

# NORTHEAST SQUARE SHOPPING CENTER

6-18 Uvalde Road | Houston, TX | 77015



## PROPERTY INFORMATION

|                     |                       |
|---------------------|-----------------------|
| Total building size | 40,525 SF             |
| Available Space     | 1,297 SF - 3,659 SF   |
| Lease price         | Please call for rates |
| NNN                 | \$4.34                |

## DEMOGRAPHICS

|                | 1 Mile   | 3 Miles  | 5 Miles  |
|----------------|----------|----------|----------|
| Population     | 19,534   | 99,071   | 171,870  |
| Average Income | \$57,722 | \$50,610 | \$46,055 |

## TRAFFIC COUNTS

Uvalde Road - 20,310 vehicles per day  
 Wallisville Road - 19,922 vehicles per day

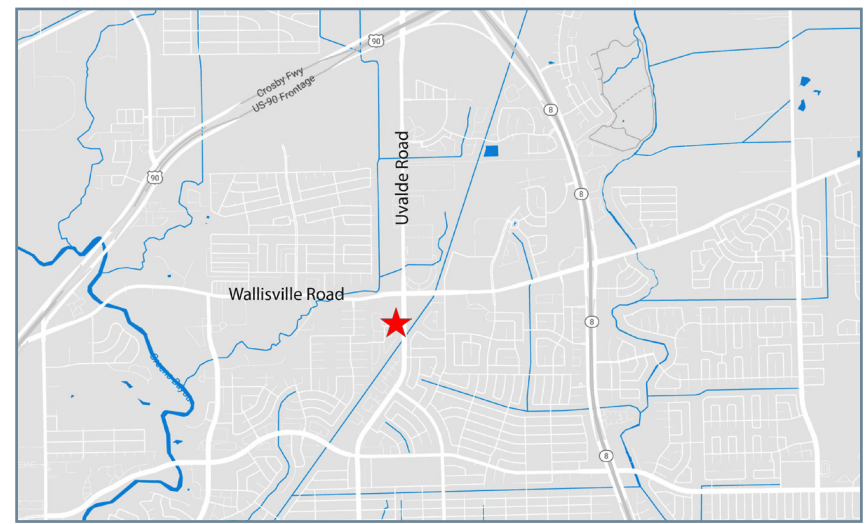
## LOCATION

Northeast Square Shopping Center is located at the southwest corner of Uvalde Road and Wallisville Road in East Houston.

## PROPERTY INFORMATION

Northeast Square Shopping Center is a neighborhood center with a pad site available with approximately 23,000 square feet of land, ideal for a fast food restaurant. Strong daytime and nighttime tenant mix provide a steady flow of traffic.

