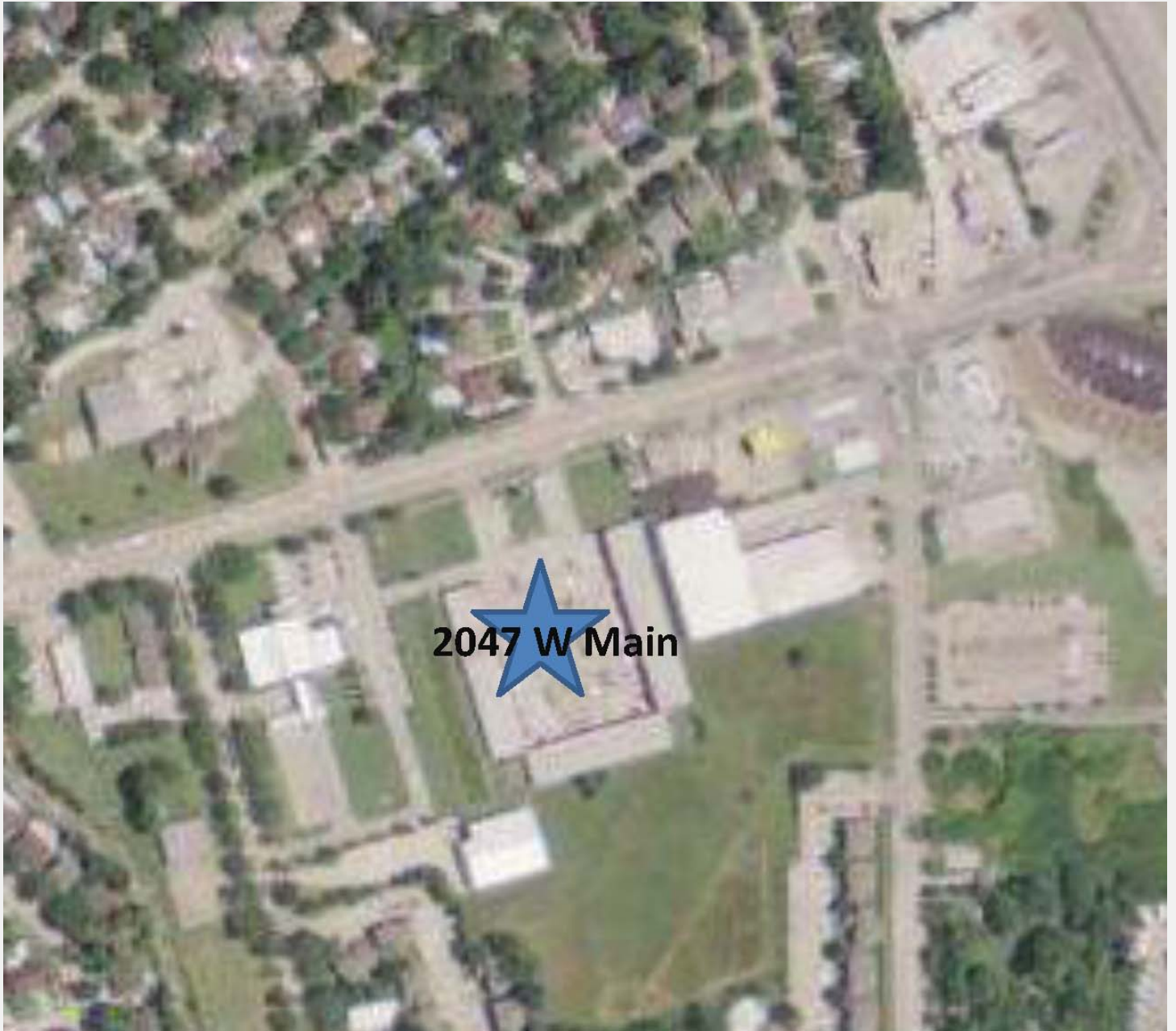
MAP



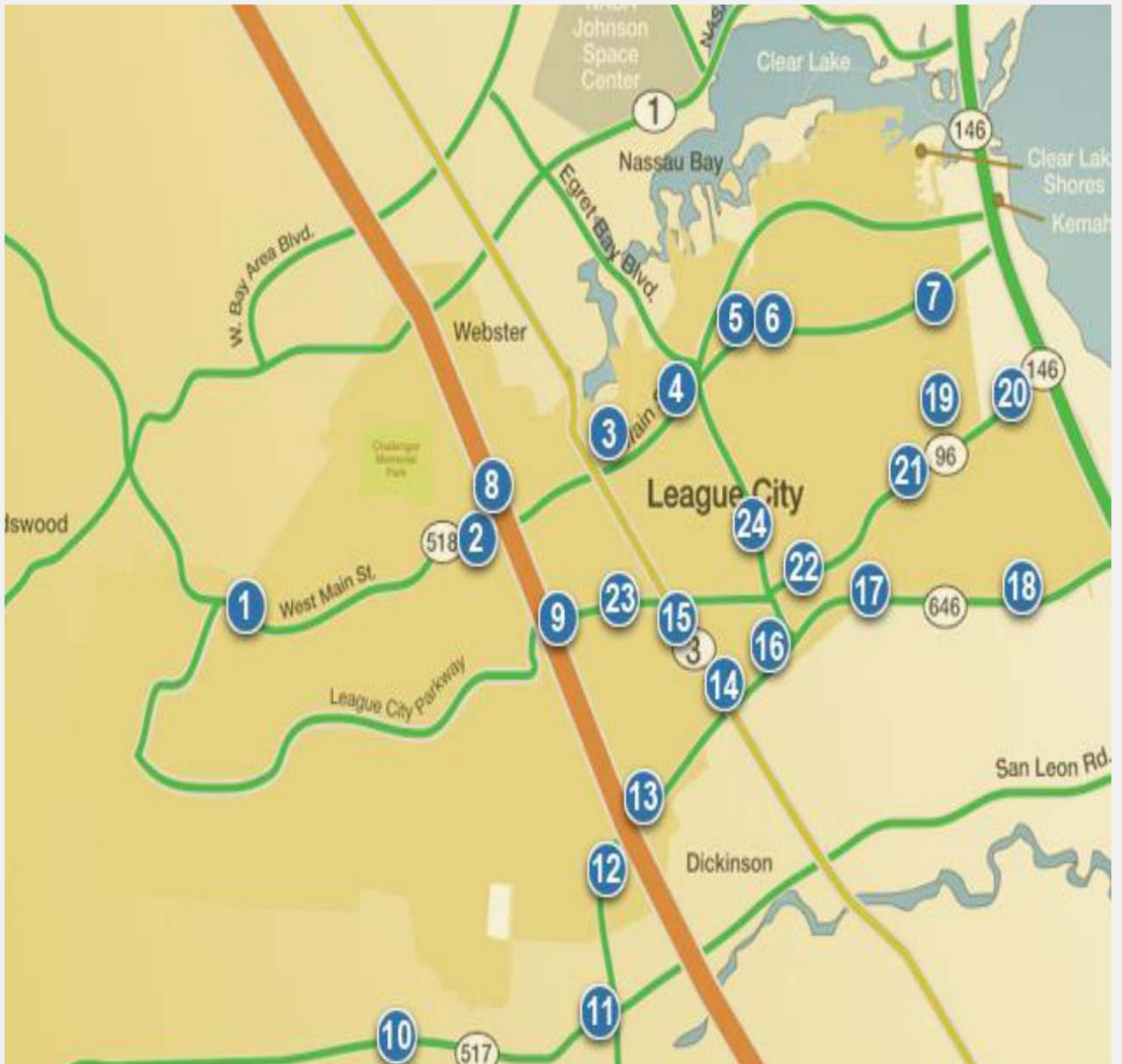
AERIAL VIEW



ROOF TOP VIEW



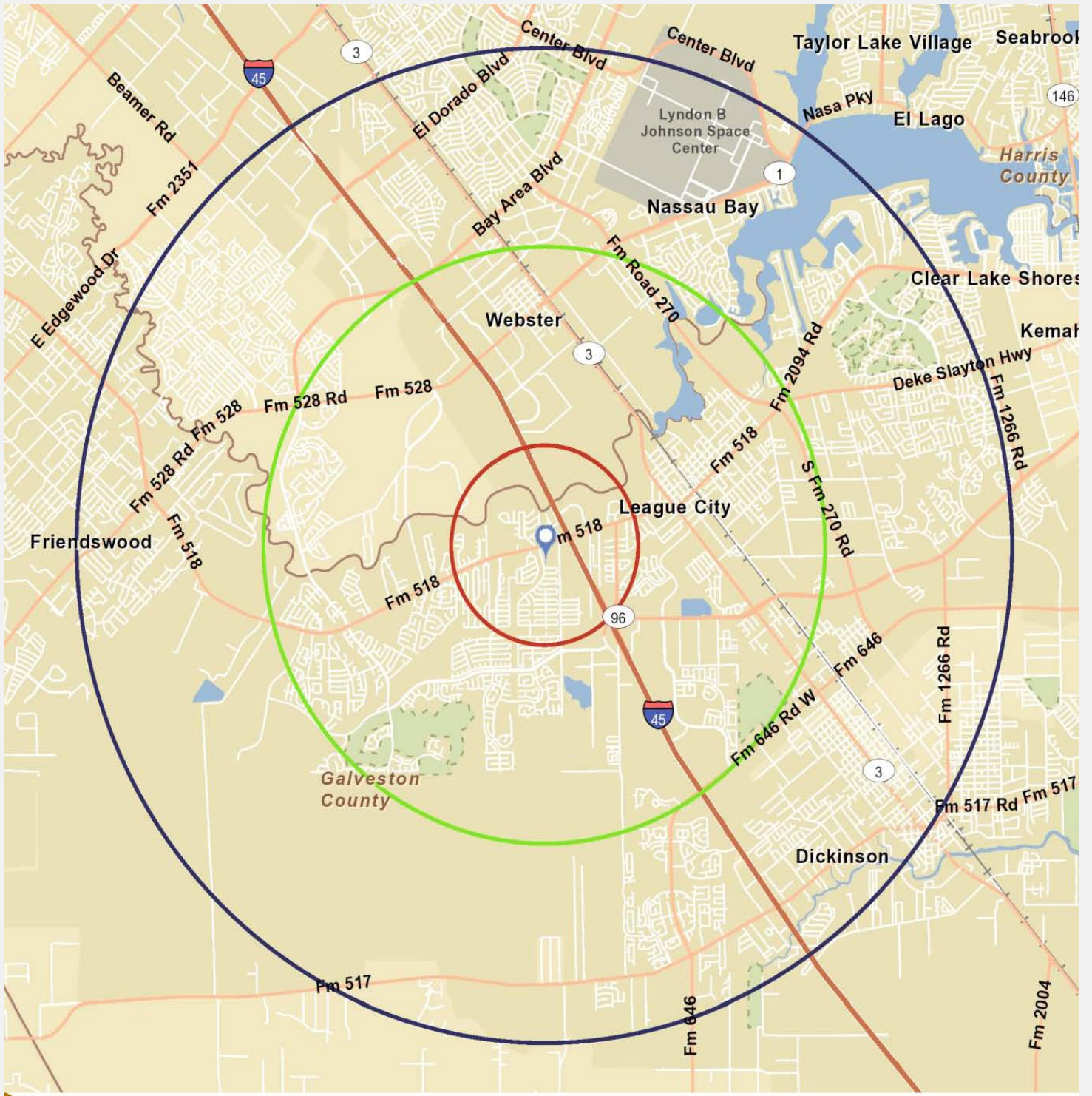
TRAFFIC COUNT



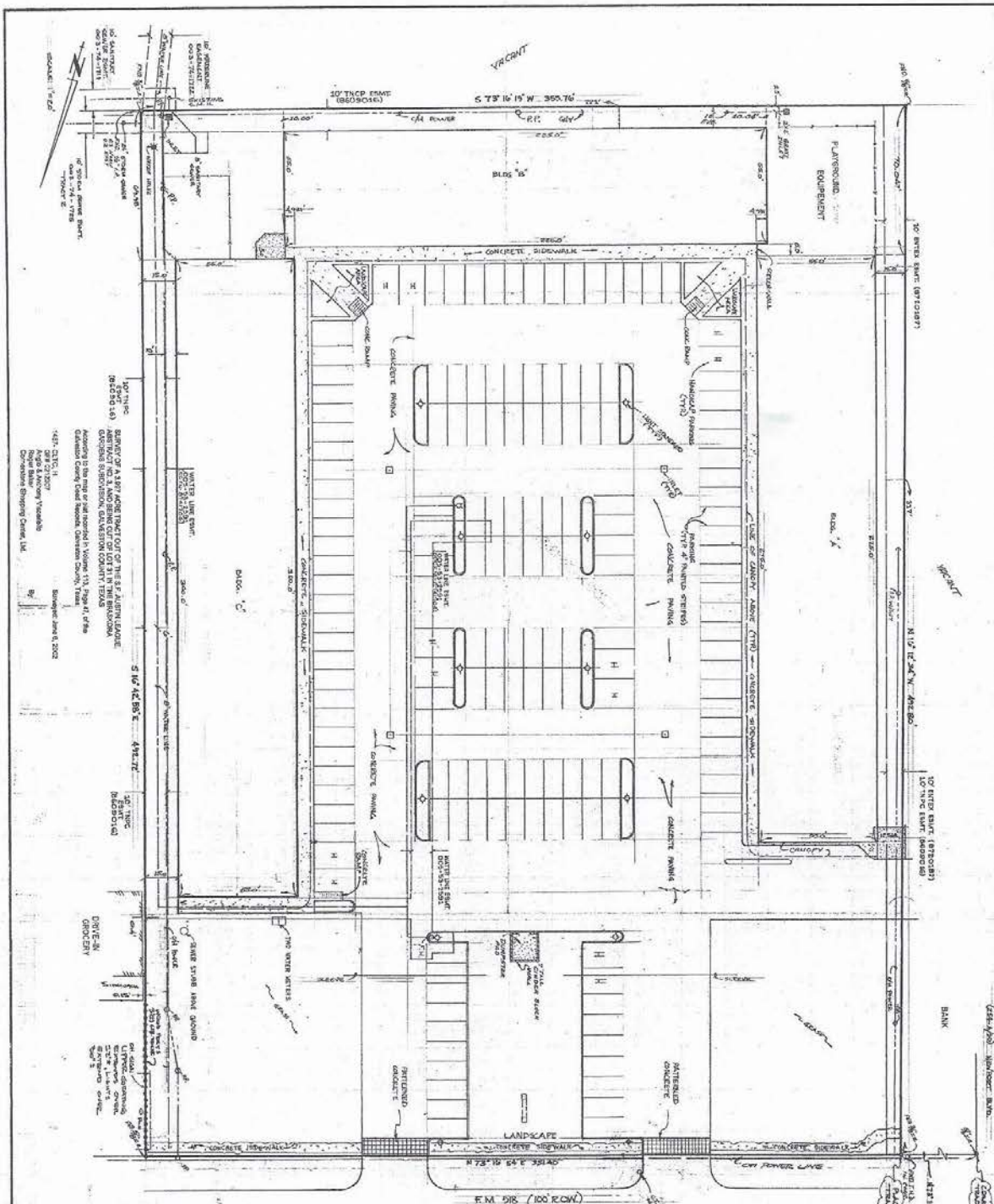
TRAFFIC COUNT

Location	ADT	Location	ADT
1. FM 518	17,500	13. FM 646	18,200
2. FM 518	31,000	14. FM 646	18,300
3. FM 518	37,000	15. SH 3	10,800
4. FM 518	32,000	16. FM 646	16,000
5. FM 2094	30,000	17. FM 646	10,300
6. FM 518	17,500	18. FM 646	8,400
7. FM 518	15,800	19. FM 1266	3,761
8. IH 45	131,000	20. SH 96	11,900
9. IH 45	104,000	21. SH 96	19,800
10. FM 517	11,700	22. SH 96	20,000
11. FM 517	18,600	23. SH 96	13,700
12. FM 646	13,700	24. FM 270	11,800

DEMOGRAPHIC



SURVEY



TRACT DESCRIPTION

