

**FOR LEASE**



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

**Features**

NOW PRE - LEASING PHASE II - 10,000 SF

- Located at the SEC FM 528 & Bay Area Blvd in Friendswood
- 1969 SF 2nd GN medical
- 1,540 SF 2nd Gen Subway

[autumn-creek-village.com](http://autumn-creek-village.com)

**FOR LEASE**

**TOTAL SF:** 123,758  
**AVAILABLE SF:** 14,884  
**MIN CONTIGUOUS SF:** 1,384  
**MAX CONTIGUOUS SF:** 10,000  
**CONTACT FOR MORE INFORMATION**

Traffic Counts		Demographics YEAR: 2024	1 MILE	3 MILE	5 MILE
FM 528 W of Bay Area Blvd	40,669 VPD	Total Population	2,755	23,400	87,822
FM 528 E of Bay Area Blvd	33,253 VPD	Households	889	7,680	30,363
Bay Area Blvd S of FM 528	18,272 VPD	Average HH Income	\$133,196	\$147,947	\$130,676
Bay Area Blvd N of FM 528	15,752 VPD	Daytime Population	2,140	19,180	71,697

**Area Retailers & Businesses**



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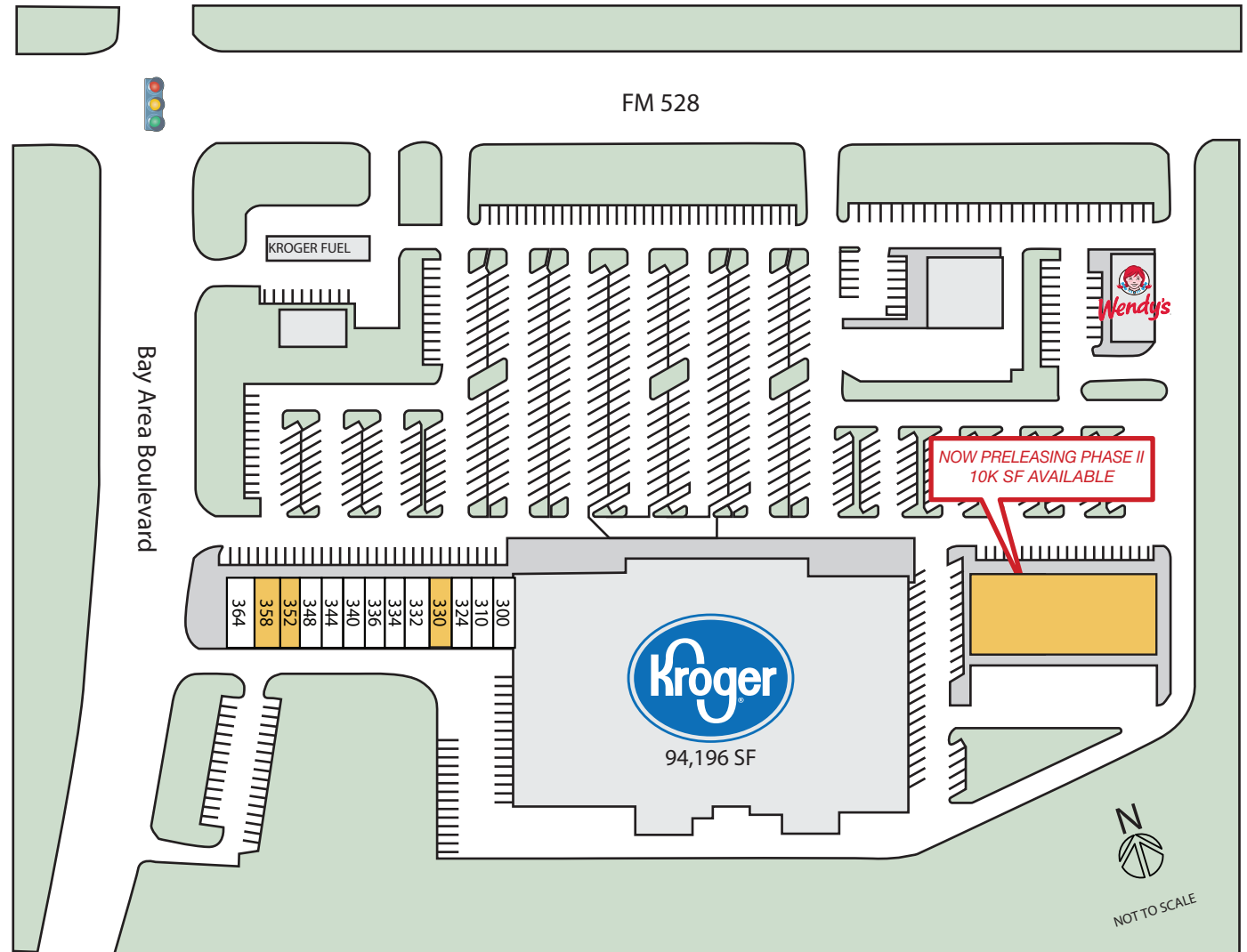


