ROCK CREEK PLAZA

14502 Spring Cypress at corner of Louetta

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Custom Design

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- New construction open in 2016.
- High traffic area on Spring Cypress & Louetta Rd, approximately 23,310 cpd.
- One block from the new 90,000sf HEB power center.
- Pylon signage available with color LED display.
- Ample onsite parking ratio of 4.75/1000sf
- One Endcap 2348sf space available.
- Strong demographic profile.
- Centrally located in numerous upscale residential neighborhoods
- Prime location, at the corner of Louetta Rd which just expanded into 4 lanes boulevard, that connect to Telge Rd and Grand Parkway SH 99.

Property Highlights

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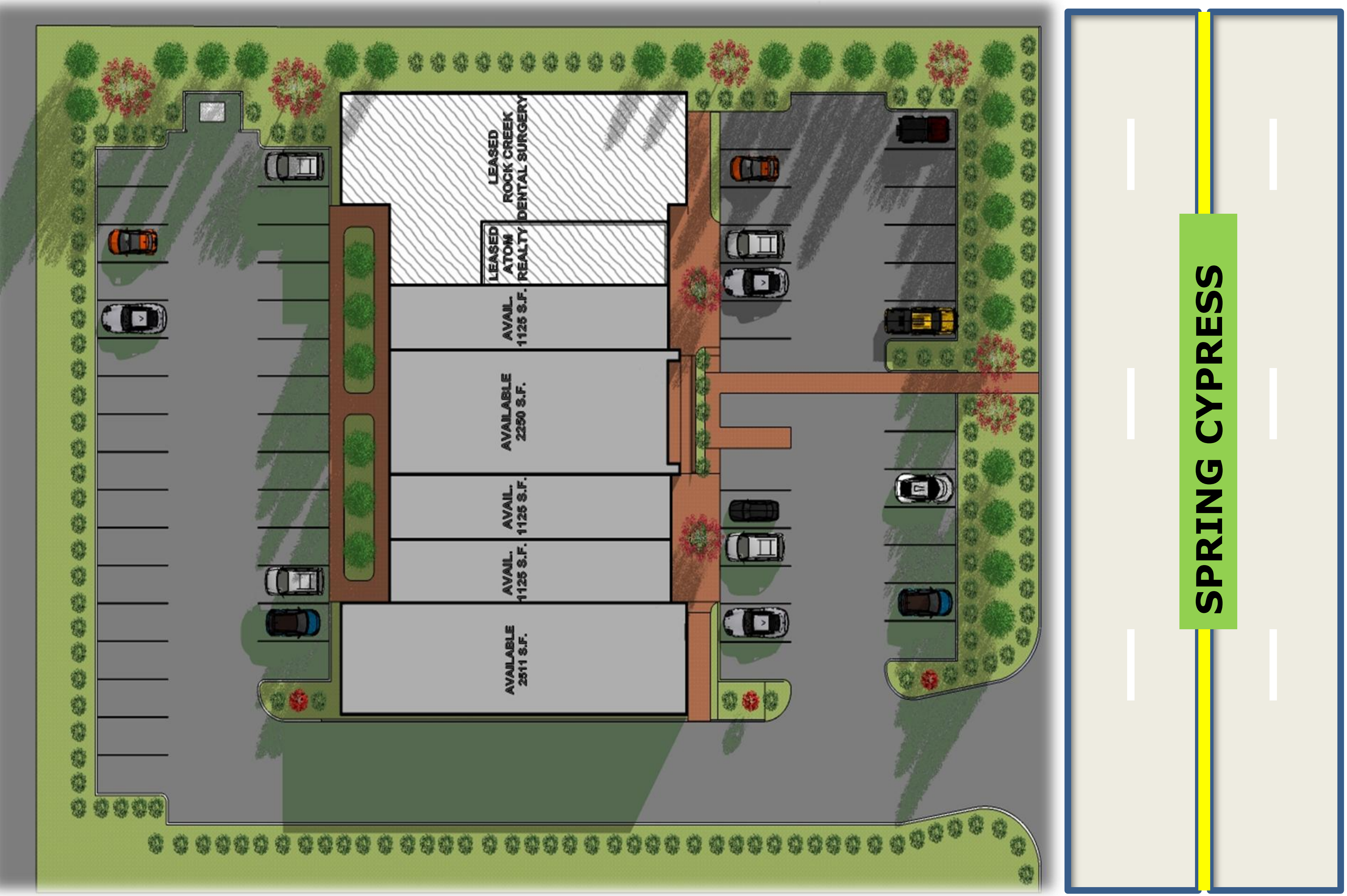

