



FOR LEASE
832.881.1852
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SPENCER PLAZA

15301

15301

MEDICAL RETAIL
DRIVE THRU

Spencer Plaza

15301 FM 529, Houston, TX 77095

Lorenzo Neal
832.881.1852
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Brokerage | Management | Development

www.RubiconRealty.com

AVAILABLE SPACE

1st Floor: 10,646 Square Feet (Divisible)

2nd Floor: 10,226 Square Feet (Divisible)

BASE RENTAL RATE

Upon Request

NNN ESTIMATE

\$8.00 Per Square Foot/Year (Estimated)

TI ALLOWANCE

\$25.00 PSF

PARKING RATIO

6.6 Spaces Per 1,000 Square Feet

CENTER SIZE

20,872 Square Feet

SPACE DIMENSIONS

75 Feet Deep

Other Information

2nd Floor Elevator Service

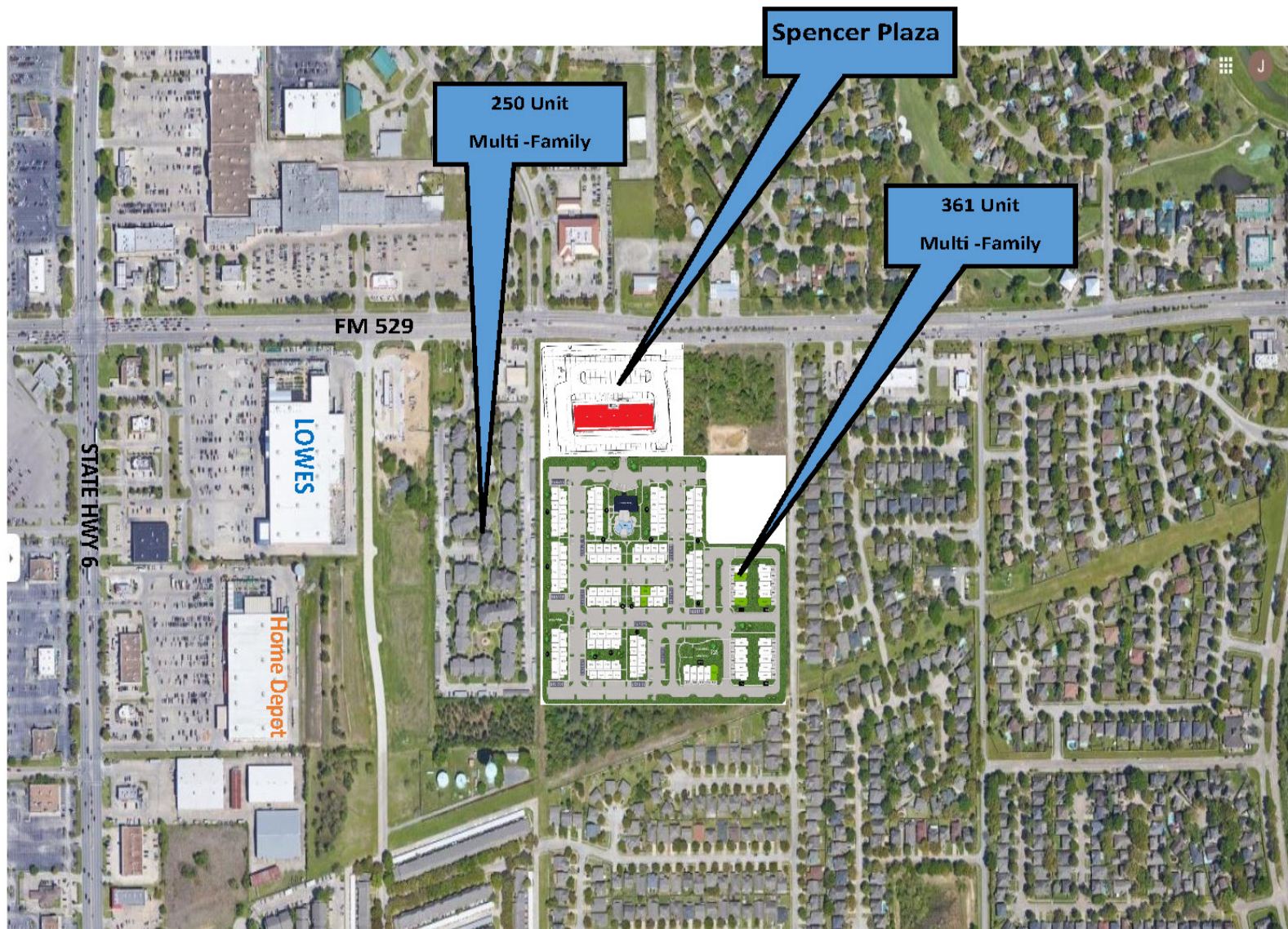
Pylon Signage

Two End Cap Drive Thru

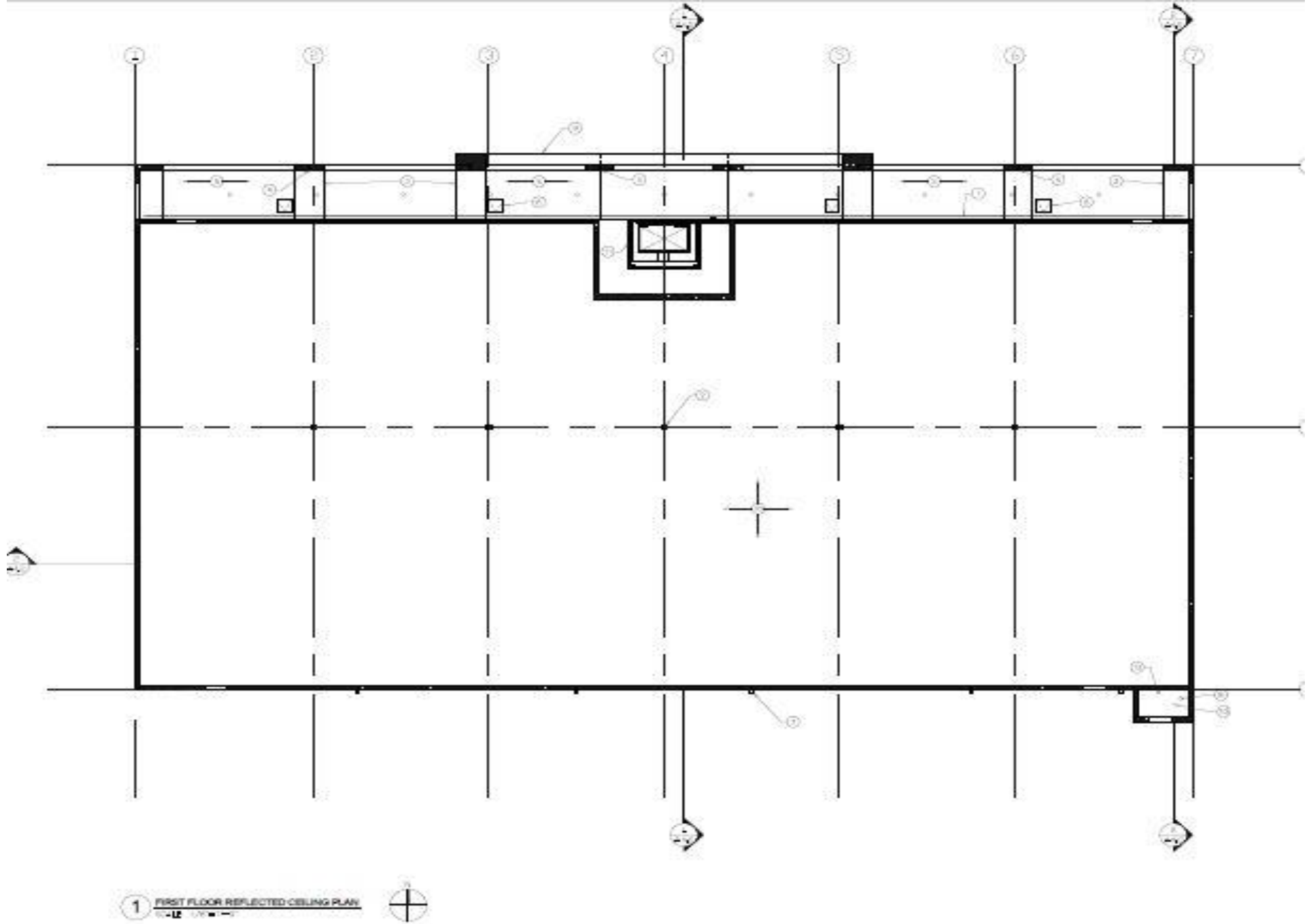


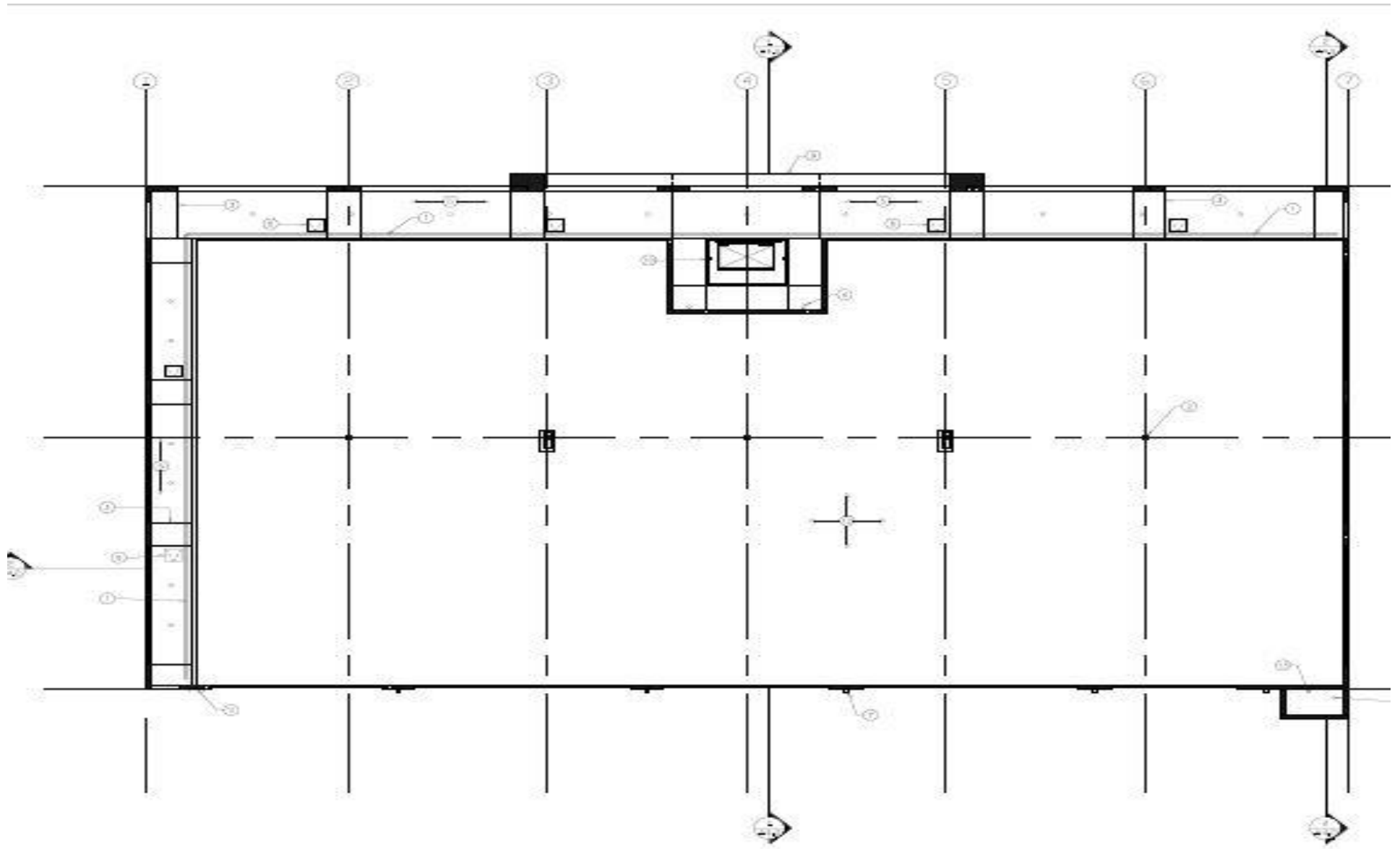
LOCATION

- Population Density: 555,706 (within a 5-mile radius)
- Average HH Income: \$80,590 (within a 3-mile radius)
- Average home price: \$501,089
- Located in the rapidly growing area of West Katy
- Strategically located on FM1463, which connects to I-10 (Katy Freeway) and FM1093 (Westpark Tollway)



Floor Plan (1st Floor)





1 SECOND FLOOR REFLECTED CEILING PLAN
SCALE 1/8" = 1'-0"

2022 Demographics	1- MI	3-MI	5-MI
Total Population	4,728	51,381	4,664
Growth 2010-2018	129.96%	105.15%	67.98%
Growth 2018-2023	23.33%	21.01%	18.33%
Average Household Income	\$174,386	\$152,117	\$142,491
% Bachelor's Degree	42.18%	35.39%	33.74%
% Advanced Degree	25.60%	18.13%	17.47%
Average Household Size	3.20	3.10	3.10



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:
 - 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date