Stafford Crossing

10315 W Airport Blvd, Stafford, TX 77477

Jordan Weaver
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RUBICON REALTY GROUP

AVAILABLE SPACE

1,936 Square Feet Inline (Gray Shell)
1,500 Square Feet Inline (Former Tutoring Center)

BASE RENTAL RATE

Upon Request

NNN (CAM, PROPERTY TAXES & INSURANCE)

$9.00 Per Square Foot/Year (Estimated)

TI ALLOWANCE

Negotiable

PARKING RATIO

4.18 Spaces Per 1,000 Square Feet

CENTER SIZE

17,000 Square Feet

SPACE DIMENSIONS

80 Feet Deep

ZONING

LC-3

PERMITTING THROUGH

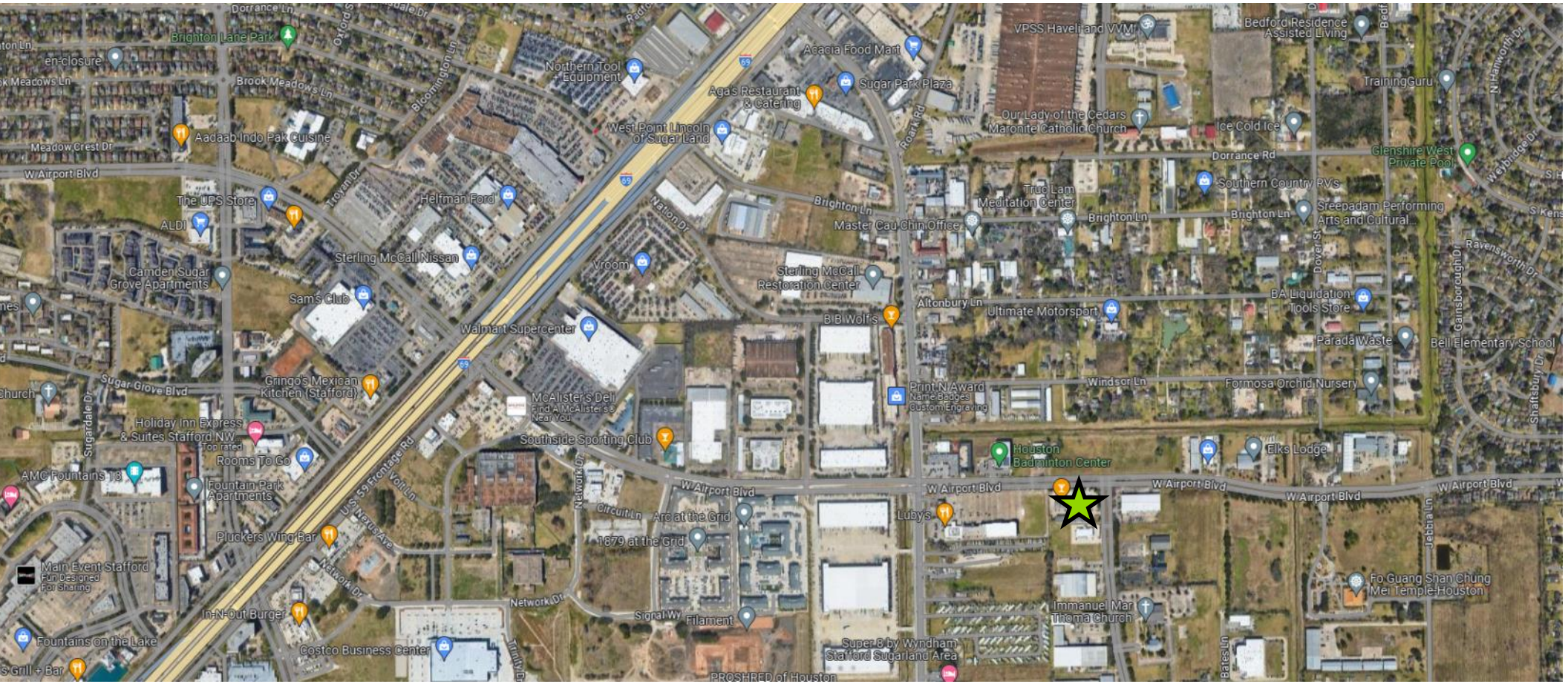
Missouri City

LOCATION

- Traffic Count: 55,720 Cars Per Day on Highway 6 (TxDot 2020)