Parking Layout

* Lay out used for illustrative purposes only
* Visual representation are not drawn to scale.

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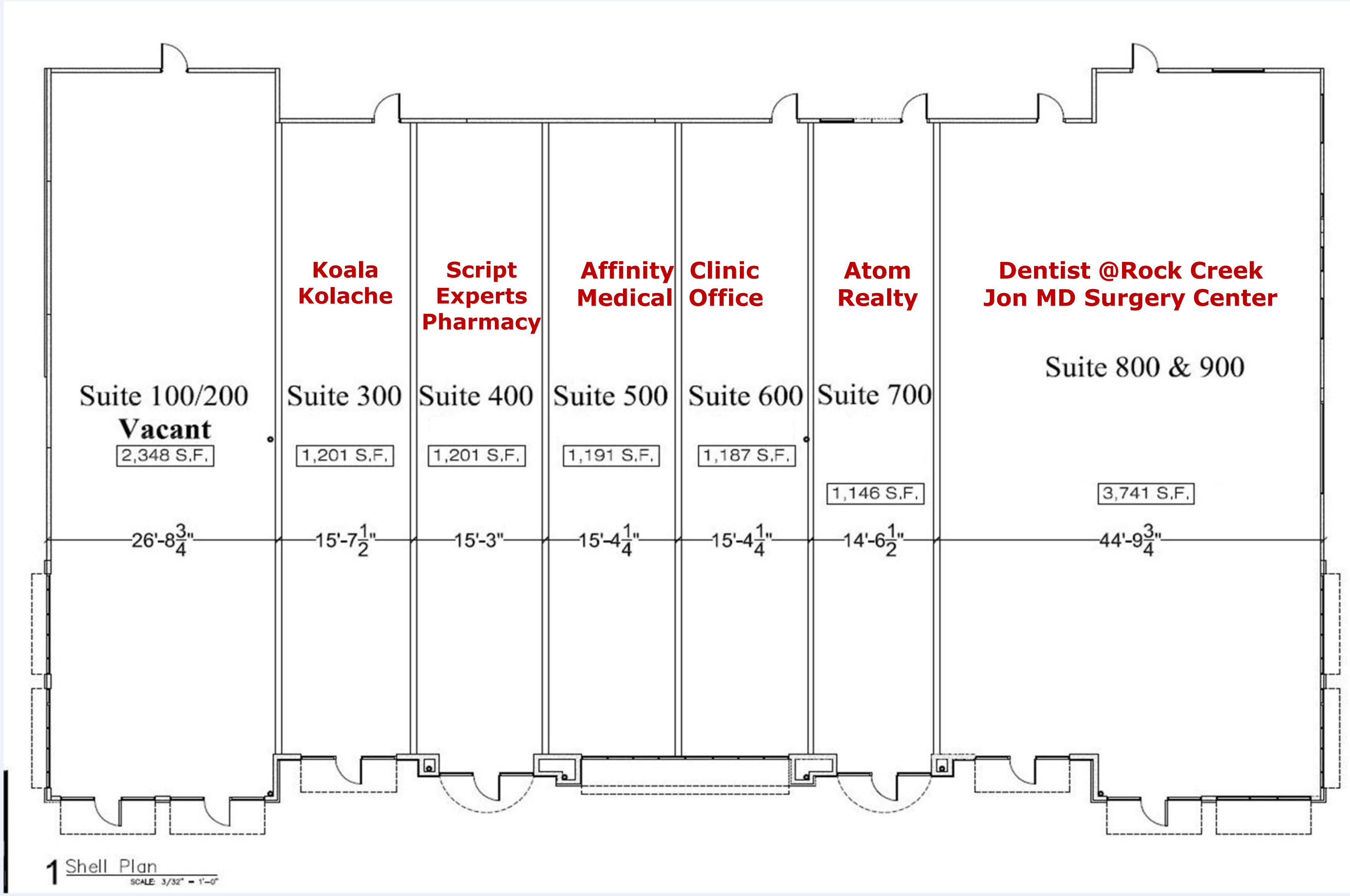

