

for lease

Rose-Rich Center

5100 Avenue H | Rosenberg, TX 77471

National Credit Tenants at Regional Shopping Center



JACOB GROSSMAN

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property highlights

Rose-Rich Center

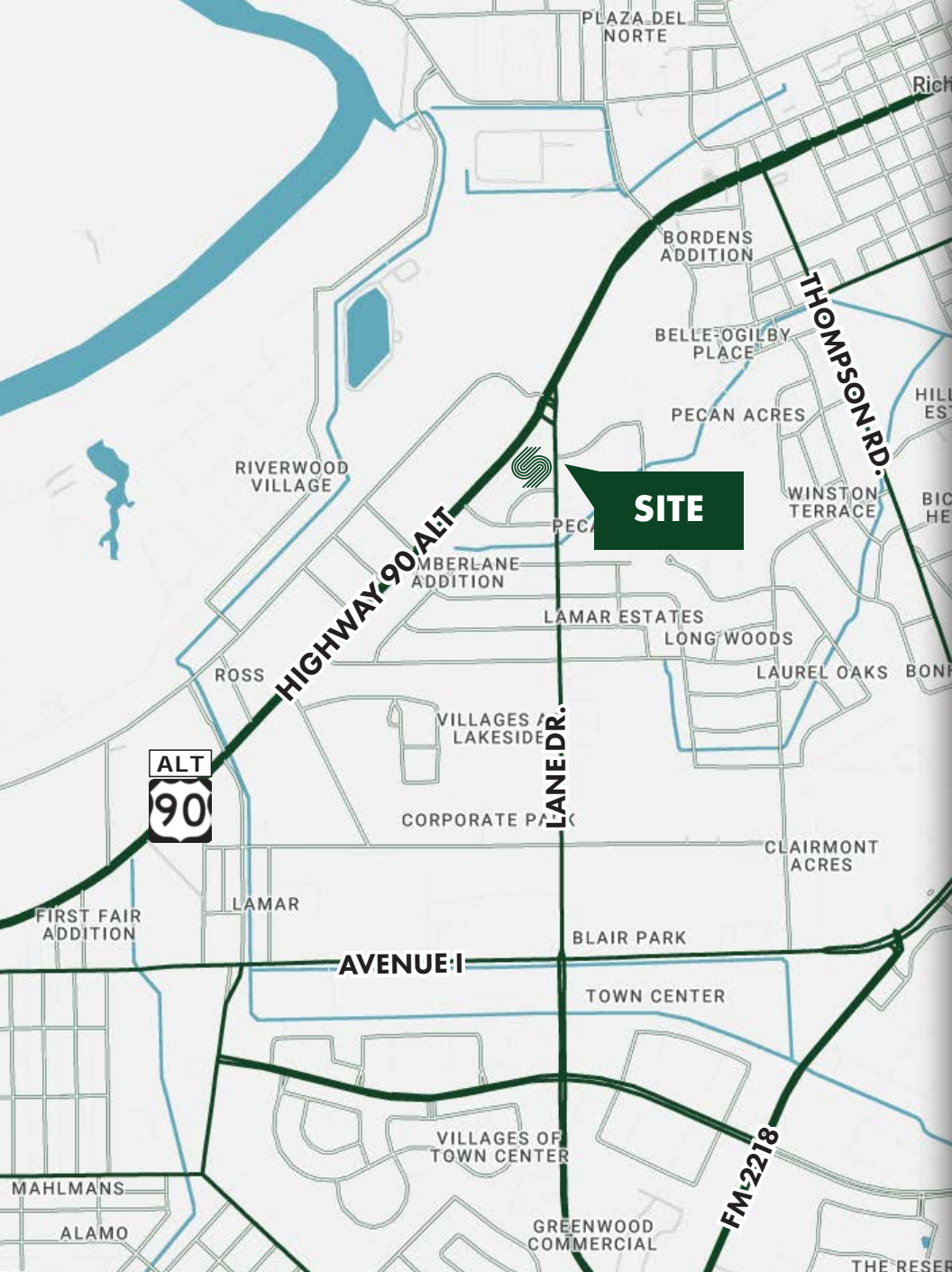
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- Recently renovated regional shopping center with mix of fashion, daily needs, service, and restaurant tenants
- Situated on major thoroughfare in the heart of Rosenberg with over 17,500 vpd on Highway 90 Alt/Avenue H
- Up to 12,255 SF of contiguous space available
- Excellent egress/ingress
- Great visibility with pylon sign opportunities available

Premises

- **Total SF:** 102,000
- **SF Available:** 16,546
- **Parking:** 4.04/1,000

Rent: Call for pricing
NNN Rent: \$4.66 PSF



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Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF			
1	5192A	T-Mobile	2,290	9	5174	Lucky's Liquor	1,325	17	5138	Wingstop	1,750
2	5192B	Tortilleria Azteca	3,730	10	5172	Freeway Insurance	1,750	18	5136	Wig Zone	4,800
3	5190	Jackson Hewitt	1,435	11	5170	AVAILABLE	2,716	19	5130	Family Dollar	7,200
4	5186	Pizza Hut	2,100	12	5160	Melrose	10,247	20	5114	AVAILABLE	9,997
5	5182	First Franklin Financial	1,650	13	5152B	dd's Discounts	19,955	21	5112	AVAILABLE	2,258
6	5180	Unique Gifts	3,615	14	5150	Dollar Tree	8,476	22	5110	Dentist	5,667
7	5178	U.S. Nails	800	15	5148	EZ Pawn	5,600	23	5102	St. Michael's	1,313
8	5176	AVAILABLE	1,575	16	5140	Vape On	1,050	24	1007	Kwik Dollar	340

