

North Shopping Center

NWC of Treaschwig Rd & Cypresswood Dr | Spring, Texas

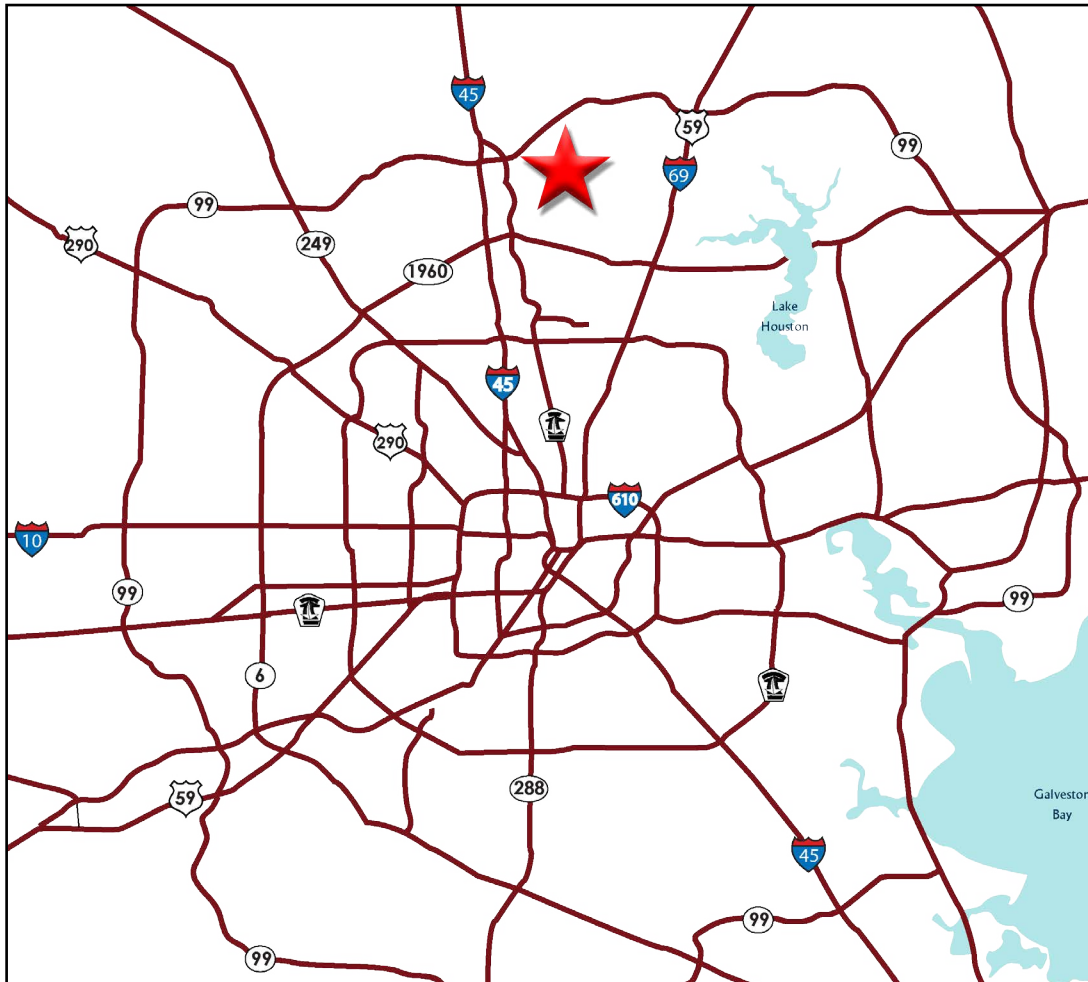


REPUBLIC CENTRAL
REALTY, INC.



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NORTH SHOPPING CENTER



Location:

NWC of Treaschwig Rd & Cypresswood Dr
5639-5685 Treaschwig Rd
Spring, Texas 77373

Property Highlights:

- Located at the northwest corner of Treaschwig Rd & Cypresswood Dr in Spring, Texas
- Shadow Anchored by Kroger on each side
- Signalized Intersection
- Surrounded by dense residential developments in the Spring Creek sub-market
- Call for Pricing

Traffic Counts:

Treaschwig Rd: 13,015 VPD (TXDOT 2016)
Cypresswood Dr: 15,545 VPD (TXDOT 2016)

Demographics

	1 Mile	3 Miles	5 Miles
2017 Population	11,711	55,204	122,544
Avg. HH Income	\$73,425	\$79,443	\$85,313
Daytime Pop.	7,348	34,910	96,656