SPRING CYPRESS ROAD

Floor Plan

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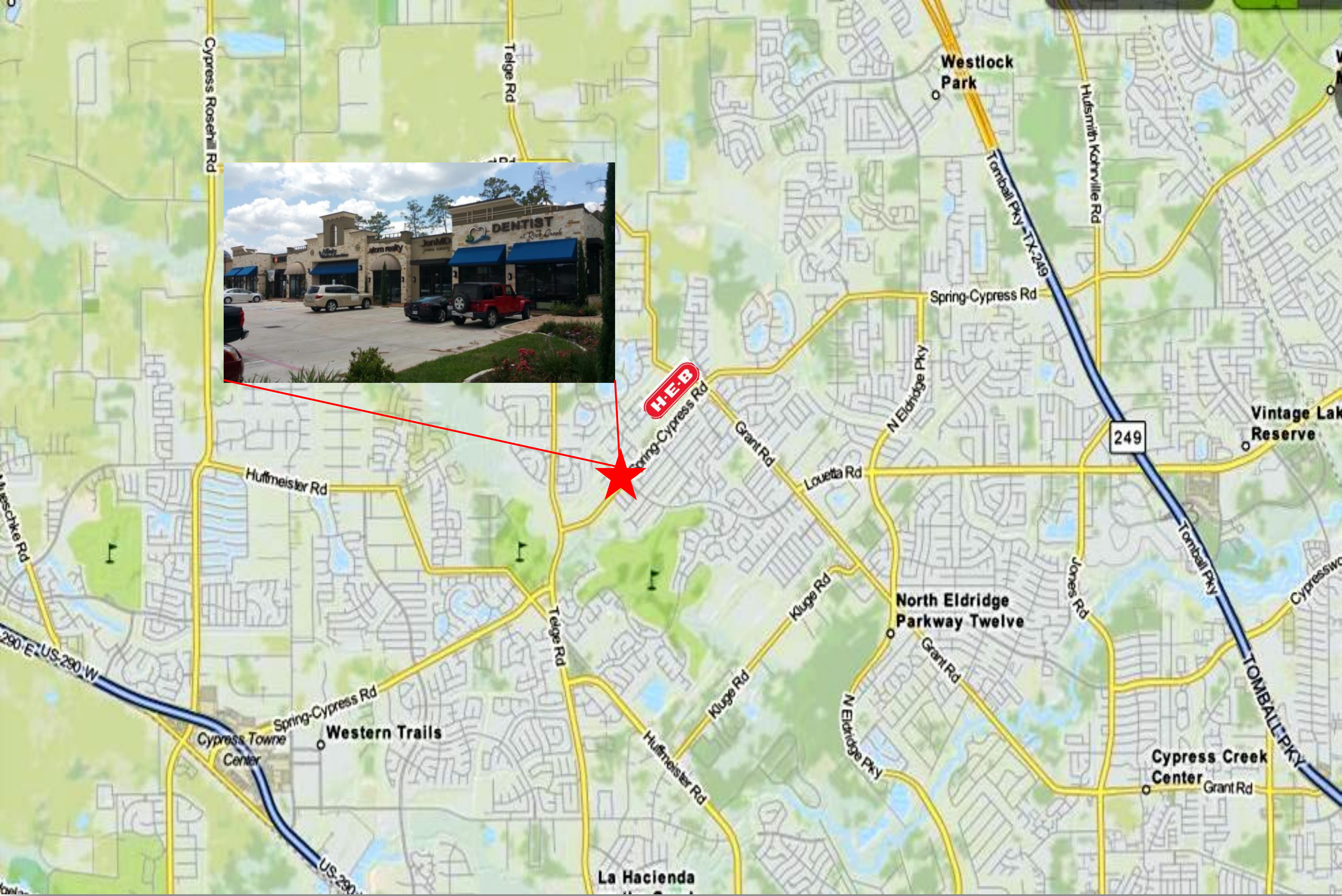

