

HEB - TOWER POINT in COLLEGE STATION, TX

2,200 SF In-Line for LEASE
Adjacent Pad for GROUND LEASE

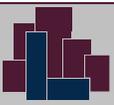


LANDMARK ADVISORS, INC

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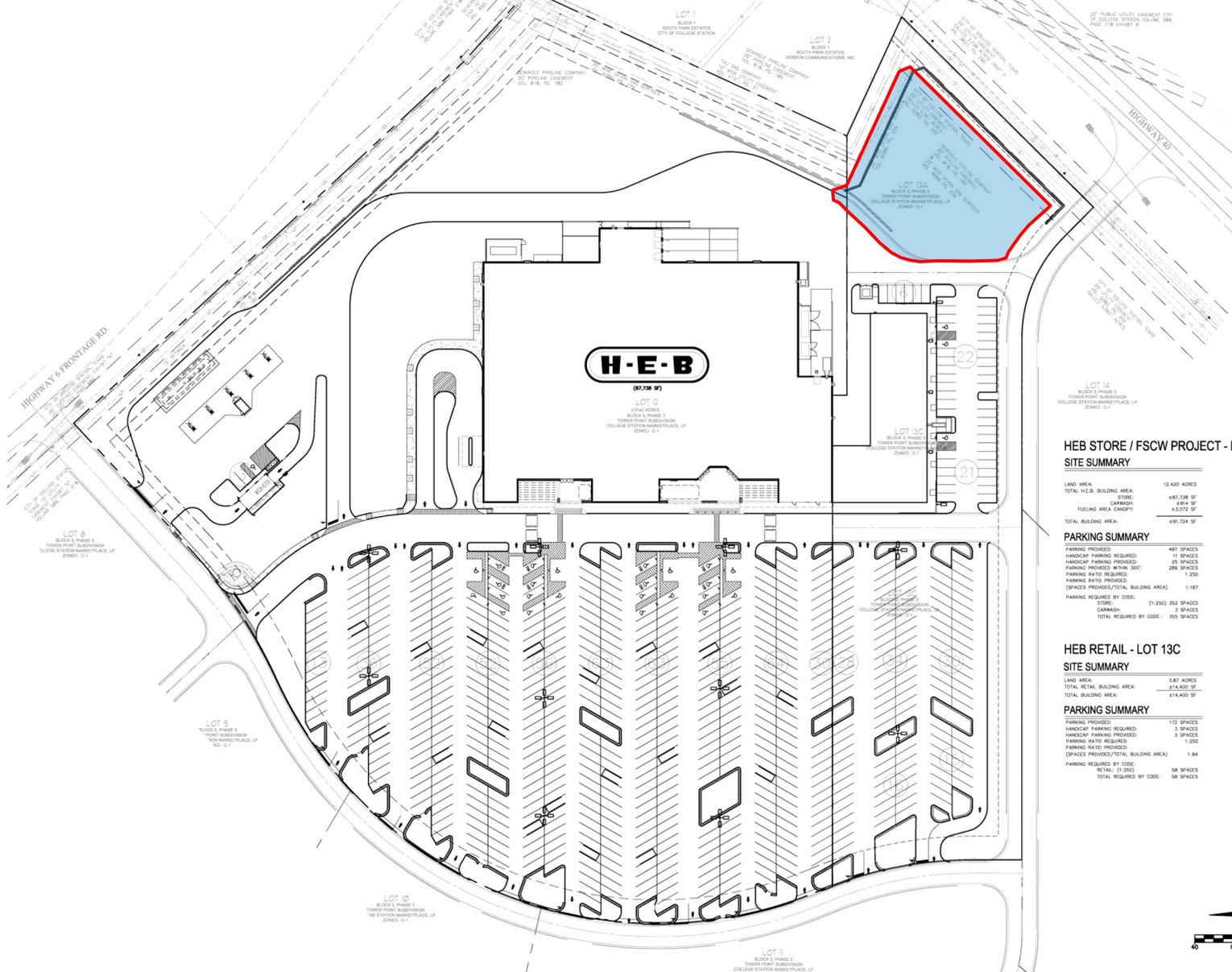


TOWER POINT SHOPPING CENTER



In Line Space 2,200SF
Minimum Term 5 years
Rate \$30.00/SF/YR
NNN (Est) \$5.00/SF/YR

Ground Lease Approx 0.5 Acre
GL Rate 100,000/YR
Parking Shared



HEB STORE / FSCW PROJECT - LOT 12
SITE SUMMARY

LAND AREA	12.420 ACRES
TOTAL H.E.B. BUILDING AREA	487,738 SF
STONE	284 SF
FUELING AREA CANOPY	4,827 SF
TOTAL BUILDING AREA	497,724 SF

PARKING SUMMARY

PARKING PROVIDED	487 SPACES
HANDICAP PARKING REQUIRED	11 SPACES
HANDICAP PARKING PROVIDED	20 SPACES
PARKING PROVIDED WITHIN 300'	289 SPACES
PARKING RATIO REQUIRED	1:250
SPACES PROVIDED/TOTAL BUILDING AREA	1:187
PARKING REQUIRED BY CODE:	
STONE	(1:250) 312 SPACES
CANOPY	3 SPACES
TOTAL REQUIRED BY CODE:	355 SPACES

