KM REALTY

FOR LEASE

# Shops at Telge Crossing

12827 Telge Road, Cypress, TX 77429

**Ronald Patrice** | *Leasing Associate*

**KM Realty**
5555 San Felipe St, Suite 510, Houston, TX 77056
713.690.2700 | kmrealty.net

KM REALTY



### LOCATION
**12827 Telge Road,**
**Cypress, TX 77429**

### GLA
**14,700 sf**

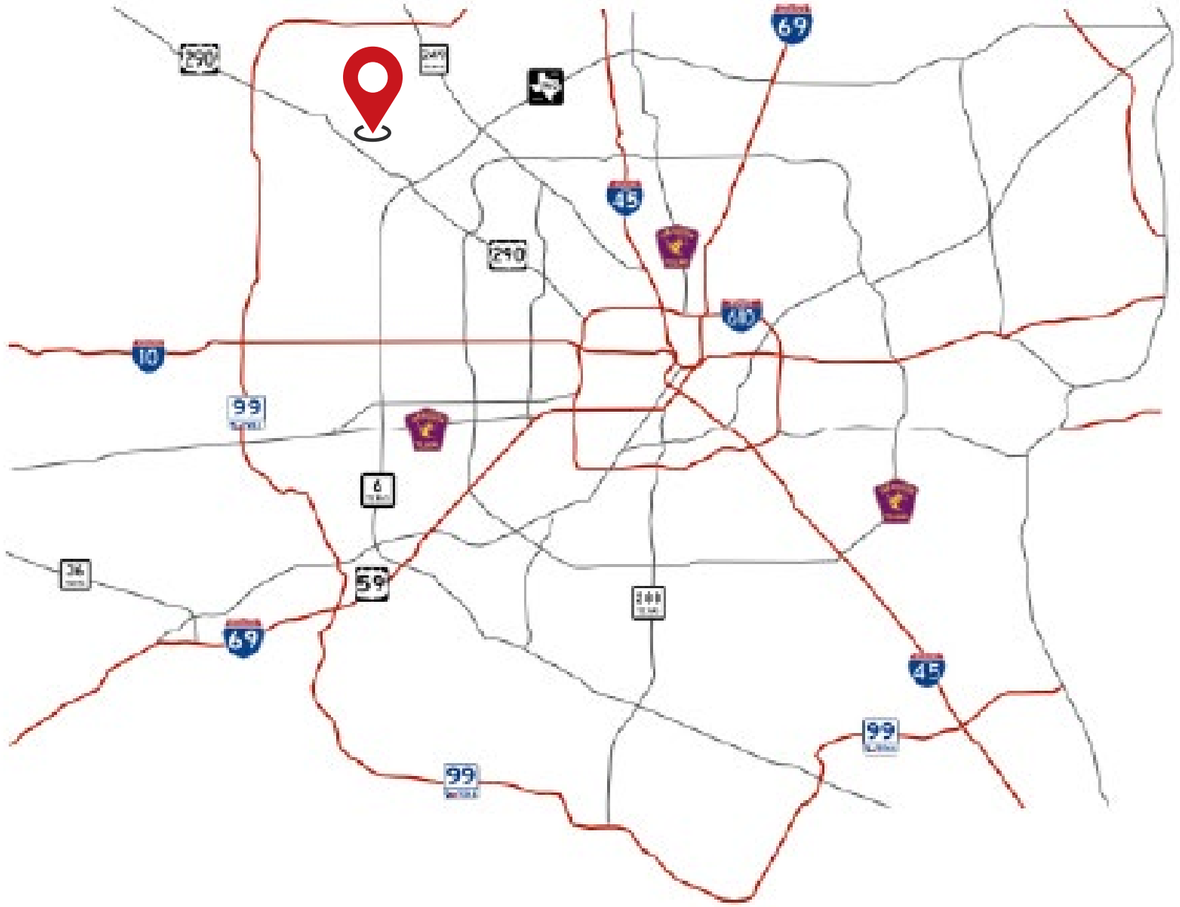
### PARKING
**Up to 5.44/1,000 sf**

### TRAFFIC COUNTS
**23,231 VPD**
Telge Road

**47,118 VPD**
Highway 290

### AVAILABLE FOR LEASE
**6,200 sf**

### COMMERCIAL TRADE AREA REPORT
**Click Here To Open**




## PROPERTY INFORMATION

- Drive- Thru Endcap, and pre-installed grease trap
- Easy access from Hwy 290
- Traffic counts totalling over 30,000 VPD (Telge Rd & jarvis Rd.)
- Near H-E-B & LA Fitness
- Centered in highly developed residential area consisting of well-educated young professionals

## AREA RETAILERS

McDonald's, Taco Bell, Starbucks, Popeyes, 7-eleven, Jiffy Lube, MINT Dentistry, H-E-B, Star Furniture, At Home, Twin Liquors, Amegy Bank, Chase Bank, Timewise

## DEMOGRAPHICS AT A GLANCE

| | 1 Mile | 3 Mile | 5 Mile |
|---|---|---|---|
| TOTAL POPULATION | 9,385 | 76,213 | 253,242 |
| DAYTIME EMPLOYMENT | 1,816 | 25,378 | 71,077 |
| AVERAGE HH INCOME | $153,129 | $130,142 | $121,630 |

**Ronald Patrice** | ronald@kmrealty.net | 713.275.2616

**KM Realty** | 5555 San Felipe St, Suite 510, Houston, TX 77056 | 713.690.2700 | kmrealty.net

**Ronald Patrice** | ronald@kmrealty.net | 713.275.2616

**KM Realty** | 5555 San Felipe St, Suite 510, Houston, TX 77056 | 713.690.2700 | kmrealty.net

Ronald Patrice | ronald@kmrealty.net | 713.275.2616

KM Realty | 5555 San Felipe St, Suite 510, Houston, TX 77056 | 713.690.2700 | kmrealty.net

Ronald Patrice | ronald@kmrealty.net | 713.275.2616

KM Realty | 5555 San Felipe St, Suite 510, Houston, TX 77056 | 713.690.2700 | kmrealty.net

**Approved by the Texas Real Estate Commission for Voluntary Use**

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

# INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents 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 a bout 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 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 intermediary between the parties that 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' 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 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.

**Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.**

| | | | |
|---|---|---|---|
| KM Realty Management LLC | 530124 | randy@kmrealty.net | 713.690.1093 |
| **BROKER FIRM NAME** | **LICENSE NO.** | **EMAIL** | **PHONE** |
| Steven T. Stone | 618279 | steven@kmrealty.net | 713.275.2601 |
| **DESIGNATED BROKER** | **LICENSE NO.** | **EMAIL** | **PHONE** |
| Ronald Patrice | 780842 | ronald@kmrealty.net | 713.275.2616 |
| **SALES AGENT/ASSOCIATE'S NAME** | **LICENSE NO.** | **EMAIL** | **PHONE** |

| | |
|---|---|
| **BUYER/TENANT/SELLER/LANDLORD INITIALS** | **DATE** |