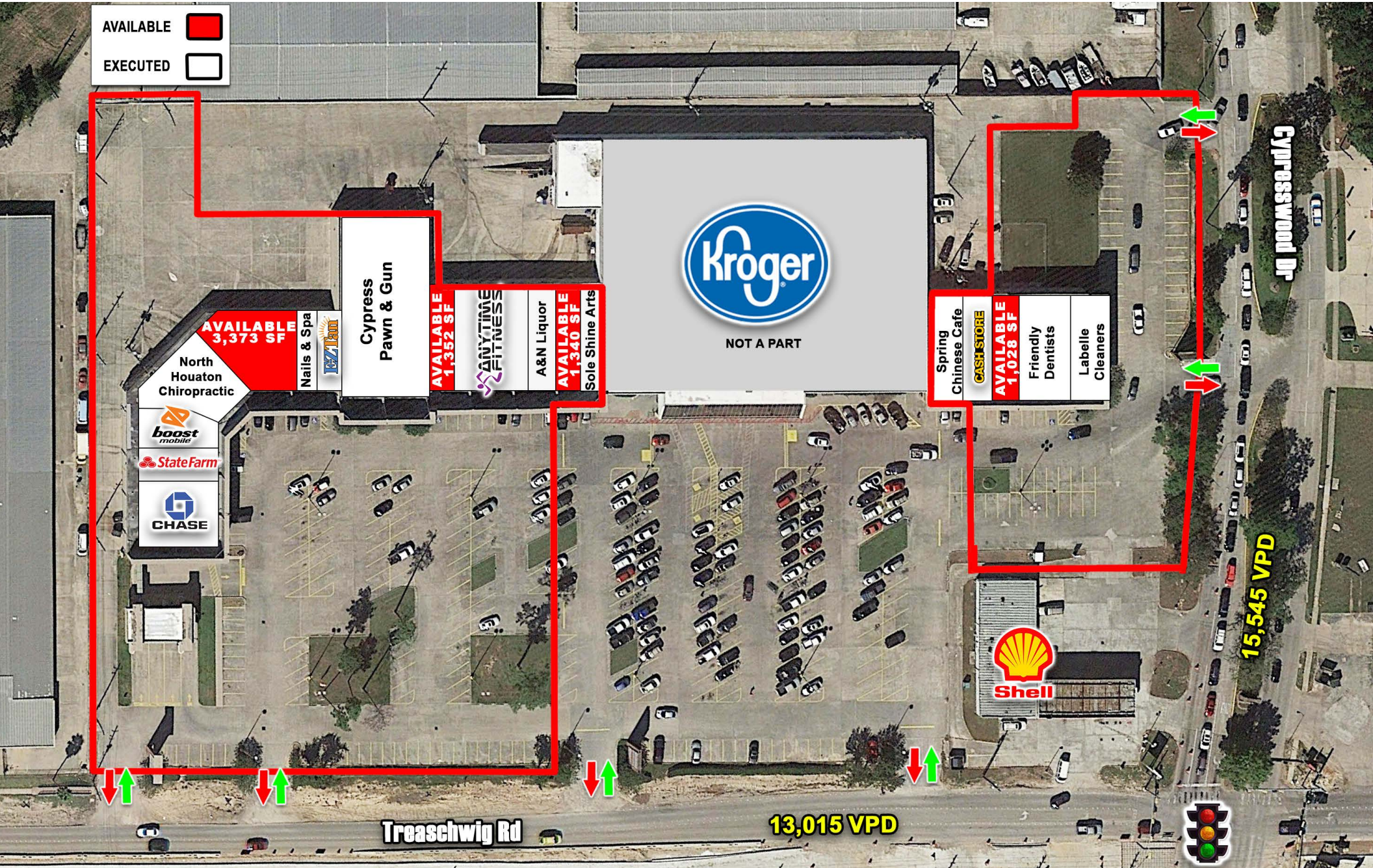
For more information, contact: 281.447.5100 | info@rcrcorp.com

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The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Republic Central Realty, Inc or by any agent, independent associate, subsidiary or employee of Republic Central Realty, Inc. This information is subject to change.

