



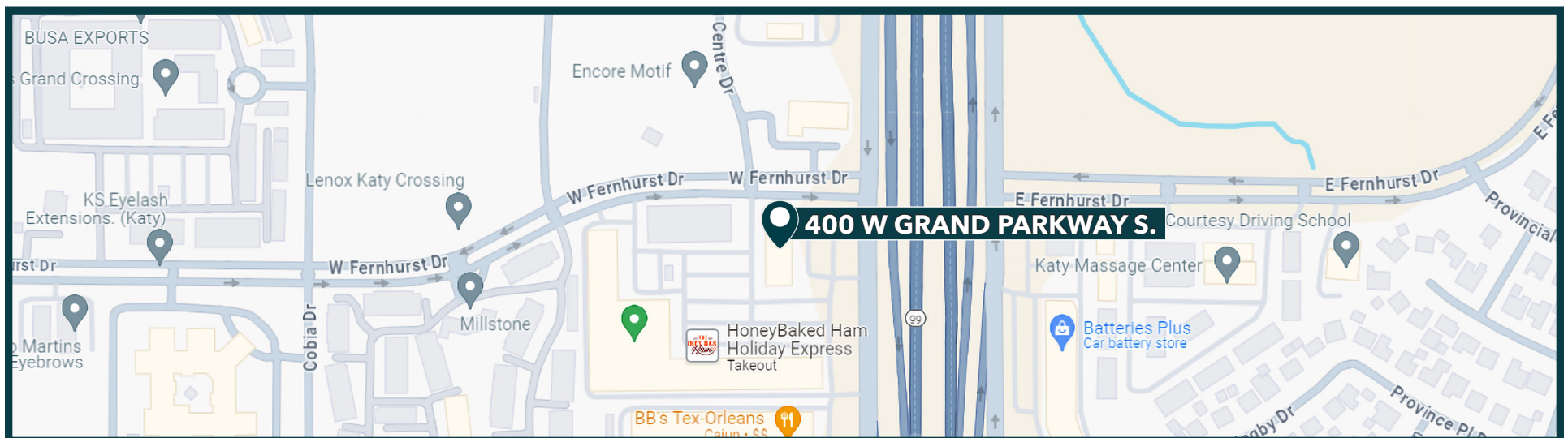
GRAND PARKWAY TIMES SQUARE

400 W GRAND PARKWAY S.
KATY, TEXAS 77494

**Commercial Real Estate,
*Reimagined***

Property Highlights

- 1.20 acres
- Built in 2006
- Easy access to I-10 and the Grand Parkway
- 13,972 VPD
- Shadow anchored by Times Square Entertainment
- Located on the hard corner of Grand Parkway and W Fernhurst Dr
- Located within one of the fastest growing sub-markets in Houston which boast high rents, strong household growth, and high incomes
- Three mile radius: population is 118,746 and AHHL is \$114,188





SUITE A

- 860 SF
- \$30.00/SF Base
- \$11.61/SF NNN
- Second Generation Retail Space



Suite A Exterior



Suite A Interior



Suite A Interior



Suite A Interior

Nearby Amenities



- A**
- Adrian's Mexican Street Food
 - Antonia's - Italian
 - China Super Buffet
 - Chuck E. Cheese
 - Denny's
 - Fuji Sushi
 - Jack in the Box
 - Kokai Sushi and Lounge - Japanese
 - Pizza Hut
 - Shipley Do-Nuts
 - Starbucks
 - Subway
 - Taco Bell
 - Taizzi Sushi
 - Walmart Supercenter

- B**
- A Lil Taste of the South
 - AT&T Store
 - Bonchon
 - Brewingz, Chicken Wings
 - Checkers, Fast Food
 - Dollar Tree
 - Freddy's Frozen
 - IHOP
 - Kolache Boss
 - Main Event Katy
 - Maxi Arepa
 - Minuti Coffee
 - Papa Johns Pizza
 - Sushi Sakura
 - Tsukiji Fusion Sushi - Katy

- C**
- Aloha Poke Co
 - Bahama Mama Grand
 - Costco Bakery
 - Doneraki Fuegi y Mar Mexican
 - First Watch, Breakfast
 - Grab N Go Tacos - Katy
 - Ichiban, Japanese
 - Jersey Mike's Subs
 - Mo's Irish Pub
 - Philly Flats
 - Pkwy Smoke Shop
 - Shell
 - Sleep Number
 - The Toasted Yolk
 - Turmeric Indian Cuisine & Bar

- D**
- BB's Tex Orleans
 - Beck's Prime
 - China Inn Cafe
 - El Rey Tacqueria
 - Godfather's Pizza
 - Gringo's Mexican Kitchen (Katy)
 - Harris County Smokehouse
 - HoneyBaked Ham Holiday Express
 - Mi Pueblito
 - Roko Grill
 - Stars Sports Bar & Grill
 - Times Square Entertainment
 - TJ Birria Y Mas Katy - Mexican
 - Verizon
 - Western Union

About Us

We are a commercial real estate company committed to delivering exemplary service with the attention, focus, and personalized touch of a boutique firm. Through our innovative and contemporary approach we are redefining the industry in Houston and beyond.

Commercial Real Estate, *Reimagined*

From various property types, including office spaces, retail properties, land, and specialized facilities, to services such as tenant representation and investor services, our team of Commercial Professionals is dedicated to providing their expertise to assist you throughout a customized transaction process aligning with your specific investment requirements.

Leasing Team



Brandon Avedikian

(713) 440-8290

brandona@aspire-cre.com



Luke Starvinhoa

(713) 392 2716

lukes@aspire-cre.com

GRAND PARKWAY TIMES SQUARE

400 W GRAND PARKWAY S.
KATY, TEXAS 77494



(713) 933-2001

info@aspire-cre.com



@aspirecre

 **ASPIRE**
COMMERCIAL



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.

Aspire Commercial, LLC	9013435	brandona@aspire-cre.com	713-440-8290
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brandon Avedikian	669686	brandona@aspire-cre.com	713-440-8290
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Luke Stavinoha	769178	luke@aspire-cre.com	713-392-2716
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date