AUTUMN CREEK VILLAGE | 3141 FM 528, FRIENDSWOOD, TX 77546

Features

NOW PRE-LEASING PHASE II

- Located at the SEC FM 528 & Bay Area Blvd in Friendswood
- One of the most economically stable Houston sub-markets
- 1,384 SF former tutoring
- 1969 SF former medical

autumn-creek-village.com

FOR LEASE

TOTAL SF: 123,758
AVAILABLE SF: 15,304
MIN CONTIGUOUS SF: 1,384
MAX CONTIGUOUS SF: 10,000
CONTACT FOR MORE INFORMATION

Traffic Counts

FM 528 W of Bay Area Blvd	40,669 VPD
FM 528 E of Bay Area Blvd	33,253 VPD
Bay Area Blvd S of FM 528	18,272 VPD
Bay Area Blvd N of FM 528	15,752 VPD

Demographics

YEAR: 2024	1 MILE	3 MILE	5 MILE
Total Population	2,532	22,821	82,820
Households	816	7,512	28,623
Average HH Income	$123,809	$142,069	$129,294
Daytime Population	1,966	19,818	68,064

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Assistant Vice President
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Area Retailers & Businesses

Kroger, Target, KUMON, CHASE, ALDI, Walgreens

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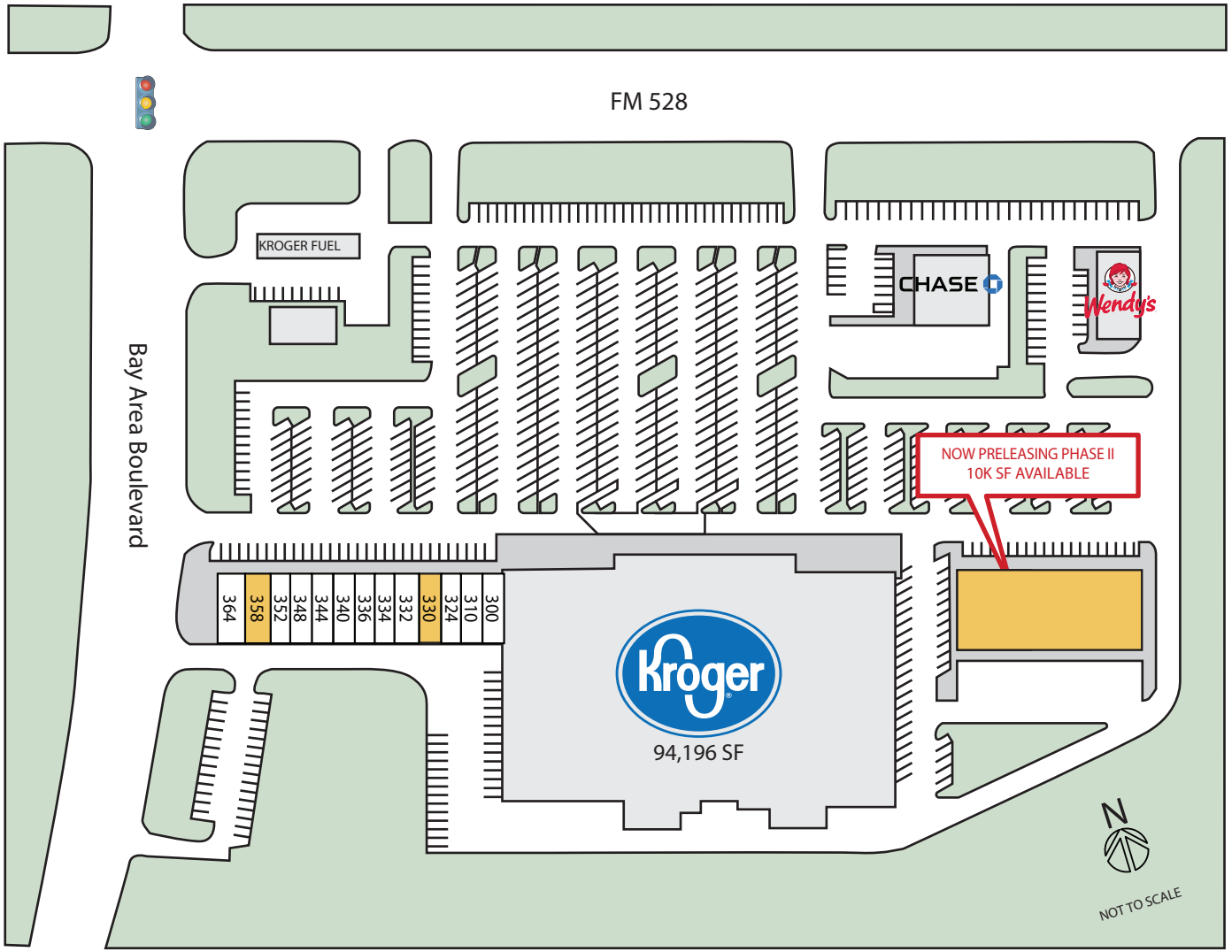
Available Space