## KEY TENANTS



## FOR INFORMATION CONTACT:

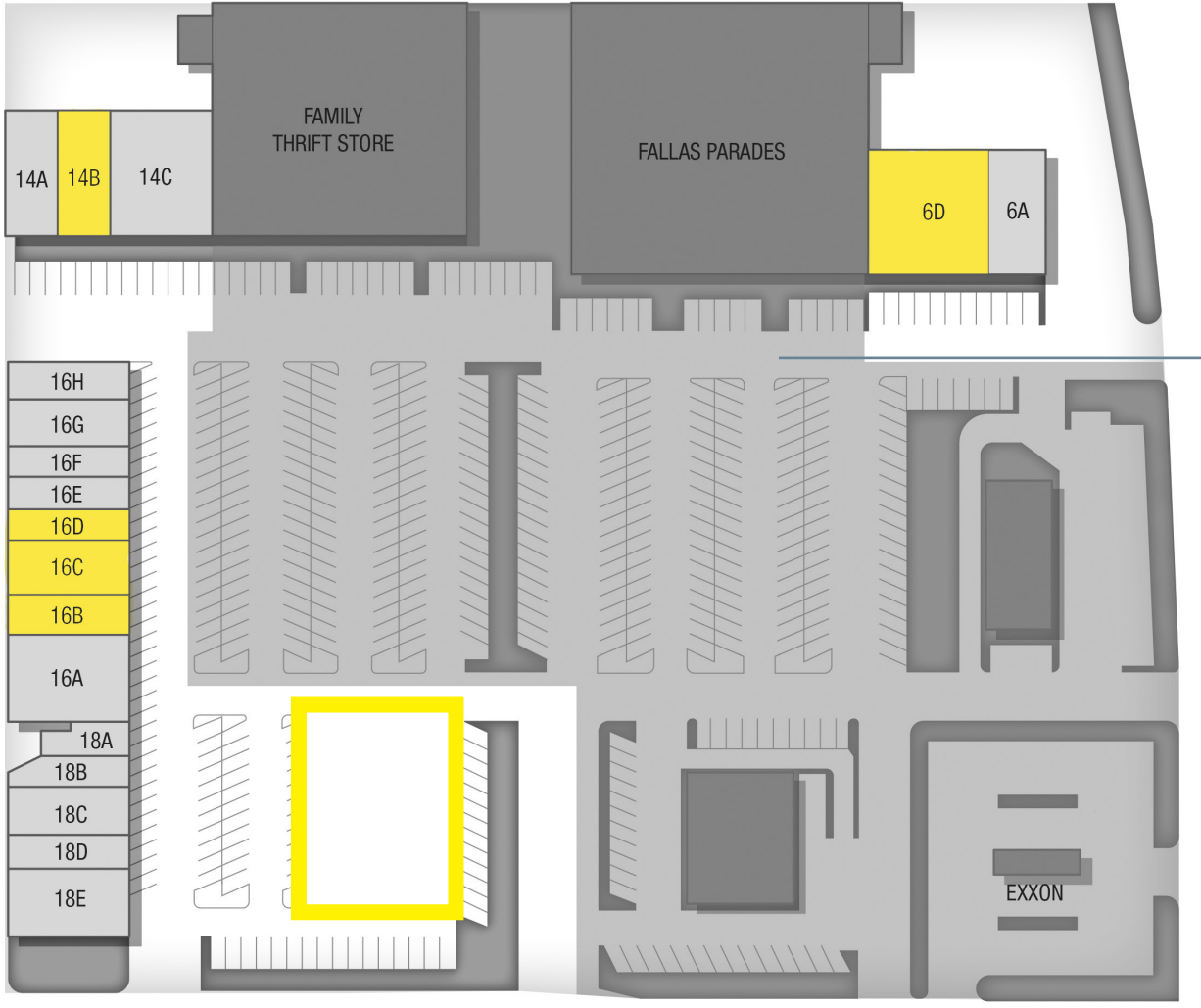
David J. Bateman  
 Director of Retail Leasing  
[leasing@hi-reit.com](mailto:leasing@hi-reit.com)

713.467.2222  
[www.HI-REIT.com](http://www.HI-REIT.com)

The information provided herein was obtained from sources believed reliable, however, **Hartman Income REIT Management, Inc.** makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted to errors, omissions, modifications or price changes, prior to sale or lease. Texas Real Estate Corporate Broker License #9002307

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| BUILDING VACANCIES |          |
|--------------------|----------|
| Suite 6C           | 1,400 SF |
| Suite 6D           | 3,659 SF |
| Suite 14B          | 2,545 SF |
| Suite 16B          | 1,625 SF |
| Suite 16C          | 2,273 SF |
| Suite 16D          | 1,297 SF |

FOR INFORMATION CONTACT:

David J. Bateman **713.467.2222**  
 Director of Retail Leasing [www.HI-REIT.com](http://www.HI-REIT.com)  
[leasing@hi-reit.com](mailto:leasing@hi-reit.com)

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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.



## HARTMAN

### 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.

|  |             |       |              |
|--|-------------|-------|--------------|
| Hartman Income REIT Management Inc.                                | 9002307     |       | 713-467-2222 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone        |
| Designated Broker of Firm  | License No. | Email | Phone        |
| 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