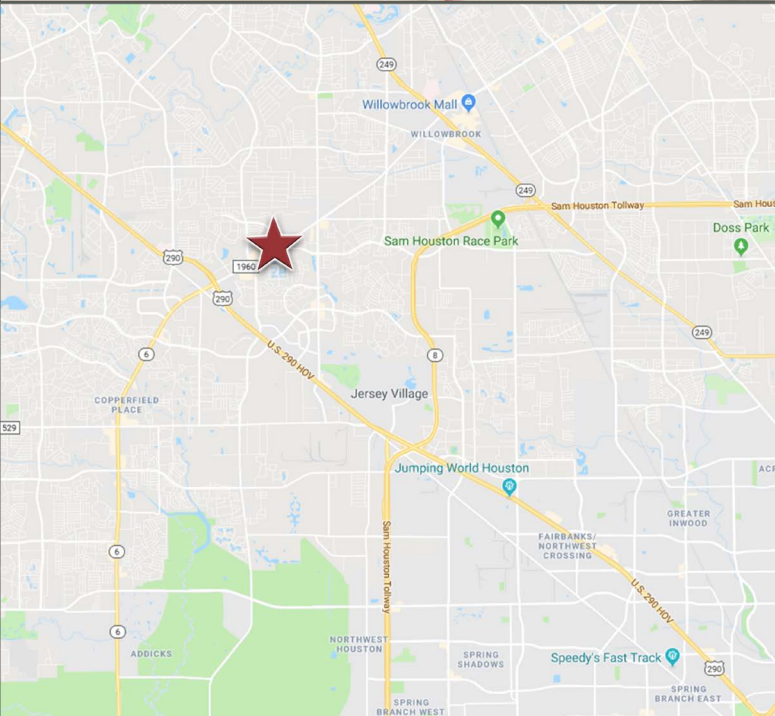


FOR LEASE

FM 1960 RETAIL

NWC FM 1960 & FALLBROOK DR, HOUSTON, TEXAS



PROPERTY FEATURES

- Join **SUBWAY** & **EXXON**
- Convenience Store/Gas Station anchored
- New Construction
- Located at the northeast corner of the signalized intersection of FM 1960 & Fallbrook Drive in Houston, Texas
- Retail Space for Lease
- End Cap Available
- Hard Corner, Signalized Intersection

