

NORTHWEST VILLAGE

17414 Northwest Fwy
Jersey Village, TX 77040



RETAIL SHOPS • RESTAURANTS • MEDICAL



GORDONPARTNERS

DEVELOPMENT • BROKERAGE • MANAGEMENT

SCOTT GORDON • 713.961.3337 • sgordon@gordonpartners.com
PHILLIP CARAMEROS • 832.937.5900 • phillip@gordonpartners.com



Population (2018 Est.)

1 Mile	10,218
3 Mile	103,078
5 Mile	277,575

AVG HH Income (2018 Est.)

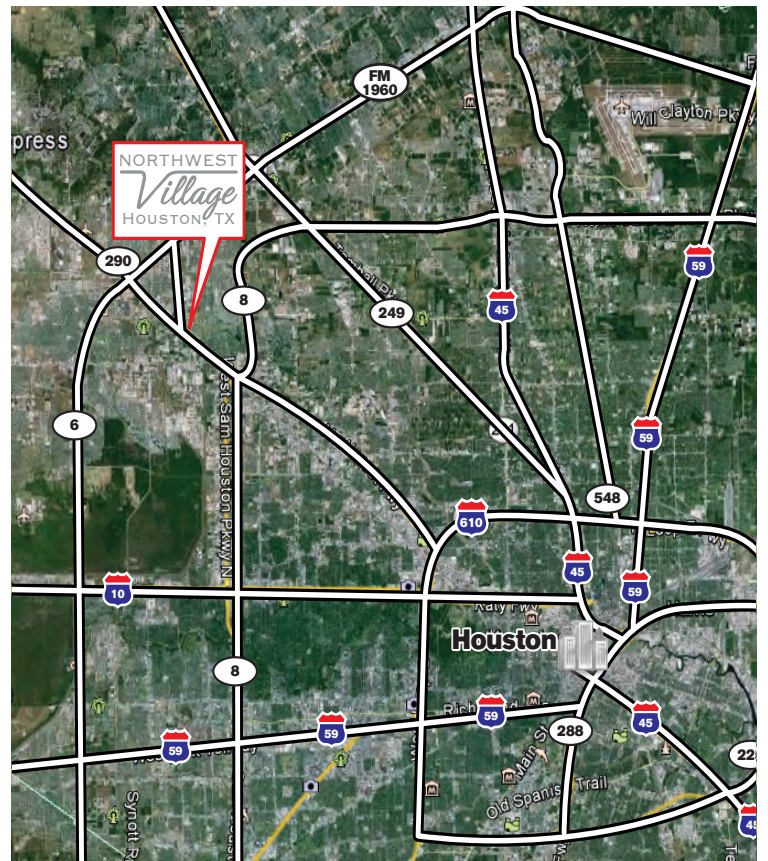
1 Mile	\$82,689
3 Mile	\$96,907
5 Mile	\$95,450

Daytime Employment (2018 Est.)

1 Mile	8,656
3 Mile	68,068
5 Mile	145,106

Traffic Counts (Vehicles/Day)