330	1,384 sf
358	1,960 sf
Phase II	10,000 sf

Current Tenants

300	Crystal Nails	1,680 sf
310	Extreme Lash & Brows	1,410 sf
324	Friendswood Eye Center	1,600 sf
332	QQ Star China Café	1,610 sf
334	Wing Stop	1,575 sf
336	Woof Gang Bakery	1,575 sf
340	Brian's Jewelry	1,161 sf
344	Barber & Beauty	1,190 sf
348	SmallCakes	1,190 sf
352	Subway	1,540 sf
364	Saruzzo's NY Pizzeria	1,642 sf
	Kroger	94,196 sf



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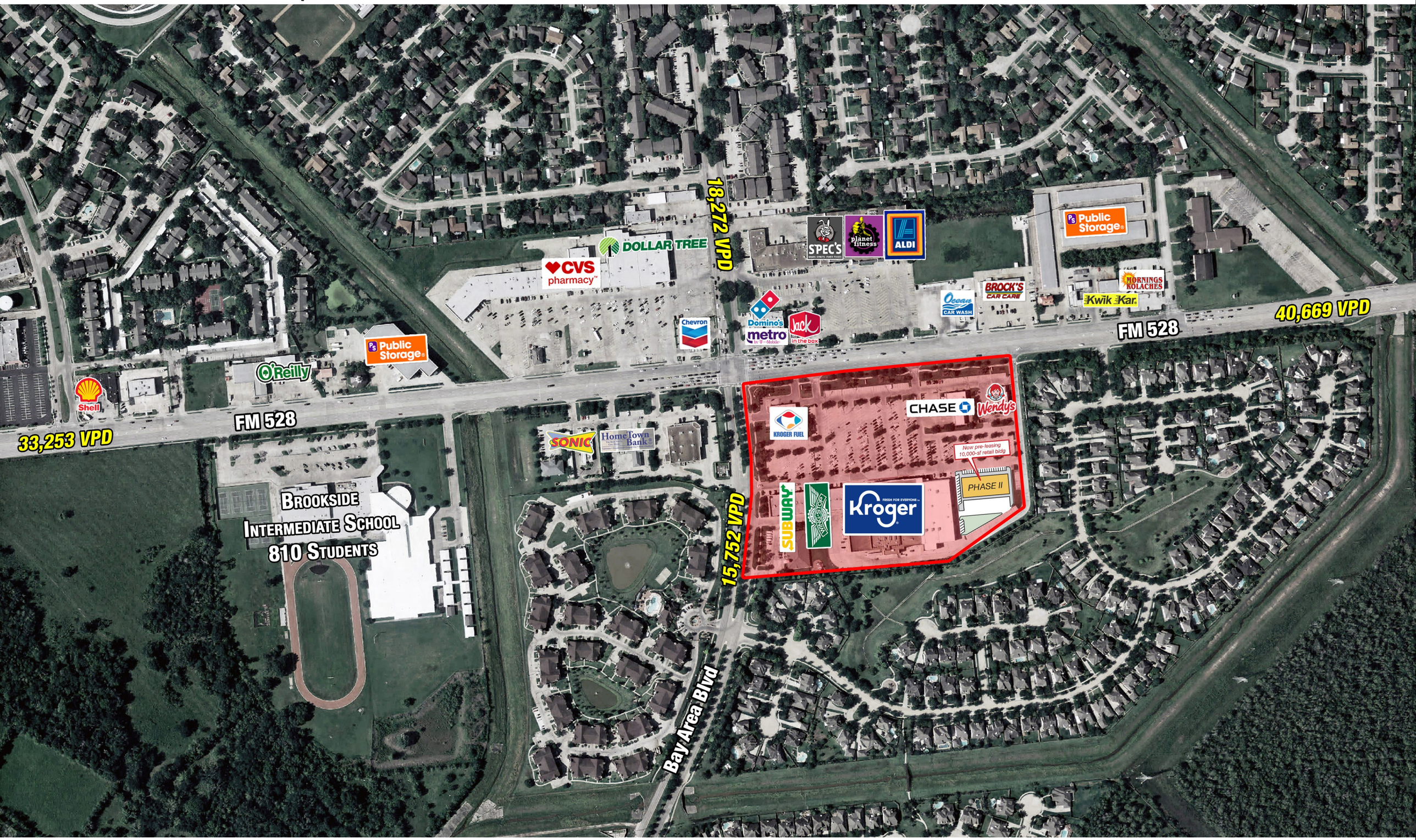