FOR INQUIRIES CONTACT
281.489.8800

LINDSEY LEE
lindsey@cunninghamtx.com

ANNIE HEINBUCH
annie@cunninghamtx.com

PRESTON CUNNINGHAM
preston@cunninghamtx.com



FM 1960 RETAIL PROPERTY INFORMATION

LOCATION

11702 FM1960
HOUSTON, TEXAS 77065

AVAILABLE SPACE

1,825 SF END CAP

LEASE RATE

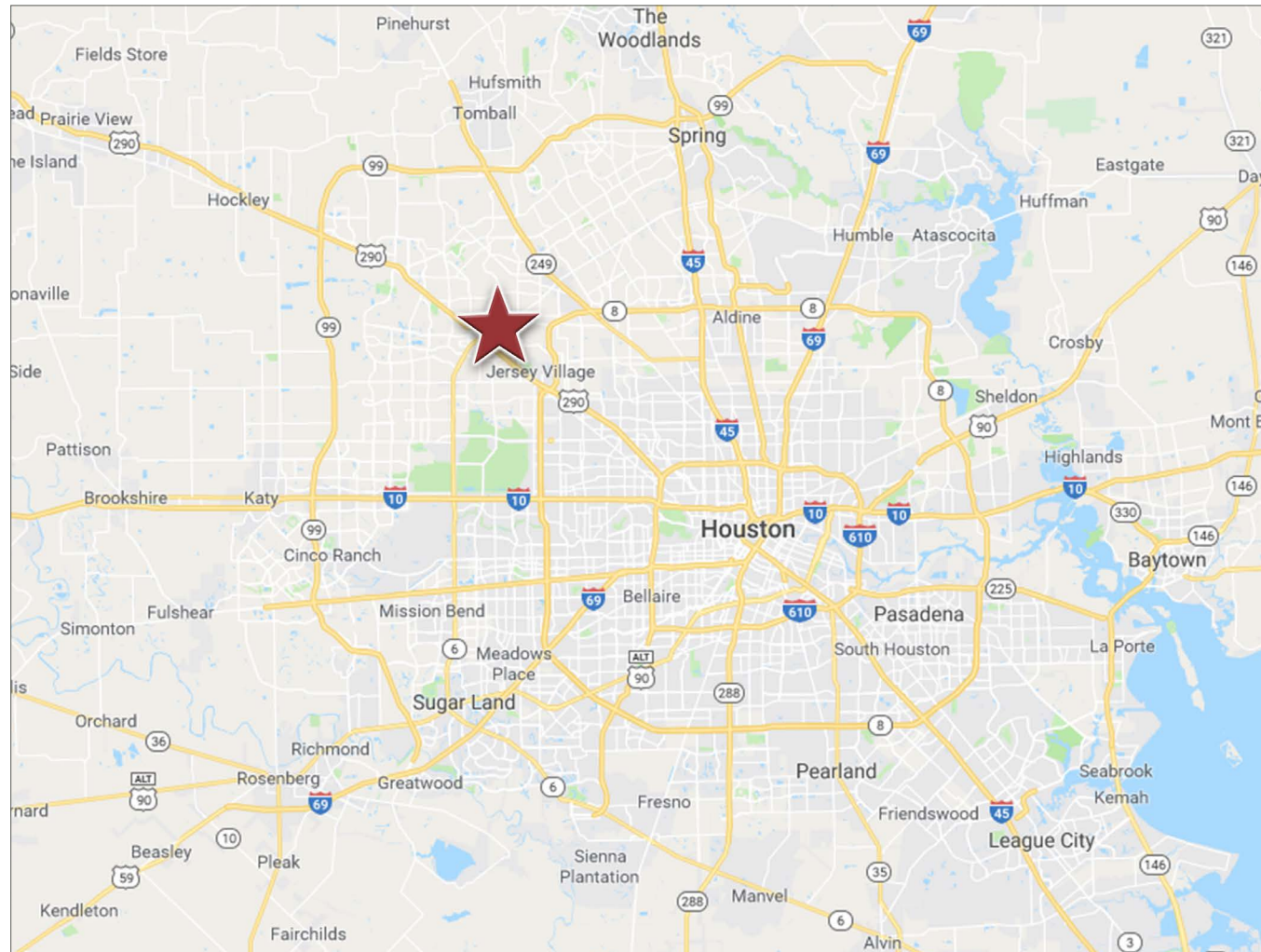
CALL FOR PRICING

TRAFFIC GENERATORS

MCGOVERN MEDICAL SCHOOL
TEXAS CHILDREN'S HEALTH CENTER
CYPRESS FAIRBANKS MEDICAL
CENTER • KINDRED • GULF COAST
REGIONAL BLOOD CENTER • CVS
WALGREENS • KROGER • TARGET
HOME DEPOT • WALMART

TRAFFIC COUNTS

FM 1960: 49,229 VPD
FALLBROOK DR: 12,386 VPD
(TXDOT 2016)



2017 DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES	5 MILES
TOTAL POPULATION	19,849	55,997	111,246	273,443
DAYTIME POPULATION	14,688	59,822	118,750	295,538
AVERAGE HH INCOME	\$75,417	\$87,139	\$92,983	\$95,140