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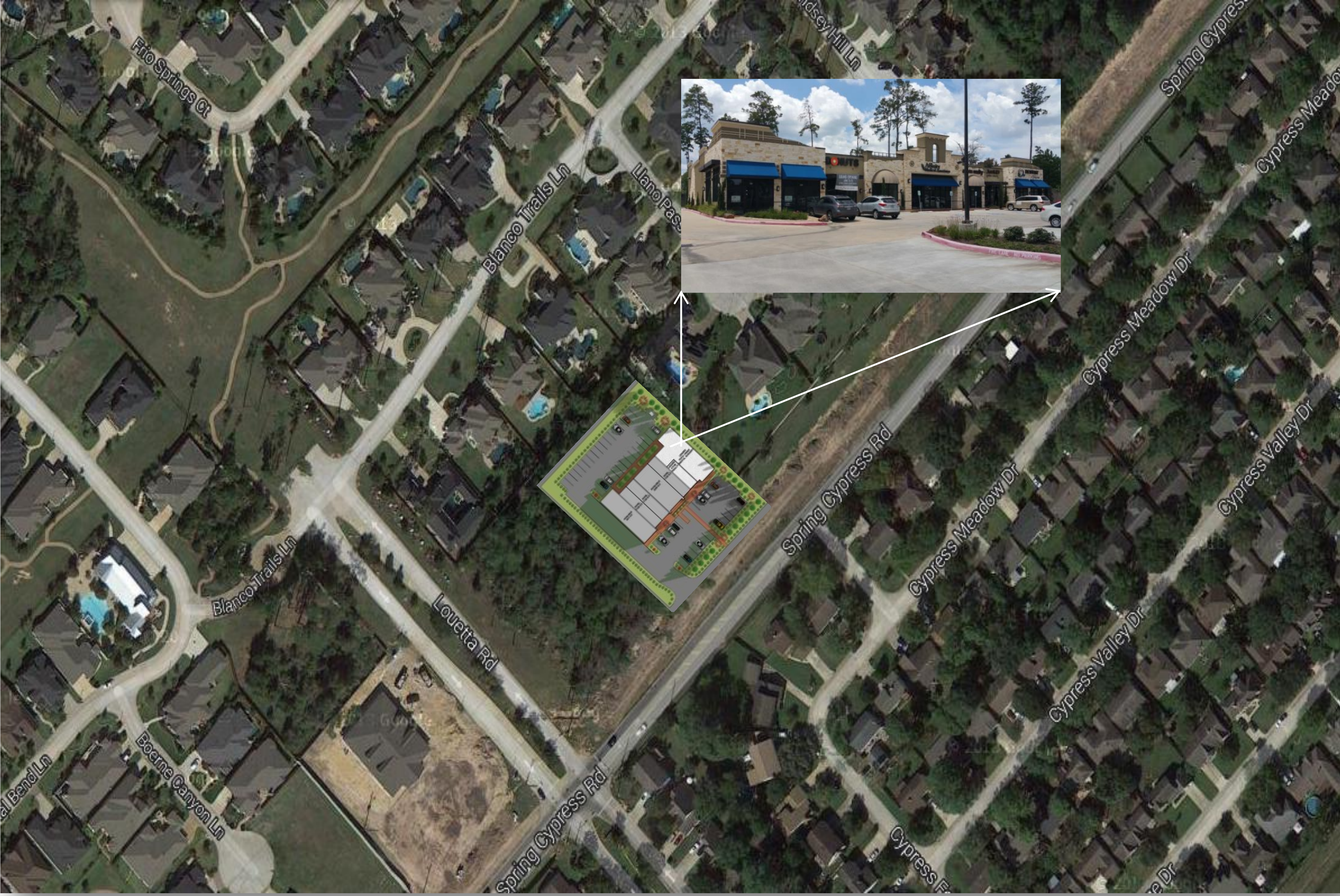