- Population Density: 146,180 (within a 5-mile radius)
- Average HH Income: $132,228 (within a 3-mile radius)
- Average home price: $403,021
- Close proximity to Sienna and the Fort Bend Parkway Toll Rd
- Total Daytime at Home Population: 56,360 (within a 3-mile radius)
- Total Employees: 15,230 (within a 3-mile radius)

Disclaimer: Information contained here in, while supplied by sources deemed reliable, is subject to errors and is not warrantied by Rubicon Realty Group or its agents. This information is subject to change without notice.

Aerial Map



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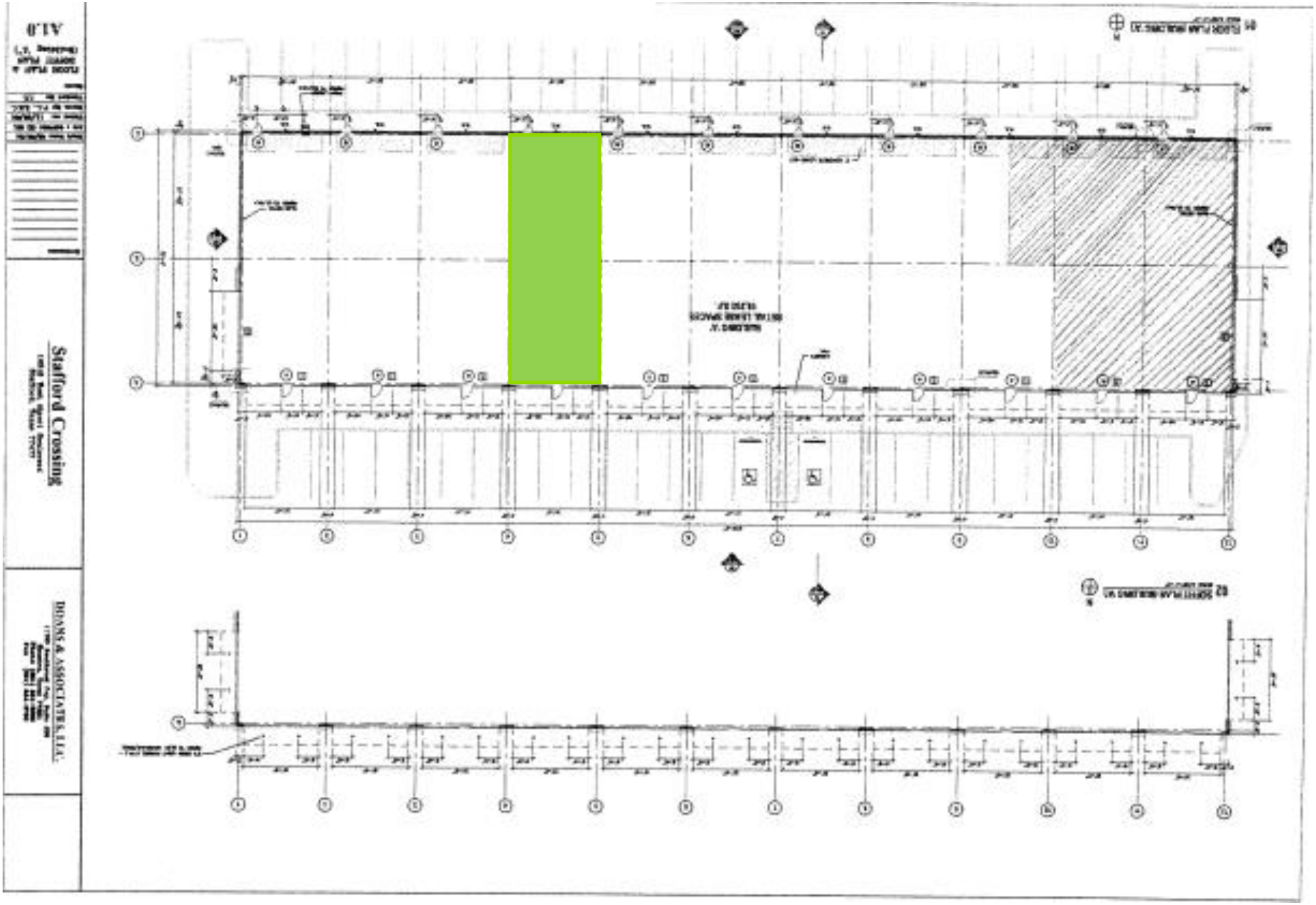
Site Plan



