

The Shops at  
Memorial City

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AIDS	CAPONE'S BARBERSHOP
ERS	KN ALTERATIONS
YOGURT	SALON SOCIAL



MEMORIAL CITY | HOUSTON, TEXAS

MEDICAL AIDS

eatfitters  
Healthy Meals Made Fresh

# THE SHOPS AT MEMORIAL CITY

**EDGE**<sup>TM</sup>  
REALTY PARTNERS

  
MetroNational

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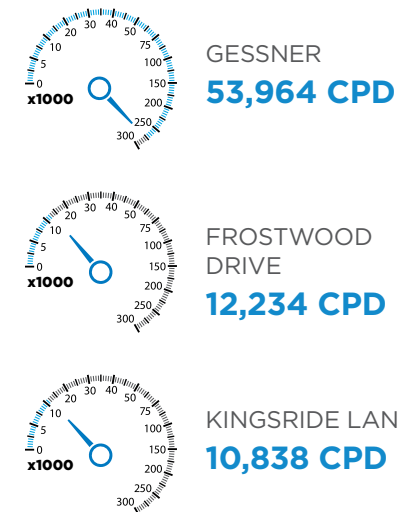
## THE SHOPS AT MEMORIAL CITY

is a neighborhood shopping center featuring casual dining restaurants and service-oriented businesses, located at Gessner and Kingsride Lane in Memorial City

### PROPERTY DESCRIPTION

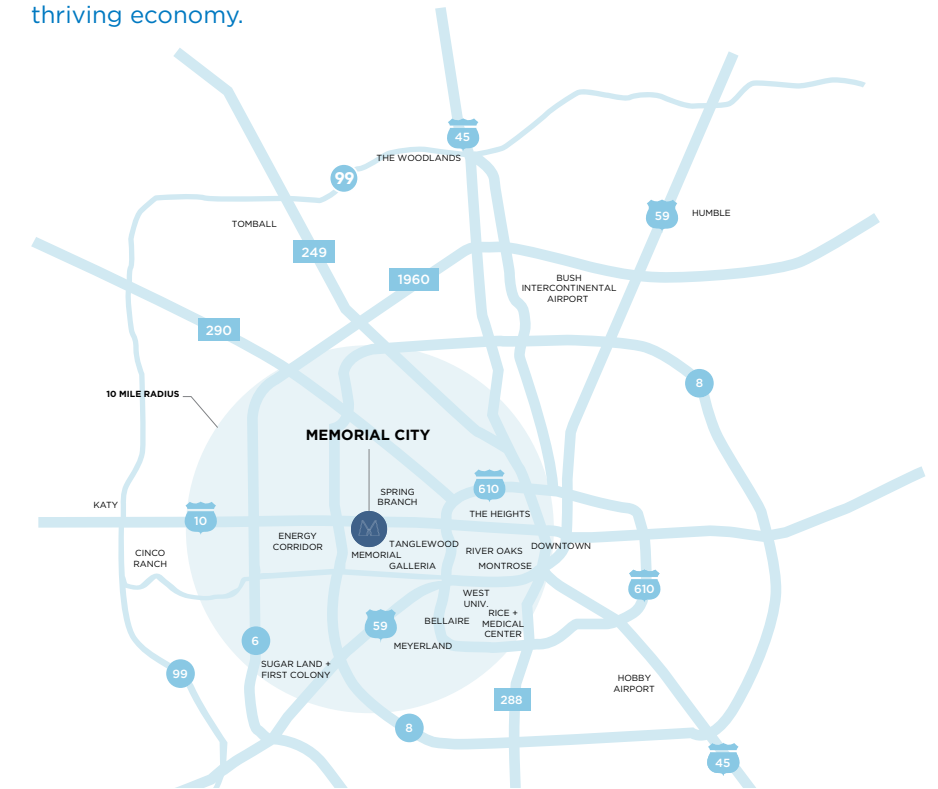
- Description: Neighborhood shopping center owned and managed by MetroNational, located in Memorial City
- Address: 12311 - 12393 Kingsride Lane / 821 - 899 Frostwood Drive - Houston, Texas 77024
- Location: Southwest corner, Gessner and Kingsride Lane / Southwest corner, Frostwood Drive and Kingsride Lane
- Rentable Square Feet: +/- 78,000
- Stories: One (1)
- Year Completed: 1966 - 1980
- Renovation Completed: 2011 - 2012
- Parking: Surface parking consisting of 328 spaces
- Features: Newly renovated shopping center located within walking distance of the Memorial Hermann Memorial City Medical Center and the affluent Memorial Villages
- Major Tenants: Kim Son Café, Reginelli's Pizzeria, Amegy Bank, Orange Leaf, Cazadores Mexican Restaurant, Subway, The UPS Store, Three Brothers Bakery, Nos Caves Vin, Salon Social, Pinot's Palette, Revolution Studio