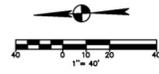
HEB RETAIL - LOT 13C

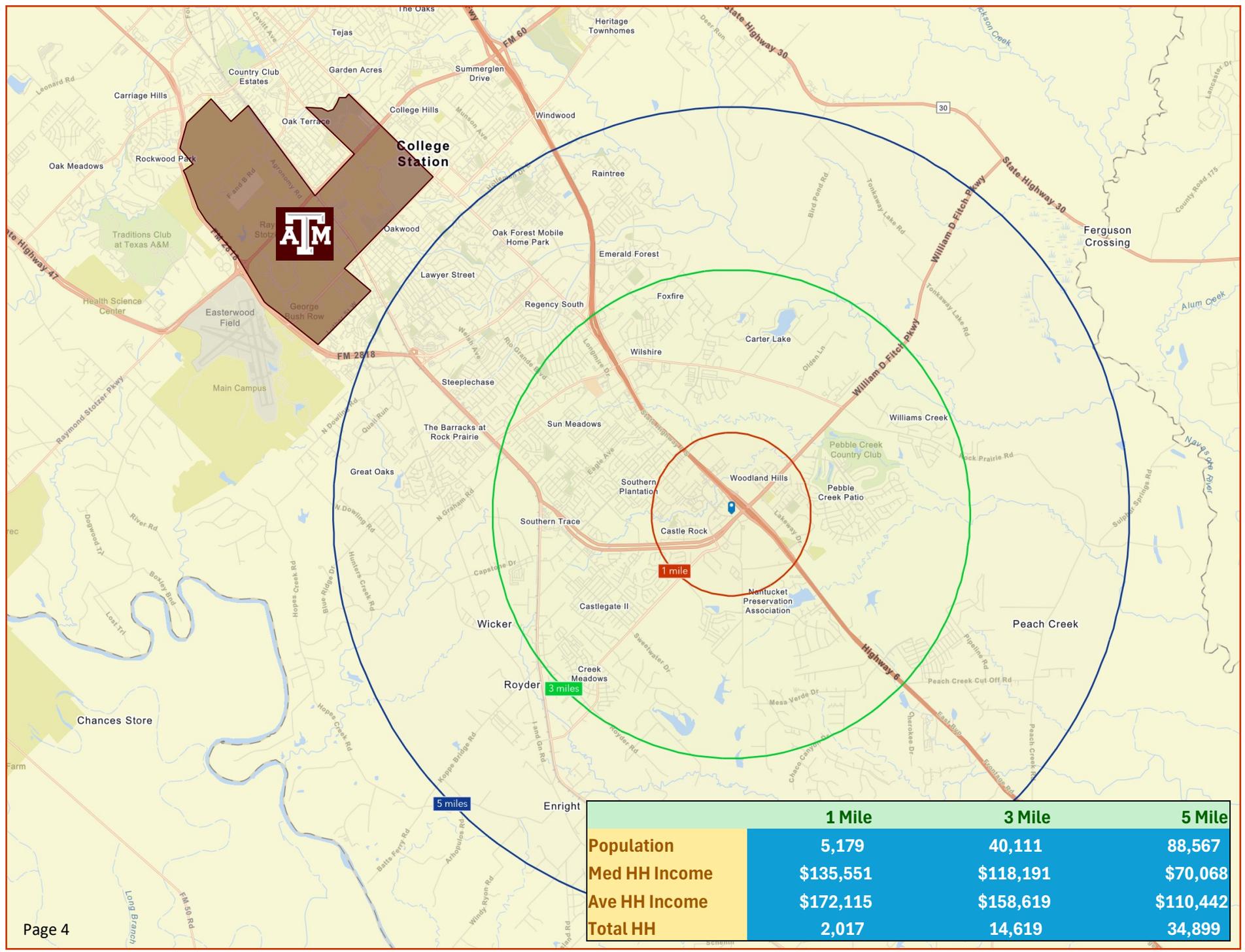
SITE SUMMARY

LAND AREA	3.87 ACRES
TOTAL RETAIL BUILDING AREA	114,400 SF
TOTAL BUILDING AREA	414,400 SF

PARKING SUMMARY

PARKING PROVIDED	112 SPACES
HANDICAP PARKING REQUIRED	3 SPACES
HANDICAP PARKING PROVIDED	3 SPACES
PARKING RATIO REQUIRED	1:250
SPACES PROVIDED/TOTAL BUILDING AREA	1:84
PARKING REQUIRED BY CODE:	
RETAIL (1:250)	58 SPACES
TOTAL REQUIRED BY CODE:	58 SPACES





	1 Mile	3 Mile	5 Mile
Population	5,179	40,111	88,567
Med HH Income	\$135,551	\$118,191	\$70,068
Ave HH Income	\$172,115	\$158,619	\$110,442
Total HH	2,017	14,619	34,899



Information About Brokerage Services

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

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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Wayne Cotter, CCIM</u>	<u>517353</u>	<u>wayne@landmarkadvisorsinc.com</u>	<u>(979)412-2563</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

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Information available at www.trec.texas.gov

IABS 1-0 Date

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