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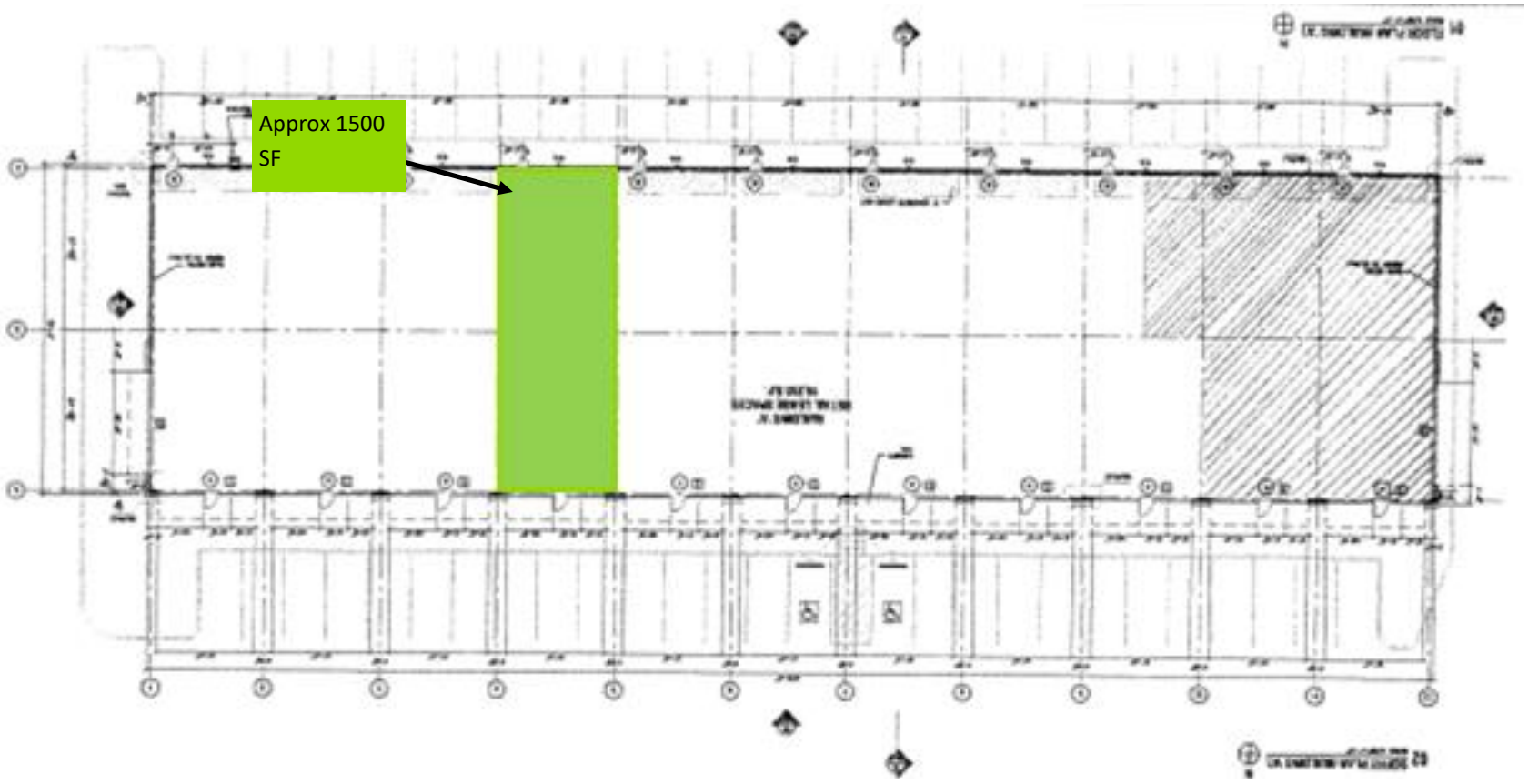