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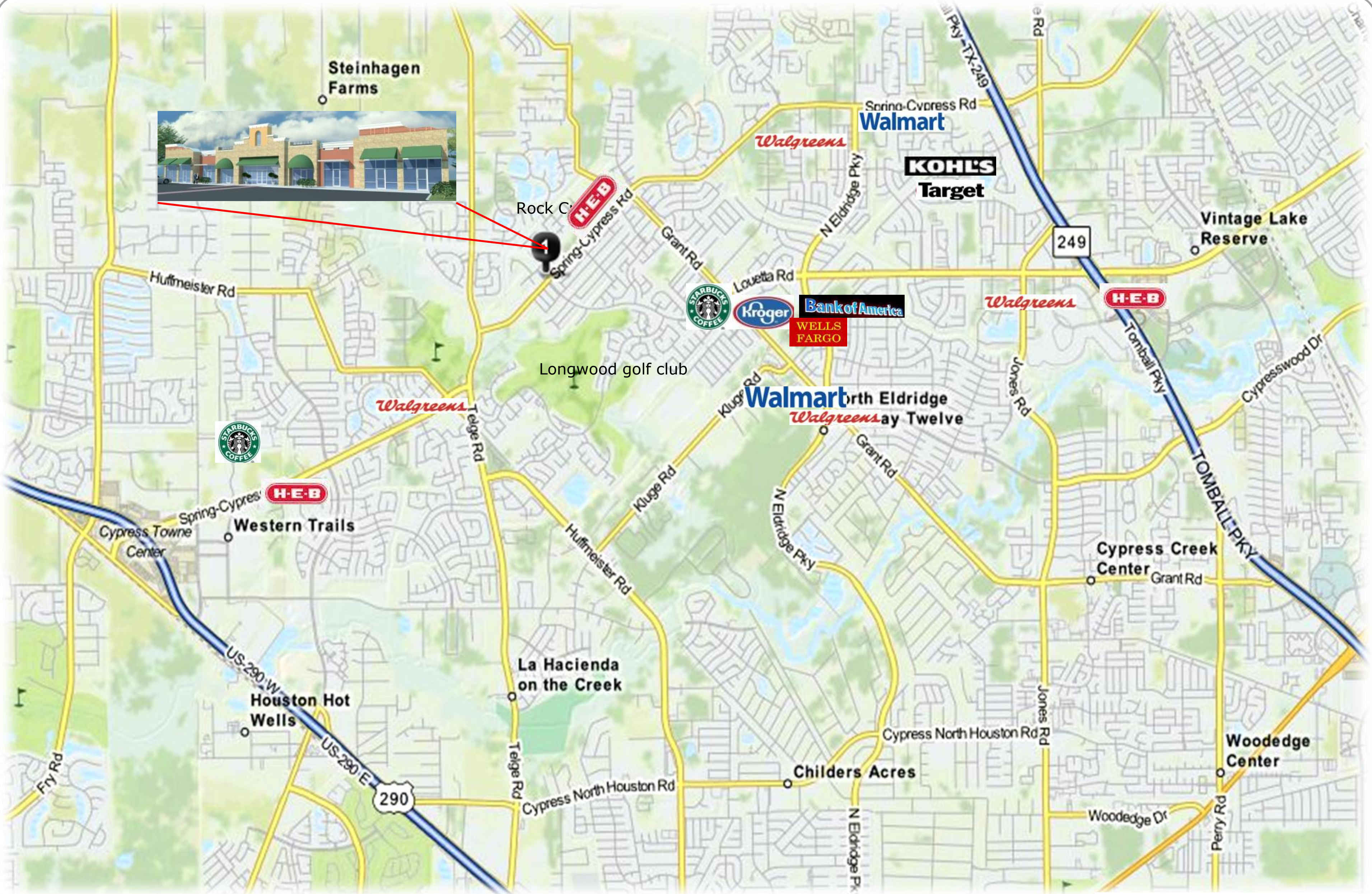