DESCRIPTION of a 3.997 Acre Tract out of the S.F. Austin League, Abstract No. 7, Galveston County, Texas and being out of Lot 21 in the Bristow Gardens Subdivision as recorded in Volume 111, Page 47 of the Galveston County Deed Records, Galveston County, Texas.

CONCORDING for reference at the intersection of the Easterly ROW line of Newport Boulevard, according to plat recorded in Volume 254-A, Page 80 in the Office of the County Clerk of Galveston County, Texas and the Southerly ROW line of P.M. 518, 160 Foot ROW.

TRACED 87°16'18"R, along the southerly ROW line of said P.M. 518, a distance of 351.36 feet to the Point of Beginning and being the Northwest corner of the tract herein described.

TRACED 87°16'24"E, continuing along said southerly ROW line of P.M. 518, a distance of 281.40 feet to a found 3/8" Iron rod for the Southwest corner of the tract herein described.

TRACED 81°42'58"E, a distance of 491.71 feet to a found 3/8" Iron rod for the Southeast corner of the tract herein described.

TRACED 273°16'19"W, a distance of 305.76 feet to a found 5/8" Iron rod for the Southwest corner of the tract herein described.

TRACED 316°12'34"W, a distance of 492.80 feet to a found 3/8" Iron rod at the Point of Beginning, and containing 3.9997 Acres of land, more or less.

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE CURRENT TEXAS SURVEYING ASSOCIATION STANDARDS AND SPECIFICATIONS FOR A CATEGORY II SURVEY.

J. W. GARTRELL, JR., P.E.
R.P.S. NO. 1445

CDP NO.	
SHEET NUMBER	



GULF COAST ENGINEERING AND SURVEYING
 P.O. BOX 382 LA MARQUE, TEXAS 77566

JAMES W. GARTRELL, JR. PE, RPS. TELEPHONE NUMBERS
 TEXAS CITY - 409-930-2462
 HOUSTON - 713-488-6960

DATE: _____ REV: _____

CORNERSTONE SHOPPING CENTER
 LEAGUE CITY, TEXAS



Information About Brokerage Services

11-2-2015

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

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.

<u>Noble House Real Estate</u>	<u>0436423</u>	<u>doug@noblehouserealestate.com</u>	<u>(832) 876-2541</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone

<u>Douglas Byerly</u>	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

_____	_____	_____	_____
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

TAR 2501

IABS 1-0

Noble House Real Estate PO Box 202 Seabrook, TX 77586
Douglas Byerly

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1354 Nasa Parkway

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