KM REALTY

FOR LEASE

Township Square

3340 FM 1092 Rd, Missouri City, TX 77459

David Oliphant | *Leasing Associate*

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

PROPERTY INFORMATION

- 19,370 SF restaurant, retail & office space for lease
- Located on the intersection of FM 1092 Road & Highway 6
- Strong traffic counts totalling over 90,000 VPD
- Close access to Highway 59
- Centered in highly developed residential area consisting of well-educated young professionals

AREA RETAILERS

Walmart, Dollar Tree, PetSmart, Hobby Lobby, Five Below, Office Depot, Home Depot, Starbucks, Target, Kroger, Chic-Fil-A, Walmart, Chipotle, Raising Cane's, Dunkin', Smoothie King, McDonald's, Lowe's

DEMOGRAPHICS AT A GLANCE

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	10,066	109,888	211,658
DAYTIME EMPLOYMENT	6,265	22,345	90,941
AVERAGE HH INCOME	$138,212	$128,322	$127,981

LOCATION
3340 FM 1092 Rd,
Missouri City, TX 77459

GLA
66,673 sf

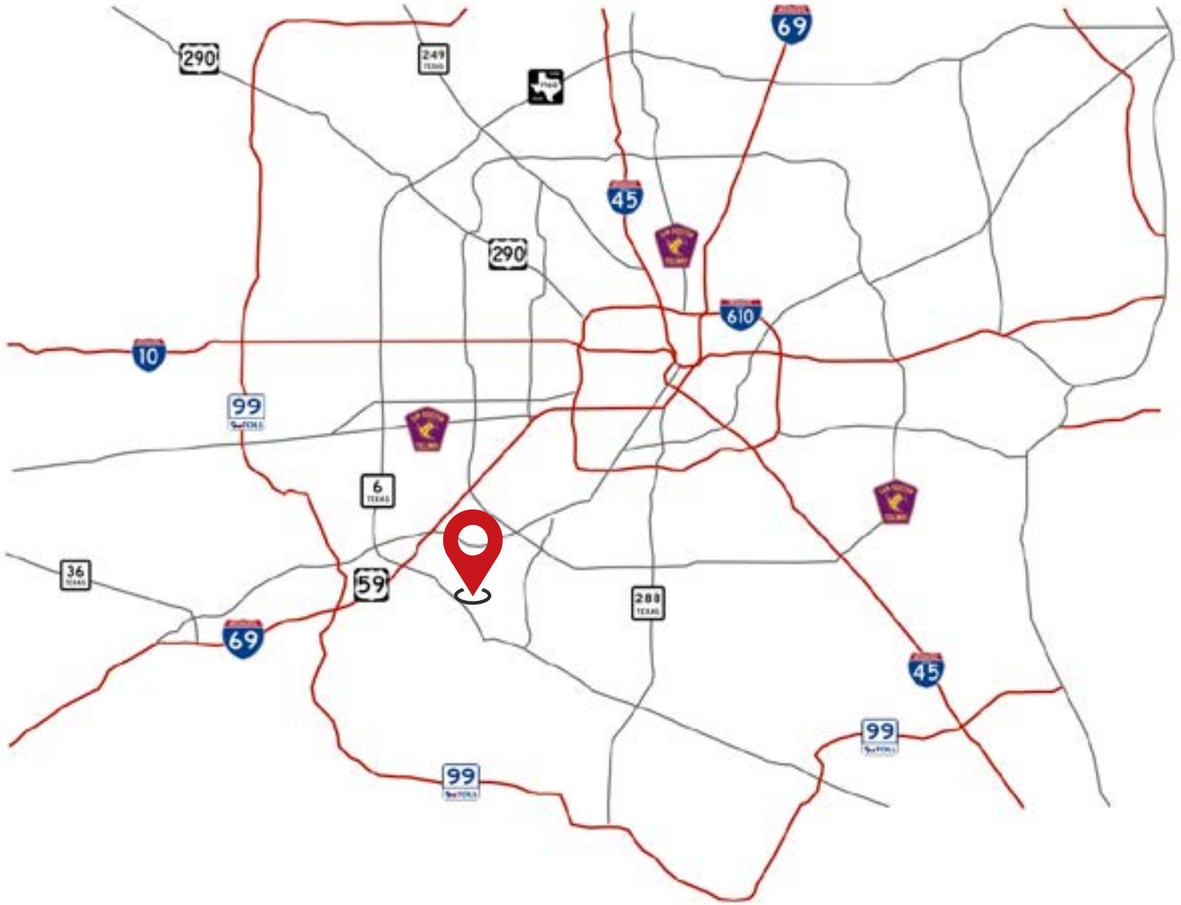
PARKING
5.36/1,000 sf

TRAFFIC COUNTS
46,138 VPD
FM 1092 Road

44,566 VPD
Highway 6

AVAILABLE FOR LEASE
19,370 sf

COMMERCIAL TRADE AREA REPORT
Click Here To Open



David Oliphant | david@kmrealty.net | 713.275.2603

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

David Oliphant | david@kmrealty.net | 713.275.2603

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

David Oliphant | david@kmrealty.net | 713.275.2603

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

David Oliphant | david@kmrealty.net | 713.275.2603

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**
David Oliphant	802906	david@kmrealty.net	713.275.2603
SALES AGENT/ASSOCIATE'S NAME	**LICENSE NO.**	**EMAIL**	**PHONE**

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