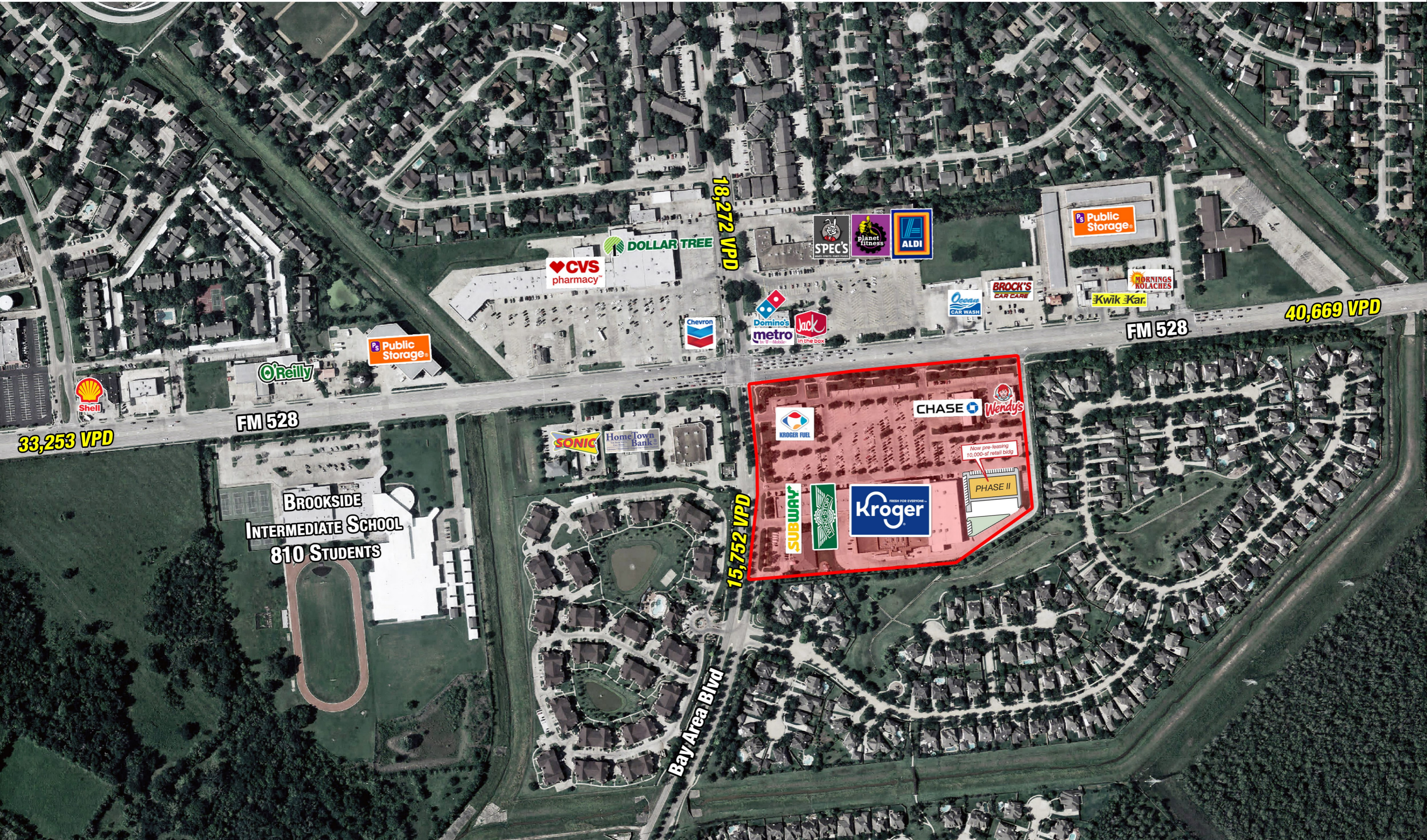
## Available Space

330	1,384 sf
352	1,540 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
364	Saruzzo's NY Pizzeria	1,642 sf
	Kroger	94,196 sf





33,253 VPD

FM 528

BROOKSIDE  
INTERMEDIATE SCHOOL  
810 STUDENTS

18,272 VPD

15,752 VPD

Bay Area Blvd

FM 528

40,669 VPD

Now pre-leasing  
10,000-sf retail bldg

PHASE II



# 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:

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Weitzman

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