Hwy. 290 (2016)	213,108
Jones Rd (2012)	37,000



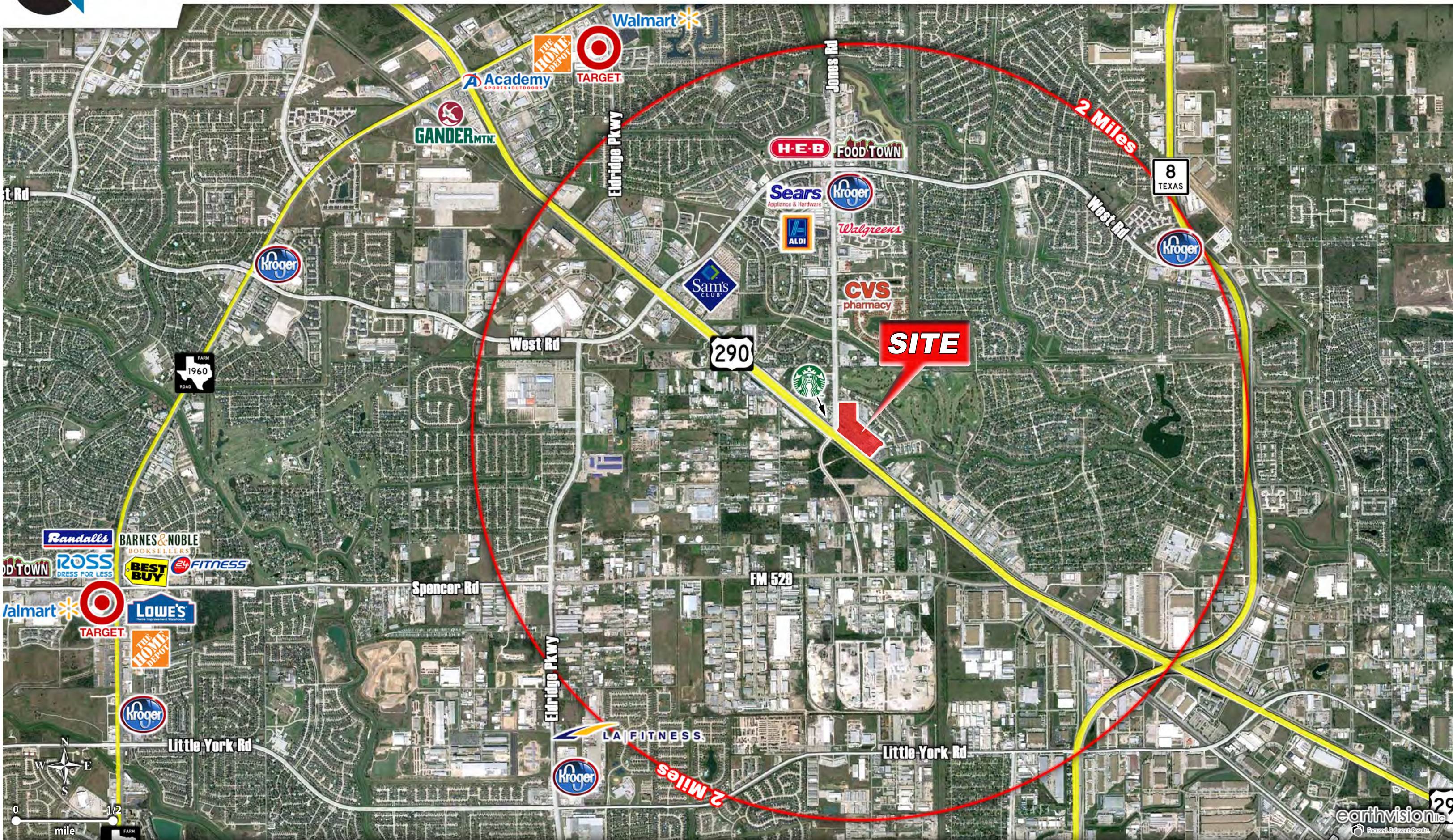
NORTHWEST VILLAGE



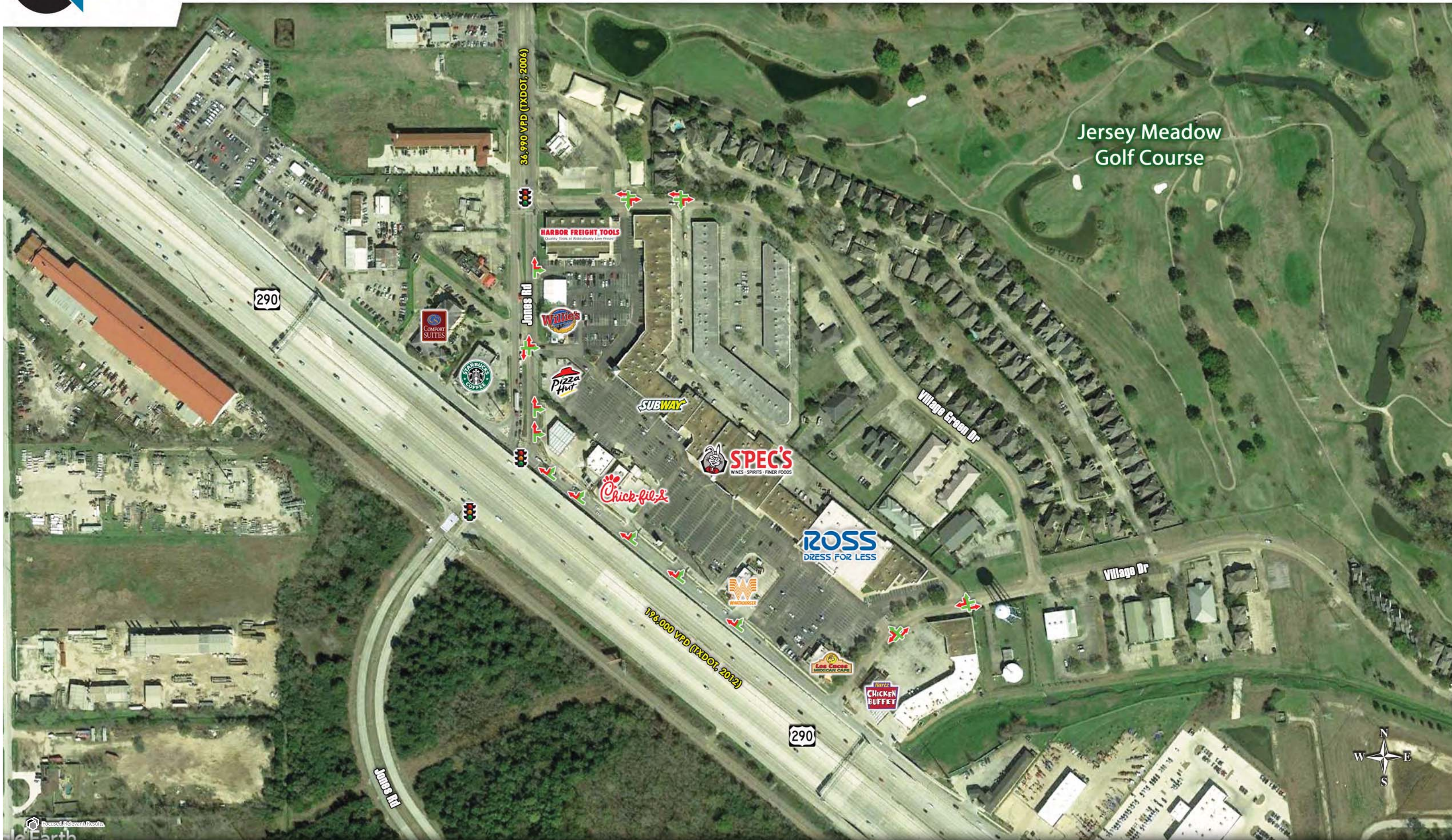
TENANTS		
17360	SELECT MEDICAL GROUP	7,200 SF
17376	WELLOW HEALTH & URGENT CARE	4,236 SF
17378	AVAILABLE	5,171 SF
17390	ROSS (Pending)	22,205 SF
17396	AVAILABLE	8,502 SF
17398	RIGHT STEP	1,680 SF
17400	AVAILABLE	1,675 SF
17400A	EFFEX MANAGEMENT	1,285 SF
17402	ADRIATIC CAFE	2,570 SF
17404	AMERICAN SHAMAN	1,410 SF
17408	T-MOBILE	1,608 SF
17410	CONCENTRA HEALTH CARE	12,260 SF

TENANTS		
17414	SPEC'S	16,061 SF
17418	DOLLAR TREE	10,280 SF
17420	LONESTAR FURNITURE	7,623 SF
17426	DICKIES	3,594 SF
17440	E-STAR BUFFET	6,600 SF
17452	KINTECH	1,260 SF
17454	SUBWAY	1,540 SF
17454A	9ROUND	1,050 SF
17456	CRICKET WIRELESS	1,050 SF
17456A	TUNE UP MANLY SALON	1,750 SF
17458	FREEZY FRENZY ICE CREAM	1,050 SF
17460	CRAFTY CRAB SEASFOOD	10,800 SF
17462	SONIC DENTAL	2,325 SF

TENANTS		
17464	NORTHWEST CYCLERY	4,498 SF
17470	NATALITA'S	4,550 SF
17474	FASHION HAIR 96	828 SF
17478	VAUGHN GAGE HEALTHY AGING	2,030 SF
17480	FARMERS INSURANCE	1,050 SF
17482A	A1 IMAGE OF HOUSTON	2,100 SF
17482B	AVAILABLE	3,405 SF
17482C	N'NAILS	1,400 SF
17484	MINUTEMAN PRESS	6,868 SF
17486	NORTHWEST CLEANERS	975 SF
17488	FOR HEAVEN'S CAKE	975 SF
17490	HARBOR FREIGHT & TOOLS	21,000 SF



The information contained herein was obtained from sources believed to be reliable; however, no guarantees, warranties, or representations are made as to the completeness or accuracy thereof.



Jersey Meadow
Golf Course

36,990 VPD (TXDOT, 2006)

196,000 VPD (TXDOT, 2012)









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.

11-2-2015



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date