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SITE

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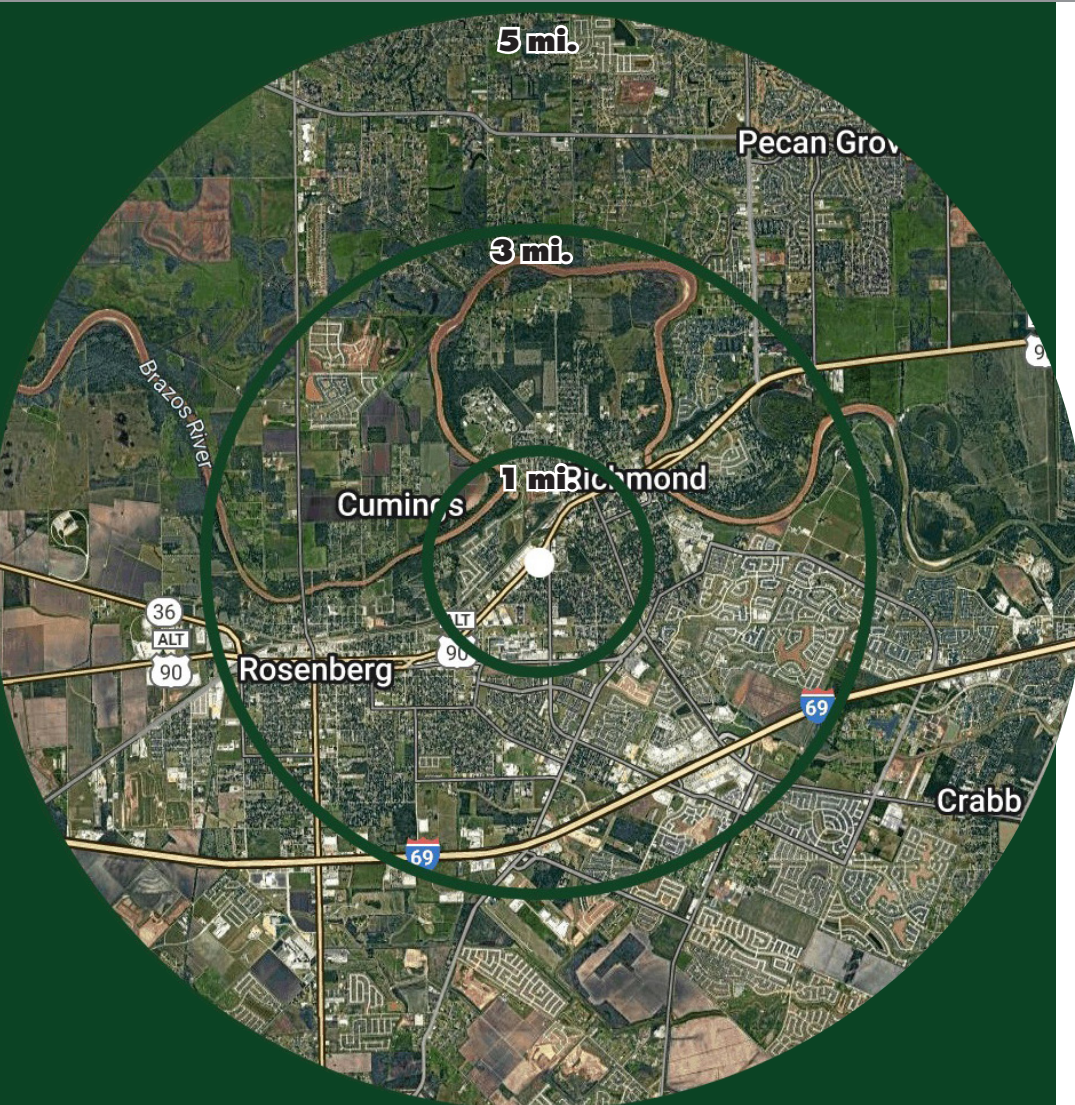
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population	1 mi	3 mi	5 mi
Total Population	8,660	50,929	107,207
Median Age	32.6	35.7	36.1

households	1 mi	3 mi	5 mi
Total Households	3,077	17,187	35,516
Number of Persons Per Household	2.68	2.75	2.84
Average Household Income	\$70,141	\$90,599	\$118,220
Average Home Value	\$224,233	\$256,869	\$295,408

race	1 mi	3 mi	5 mi
White	30.0%	36.3%	40.0%
Black	23.2%	18.9%	19.7%
Asian	3.7%	7.5%	10.5%
Hawaiian	0.2%	0.0%	0.0%
American Indian	0.8%	0.8%	0.6%
Two or More	20.2%	18.4%	15.6%
Other	22.0%	17.9%	13.5%

ethnicity	1 mi	3 mi	5 mi
Hispanic	54.6%	47.1%	37.2%

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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.

11-2-2015



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.

Sturbridge Commercial Real Estate, LLC	9012606	leasing@sturbridgecre.com	713.543.0025
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William Martin Mirsky	336669	williammirsky@hotmail.com	713.780.2475
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Jason Gaines	518855	jason@sturbridgecre.com	713.543.0025
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

IABS 1-0