FOR INQUIRIES CONTACT: 281.489.8800

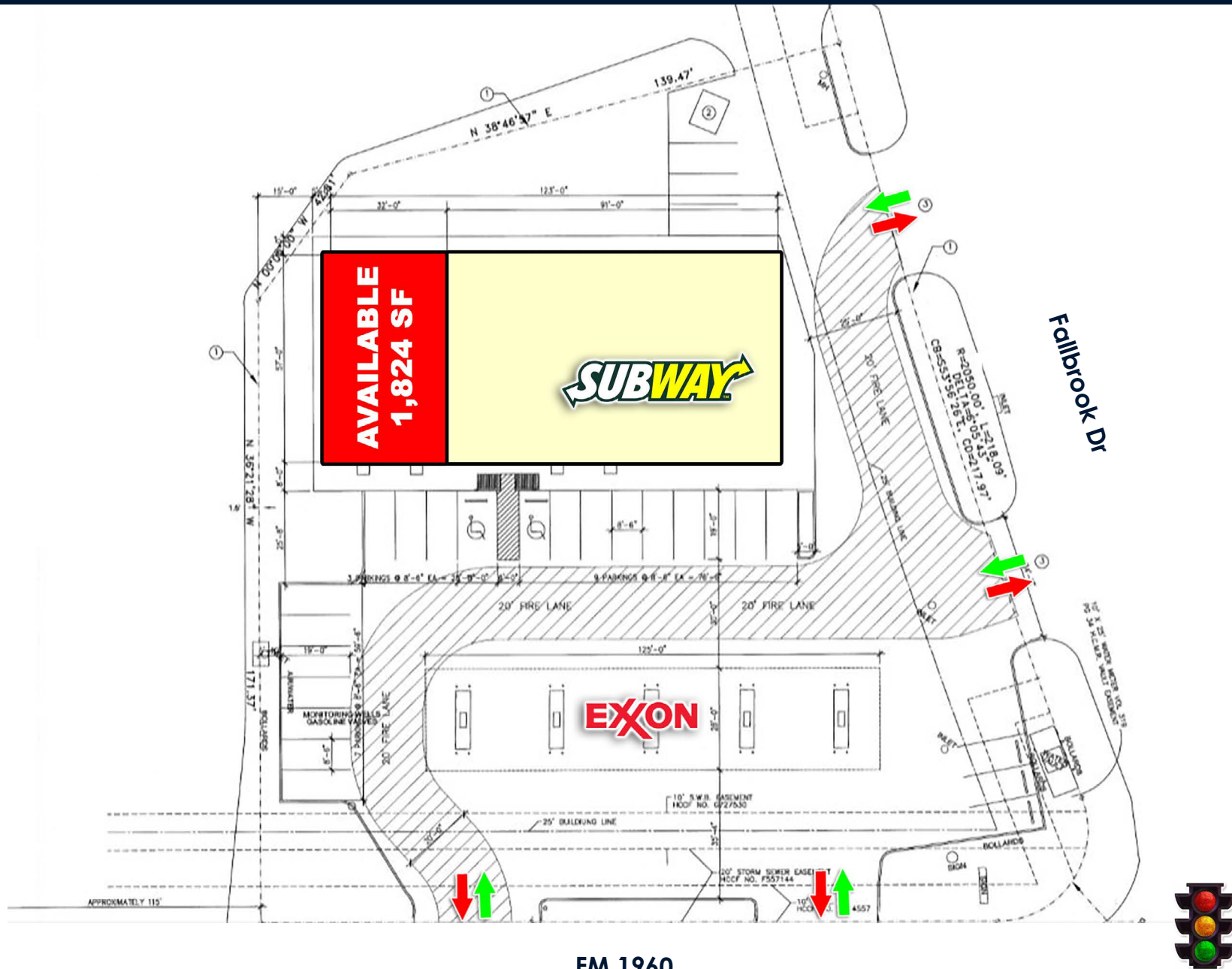


LINDSEY LEE
lindsey@cunninghamtx.com

ANNIE HEINBUCH
annie@cunninghamtx.com

PRESTON CUNNINGHAM
preston@cunninghamtx.com

FM 1960 RETAIL SITE PLAN



FM 1960

FOR INQUIRIES CONTACT: 281.489.8800



FOR INQUIRIES CONTACT: 281.489.8800

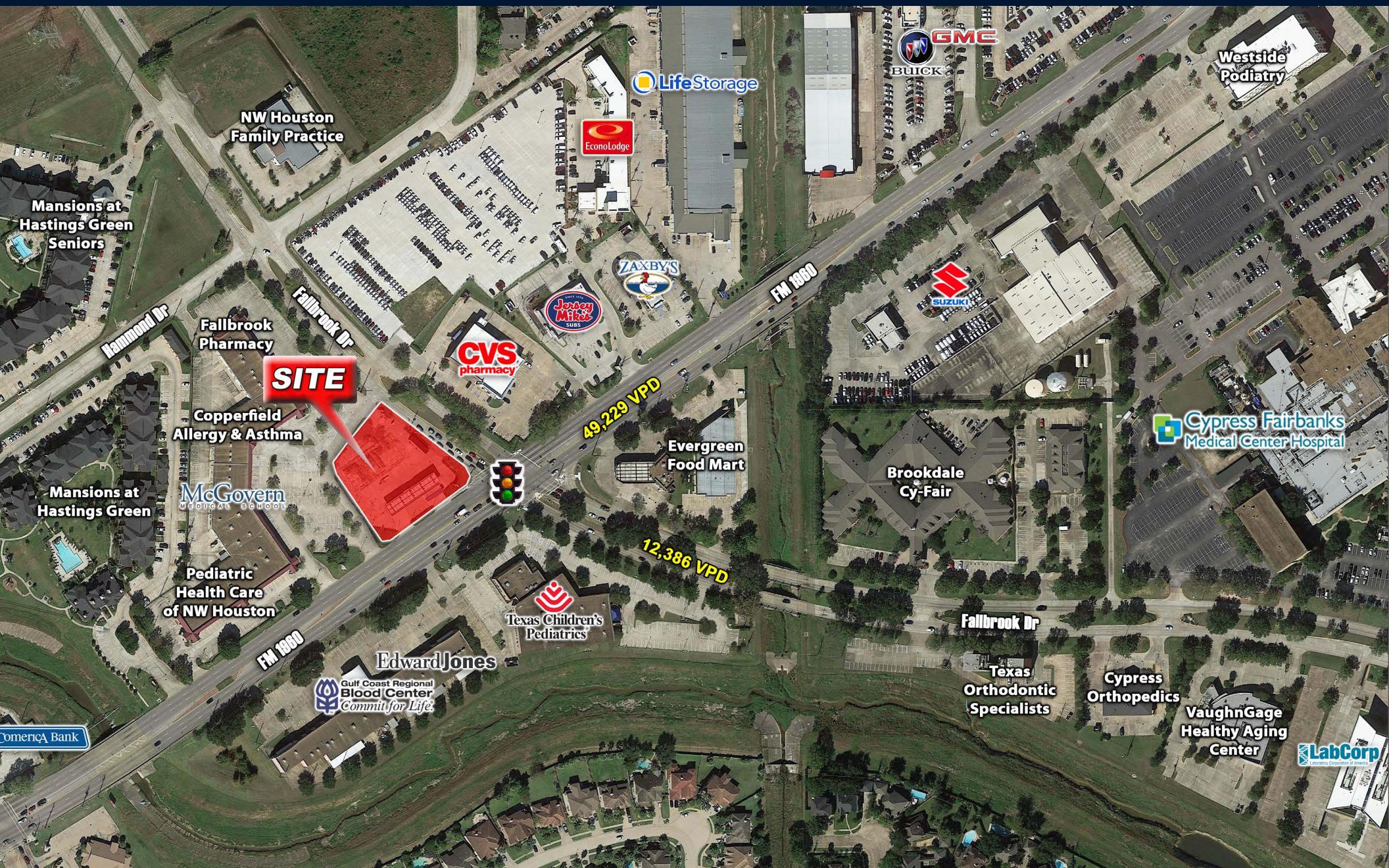