Area Business

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Village of Indian Trails

Rock Creek

LONGWOOD VILLAGE

FAIRWOOD

COLES CROSSING

LAKEWOOD GROVE

Neighborhoods

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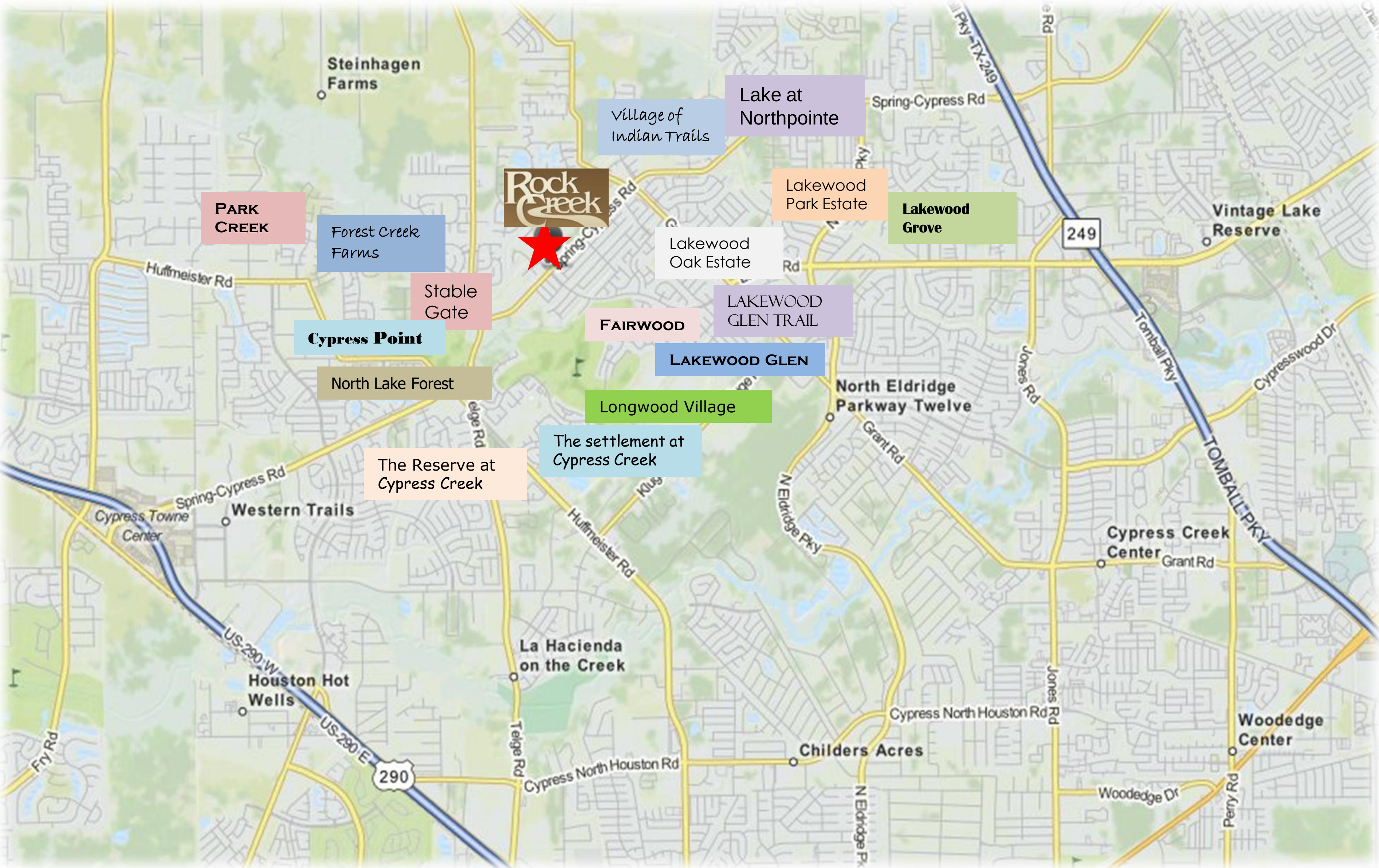