RUBICON REALTY GROUP

2020 Demographics	1– MI	3–MI	5-MI
Total Population	5,661	64,903	164,261
Growth 2010-2020	77.46%	49.54%	36.44%
Growth 2020-2025	15.90%	14.50%	13.64%
Average Household Income	$139,114	$133,381	$119,103
Median Household Income	$111,529	$107,439	$91,824
Total Daytime Population	20,012	71,590	143,149
-Daytime at Home Population	15,465	56,360	111,091
-Daytime Employees	4,547	15,230	32,058

(Accessed from Costar.com 2020)

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About Rubicon Realty Group

Rubicon Realty Group LLC was founded in 2009 as a full-service commercial real estate company providing a diverse range of services to its clients through the entire real estate cycle. Each of Rubicon Realty Group principals has been associated with high-profile brokerages and developers such as Trammell Crow Company, Wulfe & Co., CB/Richard Ellis, RKF, and Sugarland Properties. These affiliations have provided profitable, long-term relationships and have established many more with other developers, brokers, and lenders.

We provide the following services:

PROPERTY LEASING & TENANT REPRESENTATION

We are well-versed at structuring triple net, ground, gross/modified gross, and percentage lease deals. We work with both national and local clients, including big-box retailers, grocery stores, hotels, restaurants, banks, franchises, and small business owners looking to make their mark in Texas. Our agents are active members of the International Council of Shopping Centers (ICSC) and participate in ICSC, Austin Retail Live, CCIM and other networking events to bring the latest industry updates to our clients. We utilize all major marketing platforms such as Loopnet, Costar, CityFeet, Showcase, Komreal, and more.

LAND SALES

Rubicon Realty is a part of the small pool of brokers specializing in commercial land sales, both improved and unimproved. Our clients benefit from our knowledge of the land development process and all the moving parts it involves.

INVESTMENT SALES

We help our clients underwrite and sell their commercial properties. We also assist with finding, analyzing, and purchasing commercial assets for whatever their objectives are: cash flow, value-add, redevelopment, or long term appreciation.

PROPERTY MANAGEMENT

Our property management arm takes the frustration and challenges property owners have to deal with when owning their real estate. We provide lease administration, maintenance coordination, rent collection, accounting, expense reconciliation, vendor bidding, and qualification services. Property owners are able to set their own limits of involvement and expense amounts requiring their prior approval

RUBICON REALTY GROUP
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Information About Brokerage Services

11-2-2015

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

Rubicon Realty Group LLC	608815	sweaver@rubiconrealty.com	281-313-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Scott Weaver	357812	sweaver@rubiconrealty.com	281-313-0000
Designated Broker of Firm	License No.	Email	Phone
Scott Weaver	357812	sweaver@rubiconrealty.com	281-313-0000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
			281-313-0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials				Date