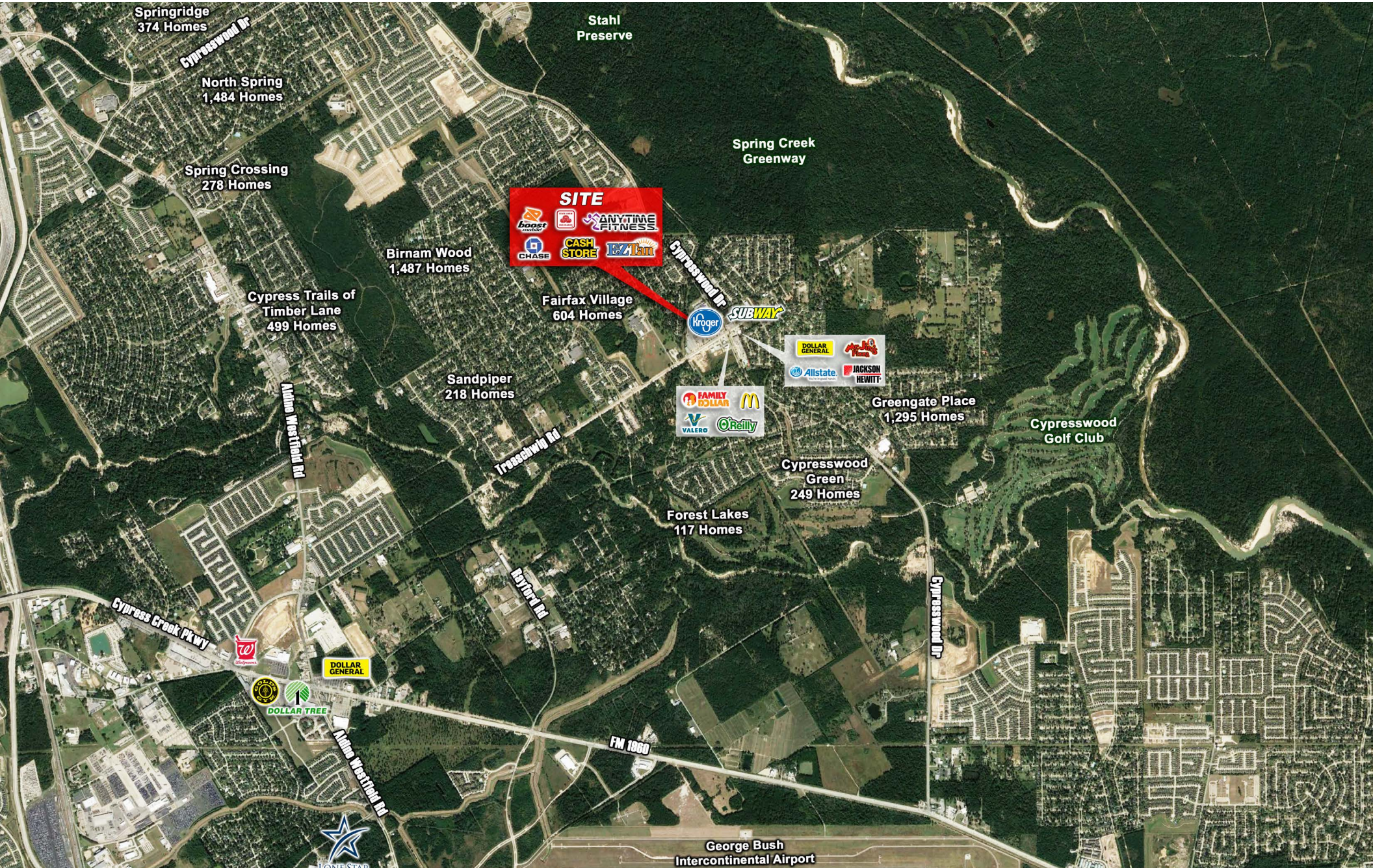


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Springridge
374 Homes

North Spring
1,484 Homes

Spring Crossing
278 Homes

Cypress Trails of
Timber Lane
499 Homes

Birnam Wood
1,487 Homes

SITE

Logos: Home Depot, ANYTIME FITNESS, CASH STORE, EZI Lam, CHASE

Fairfax Village
604 Homes

Sandpiper
218 Homes

Forest Lakes
117 Homes

Cypresswood
Green
249 Homes

Greengate Place
1,295 Homes

Cypresswood
Golf Club

Stahl
Preserve

Spring Creek
Greenway

Logos: Kroger, SUBWAY

Logos: DOLLAR GENERAL, JACKSON HEWITT, Allstate

Logos: FAMILY DOLLAR, VALERO, McDonald's, O'Reilly

Cypress Creek Pkwy

Alamo Westfield Rd

Troschweg Rd

Hayward Rd

Cypresswood Dr

FM 1600

George Bush
Intercontinental Airport





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.

Republic Central Realty, Inc.

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Licensed Broker / Broker Firm Name or Primary Assumed Business Name

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Licensed Supervisor of Sales Agent/ Associate

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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