### TRAFFIC COUNTS

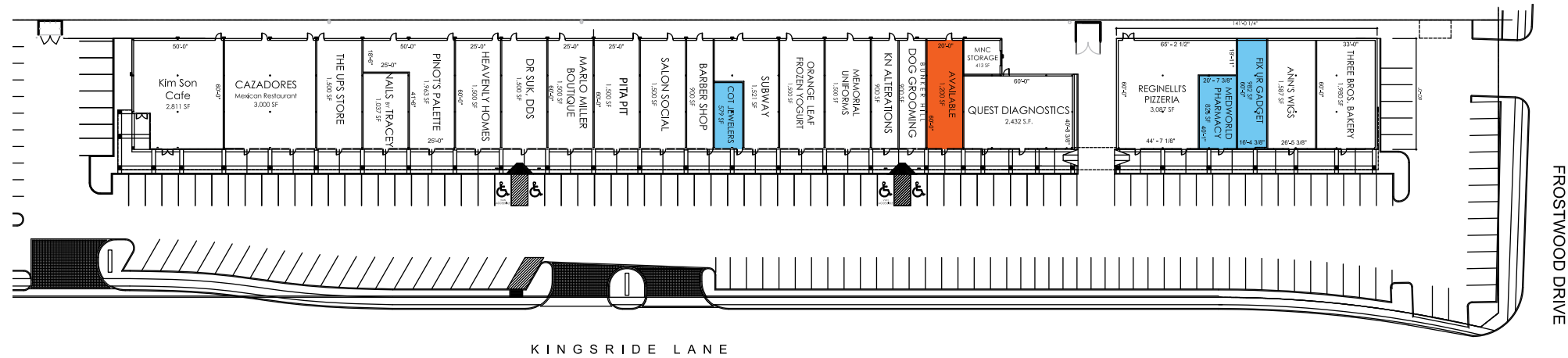


### 10 MILE RADIUS

Conveniently situated along the expansive Interstate 10 freeway - one mile east of Beltway 8 - Memorial City is located at the center of west Houston's thriving economy.



### THE SHOPS AT MEMORIAL CITY | SITE PLAN I



DAYTIME POPULATION	TOTAL POPULATION	TOTAL HOUSEHOLDS	MEDIAN HOUSEHOLD INCOME
• 1 mile: 59,375	• 1 mile: 13,795	• 1 mile: 5,478	• 1 mile: \$125,094
• 5 miles: 331,016	• 5 miles: 424,214	• 5 miles: 177,498	• 5 miles: \$90,624
• 10 miles: 1,418,097	• 10 miles: 1,595,95	• 10 miles: 638,212	• 10 miles: \$84,214

■ AVAILABLE SPACE  
■ COMING AVAILABLE

### THE SHOPS AT MEMORIAL CITY | SITE PLAN II





## Information About Brokerage Services

### 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.

EDGE Realty Partners	9000663	info@edge-re.com	713 900 3000
<b>Broker Firm Name</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>

<b>Buyer, Seller, Landlord or Tenant</b>	<b>Date</b>
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Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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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