Neighborhood Map

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Demographic Summary	2016 Projection		
	1 Mile	3 Miles	5 Miles
Population	4,031	53,100	104,761
Population Density (People /Square Mi)	2,964	3,125	2,962
Estimate Total Household	1,305	17,721	36,005
Median Household Income	92,225	86,234	72,839
Average Household Income	105,271	98,600	83,750
Per Capita Household Income	34,080	32,001	28,262
Average Annual Household Expenditure	66,612	62,147	57,333

Population by Age Group	2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles
4 Years Old and Younger	241	3,248	6,504
5 - 9 Years Old	290	3,775	7,462
10 - 14 Years Old	316	3,942	7,598
15 - 19 Years Old	329	4,000	7,628
20 - 24 Years Old	326	4,123	7,893
25 - 29 Years Old	262	3,597	7,080
30 - 34 Years Old	217	3,115	6,340
35 - 39 Years Old	215	2,949	5,983
40 - 44 Years Old	286	3,591	7,080
45 - 49 Years Old	337	4,070	7,881
50 - 54 Years Old	342	4,220	8,065
55 - 59 Years Old	308	3,959	7,598
60 - 64 Years Old	217	3,002	5,871
65 - 69 Years Old	152	2,196	4,445
70 - 74 Years Old	92	1,464	3,072
75 - 79 Years Old	50	869	1,909
80 - 84 Years Old	29	520	1,202
85 Years Old and Older	22	460	1,150

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Population by Ethnicity	2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles
White	3,653	48,593	92,905
Black	180	2,127	6,222
Native American	4	198	414
Asian	159	1,835	4,455
Pacific Islander		20	44
2 or More Races	35	327	721
Hispanic	398	7,500	17,302
White Non-Hispanic	3,024	38,253	70,738

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Housing	2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	1,305	17,721	36,005
Total Census 2000 Households	1,749	13,680	27,484
Total Housing Units	1,560	21,395	43,381
Owner	1,489	18,408	34,985
Renter	53	2,221	6,577
Vacant Housing Units	18	763	1,817

* Information has been secured from source we believe to be reliable, but we make no representation or warranties, expressed or implied as to the accuracy of the information. Tenant must verify the information and bears all rick for any inaccuracies

Income	2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles
Under $10,000	10	356	874
$10,000 - $14,999	11	284	731
$15,000 - $19,999	16	206	832
$20,000 - $24,999	3	498	1,264
$25,000 - $29,999	15	579	1,213
$30,000 - $34,999	23	554	1,389
$35,000 - $39,999	24	602	1,473
$40,000 - $44,999	42	735	1,725
$45,000 - $49,999	27	560	1,281
$50,000 - $59,999	92	1,313	3,097
$60,000 - $74,999	208	2,456	4,901
$75,000 - $99,999	271	3,430	6,692
$100,000 - $124,999	185	2,508	4,589
$125,000 - $149,999	160	1,185	2,228
$150,000 - $199,999	122	1,365	2,010
Over $200,000	86	986	1,445
Median Household Income	**$92,225**	**$86,234**	**$72,839**
Aggregate Household Income	**$137,378,009**	**$1,680,224,100**	**$3,035,466,839**
Average Household Income	**$105,271**	**$98,600**	**$83,750**
Per Capita Household Income	**$34,080**	**$32,001**	**$28,262**

11-2-2015

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.

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

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