

# Fountains on the Lake



## PROPERTY DESCRIPTION

Fountains on the Lake is a 616,887 SF large format retail center located in Stafford, Texas (a prosperous and economic growth suburb) with immediate access to inner Houston. The shopping destination is home to an impressive line-up of nationally recognized, credit-worthy retailers including Cost Plus World Market, Restoration Hardware Outlet, Hobby Lobby, Burlington, Old Navy and Ross, among others.



Over 155K vehicles per day on I-69 with great visibility and access from the frontage road.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population</b>	12,253	120,381	388,185
<b>Average Household Income</b>	\$111,642	\$101,536	\$97,776
<b>Daytime Population</b>	19,686	107,792	276,203



Surrounded by Sugar Land and Missouri City, the property has exceptional access to over 200K people in the trade area.

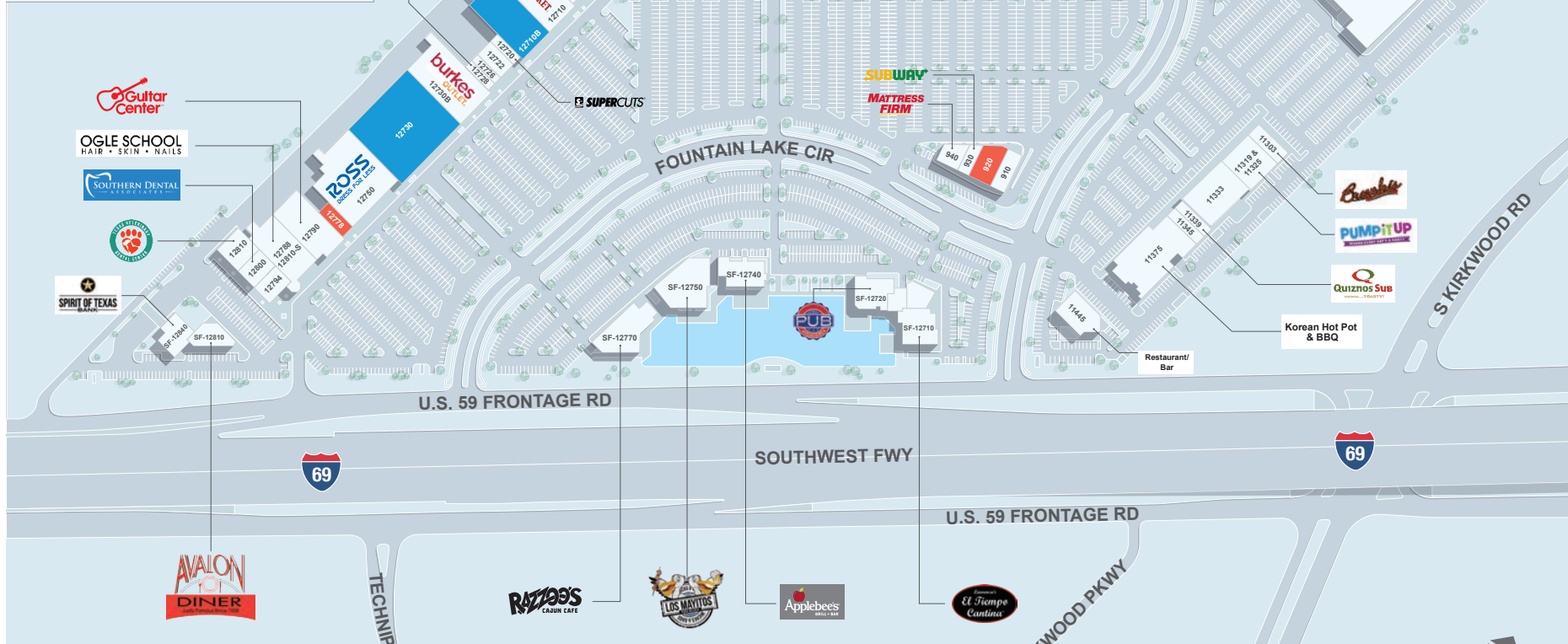
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Unit	Tenant	SF	Unit	Tenant	SF
11222	Maresh's Kitchen	4,600	12750	Ross	25,031
11225	AMC Theatre	80,675	12778	Vacant	2,400
11303	Brewskis Pub & Patio	3,800	12788, 12810-S	Ogle School	14,207
11319, 11325	Pump it Up	11,425	12790	Guitar Center	16,015
11333	DPEG	10,345	12794	Salon Suites	4,340
11339	Quizno's Subs	1,625	12800	Southern Dental Associate	4,438
11345	Rock N' Roll It	3,336	12810	Texas Veterinary Dental	1,561
11375	Korean Hot Pot & BBQ	20,150	60	ATM	-
11445	Restaurant/Bar	6,225	910	Sports Bar	5,272
12510	Marble Slab Creamery	1,400	920	Vacant	2,463
12520	Burlington	36,003	930	Subway	1,400
12574	Petland	4,500	940	Mattress Firm	4,000
12578	Wonder Lash Studio	2,000	SF-12710	El Tiempo Cantina	8,000
12580	Uniform Destination	4,000	SF-12720	The Pub Fountains	5,000
12590	Hibbett Sports	7,000	SF-12740	Applebees	10,000
12610	Main Event	55,618	SF-12750	Mayitos Mariscos & Wings	13,000
12634	Old Navy	15,017	SF-12770	Razzoo's Café	10,400
12638	The Children's Place	3,300	SF-12810	Avalon Diner	4,300
12642	Rack Room Shoes	6,700	SF-12840	Spirit of Texas Bank	6,372
12656	Restoration Hardware Outlet	36,849	<b>TOTAL</b>		<b>616,890</b>
12680	Hobby Lobby	52,270			
12692	Five Below	8,400			
12698	GNC	1,600			
12710	Cost Plus World Market	18,283			
12710B	Lease Pending	18,283			
12720	Supercuts	1,500			
12722, 12724	Lady Fingers Nail Spa	3,750			
12726	Sunglasses Store	1,125			
12728	H&R Block	1,500			
12730	Lease Pending	37,454			
12730B	Burke's	19,985			



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# Trade Area

12520 Fountain Lake Circle, Stafford, Texas 77477



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# Property Images

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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.

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.

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