LINDSEY LEE
lindsey@cunninghamtx.com

ANNIE HEINBUCH
annie@cunninghamtx.com

PRESTON CUNNINGHAM
preston@cunninghamtx.com

FM 1960 RETAIL INTERSECTION AERIAL



FOR INQUIRIES CONTACT: 281.489.8800

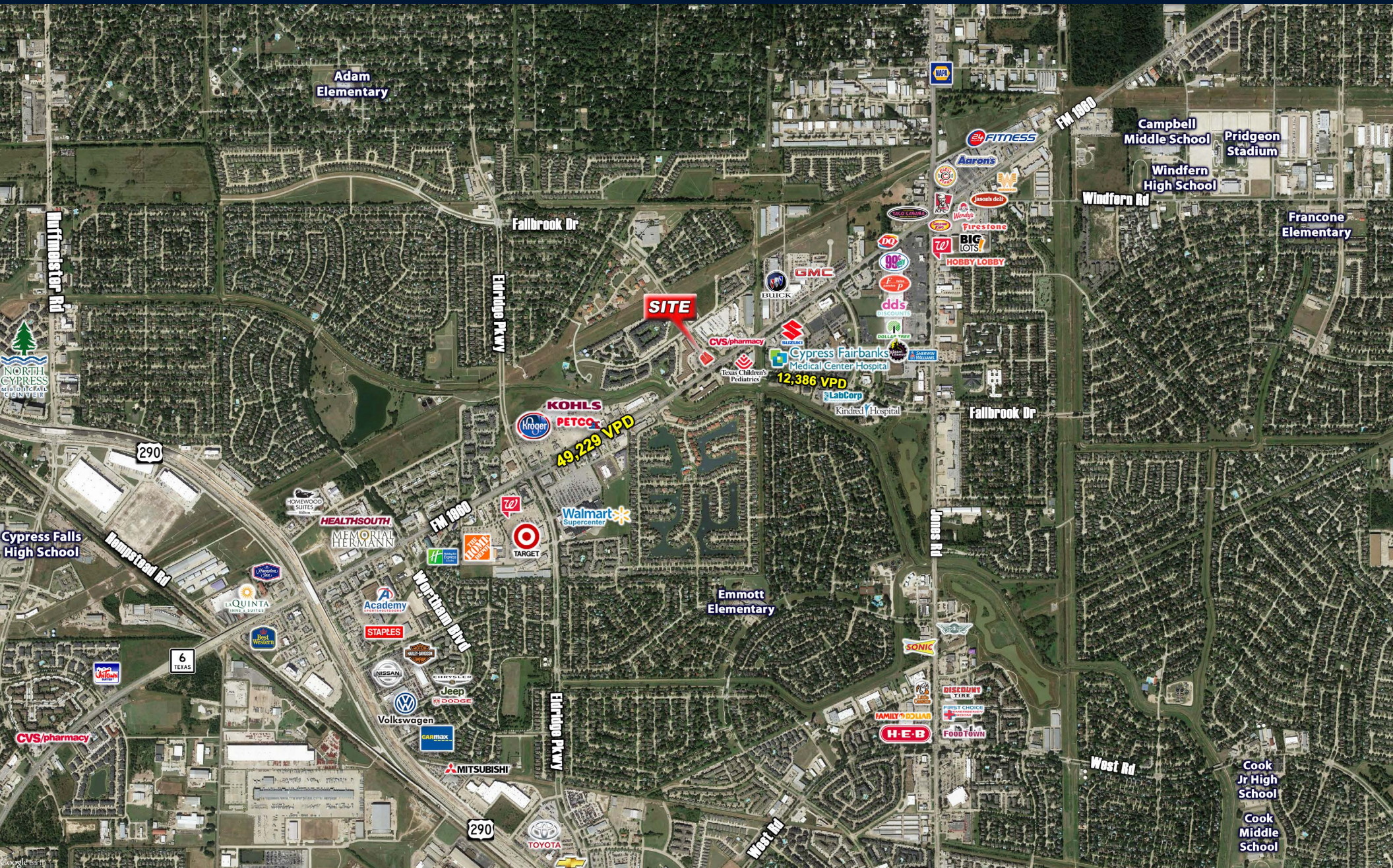


LINDSEY LEE
lindsey@cunninghamtx.com

ANNIE HEINBUCH
annie@cunninghamtx.com

PRESTON CUNNINGHAM
preston@cunninghamtx.com

FM 1960 RETAIL RETAIL AERIAL



FOR INQUIRIES CONTACT: 281.489.8800



LINDSEY LEE
lindsey@cunninghamtx.com

ANNIE HEINBUCH
annie@cunninghamtx.com

PRESTON CUNNINGHAM
preston@cunninghamtx.com



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		

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov