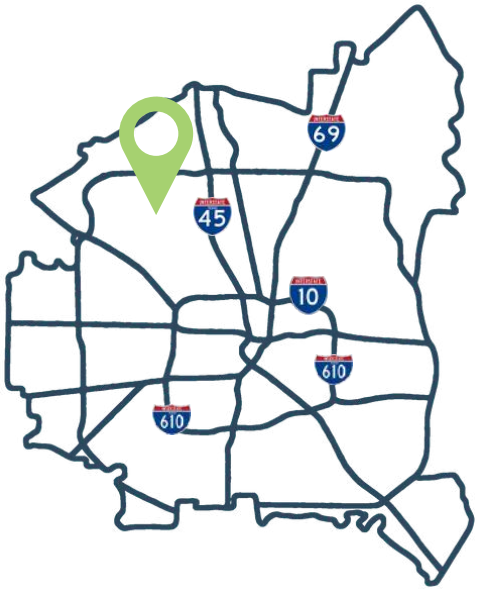
SPACE AVAILABLE

SHOPS AT ROCK CREEK

14119 GRANT ROAD | CYPRESS, TEXAS | 77429



Located in Cypress, Shops at Rock Creek has cross-access to the shadow-anchored H-E-B and is in the heart of residential growth.

FORESITE®
COMMERCIAL REAL ESTATE

STEPHEN BERCHELMANN
VP OF URBAN & SPECIAL PROJECTS
(210) 816-2734
SBERCHELMANN@FORESITECRE.COM

ALEXANDRIA TATEM
ASSOCIATE VICE PRESIDENT
(210) 816-2734
ATATEM@FORESITECRE.COM

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SHOPS AT ROCK CREEK

CYPRESS, TEXAS

WHAT I LOVE ABOUT THIS PROPERTY:

> It is a beautiful new construction building in the center of strong residential growth.
>
> *S. BERCHELMANN*

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	11,986	90,828	204,315
Household Income	$174,767	$156,697	$137,199
Households	3,840	30,057	70,540
Median Age	36.3	36.9	35.9

DESIRED USES

- QSR
- Bank
- Title Company
- Pet Store

PROPERTY HIGHLIGHTS

1. **Strong co-tenancy** brings a lot of foot traffic to the center. This is a essential retail location where 52% of the H-E-B customers live within 5-miles.
2. **New construction building** is a fresh space that no one else has occupied before.
3. **Rare cross access with HEB** allows customers to easily access the shopping center from the grocery store parking lot.

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H-E-B has over 1.7 million yearly visitors, $168,276 average household income within 1 mile and more than 216,031 residents within a 5-mile radius. The submarket has experienced a 7% housing growth, 11,000 new homes, 306 annual starts, 516 annual closings and has over 75,045 households.

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AVAILABLE SPACE

Suite Number	SF	Condition
Kiosk	123	Former coffee kiosk

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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.

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.

Foresite Real Estate, Inc.	9003568		(210) 816-2734
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	Licensed No.	E-Mail	Phone
Bethany Babcock	598255	bbabcock@foresitecre.com	(210) 816-2734
Designated Broker of Firm		E-Mail	Phone
Chad Knibbe	497303	cknibbe@foresitecre.com	(210) 816-2734
Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
Stephen Berchelmann	589832	sberchelmann@foresitecre.com	(210) 816-2734
Sales Agent/ Associate's Name		E-Mail	Phone

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