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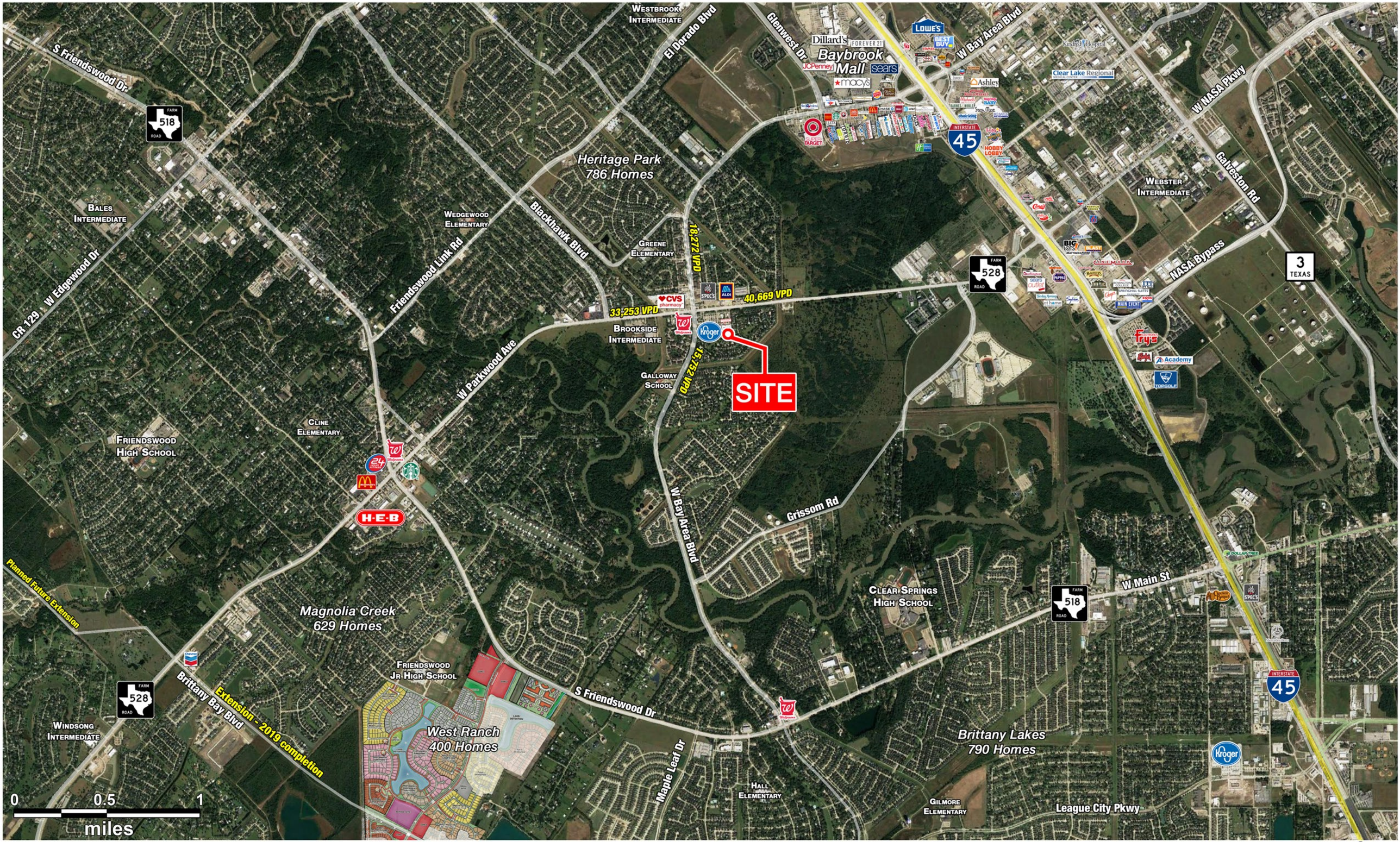

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INFORMATION ABOUT BROKERAGE SERVICES

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

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage actives, 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 on 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 par es 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 listening 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 par es 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 par es to the transaction impartially and fairly;
- May, with the par es' 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.

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Designated Broker of Firm	License No.	Email	Phone
James Nathan Namken	477965	jnamken@weitzmangroup.com	713-781-7111
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Travis Kyle Knight	566233	kknight@weitzmangroup	713-335-4532
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Buyer/Tenant/Seller/Landlord Initials

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