

## FOR LEASE

- **21,280 SF (Previously Palais Royal)**
- **7,000 SF Open Space**
- **2,625 SF Endcap or 1,645 SF Hair Salon**
- **2,580 SF Restaurant w/Equipment**
- **1,539 SF Office**

**Plus:**

- **1,850 SF**
- **1,200 SF**
- **980 SF**

**PAD SITES ALSO AVAILABLE**

**WPW**  
REALTY ADVISORS

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### GREAT SPACES AVAILABLE

**21,280 SF Former Palais Royal  
Can Be Expanded to 28,280 SF**

**2,580 SF Restaurant Space  
Including All Equipment & Furniture!**

**PAD SITES AVAILABLE  
FOR LEASE OR BUILD-TO-SUIT**

# Village Walk

3801–3843 Cartwright Road  
Missouri City, Texas 77459

- 46,000 SF Specialty Center.
- Positioned in the Rapidly Growing Sugarland / First Colony area.
- Located at the Busy Intersection of Murphy Road (FM 1092) & Cartwright Road (FM 3345).
- Near Quail Valley and Lakes of Brightwater.
- Adjacent to the Missouri City Municipal Services Building and newly built courthouse.
- Pad Site Available for Lease or Build-to-Suit.



The information contained herein has been obtained from reliable sources; however, Owner & Broker make no guarantees, representations or warranties, expressed or implied, as to the accuracy of the information and should be verified by buyer / tenant. Property submitted is subject to errors, omissions, changes of price, prior sale / lease, or withdrawal without notice.

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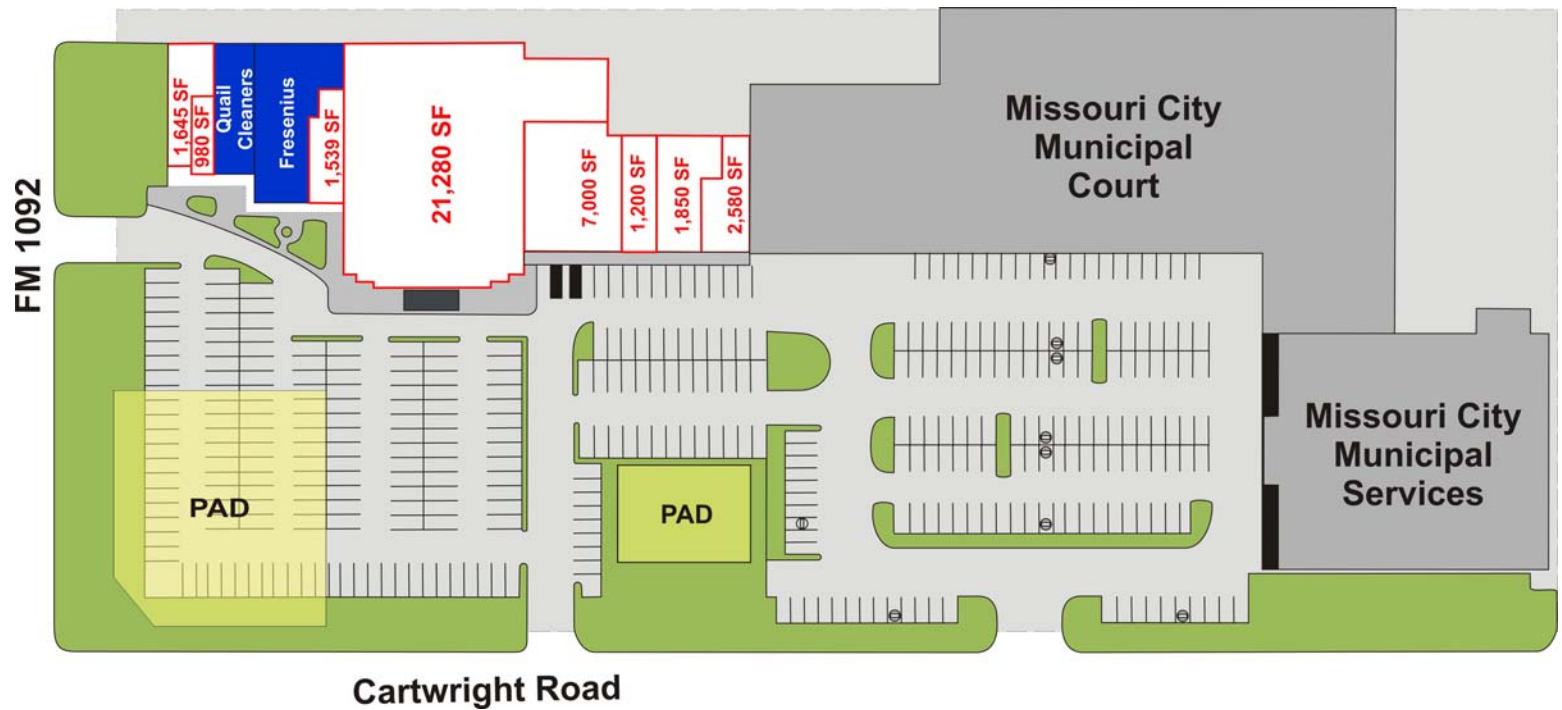
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Demographics	1 Mile	3 Miles	5 Miles	Traffic Counts	
Average HH Income	\$ 103,416	\$ 96,937	\$ 95,279	FM 1092	30,000
Total Population	10,130	99,219	187,178	Cartwright Road	31,130
Daytime Population	11,280	95,096	213,000	Composite ADT	61,130
Households	3,495	32,274	61,956	Based on City of Webster Data	
Based on LoopNet.com Data					

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REALTY ADVISORS

**Approved by the Texas Real Estate Commission for Voluntary Use**  
*Texas law requires all real estate licensees to give the following information*

## INFORMATION ABOUT BROKERAGE SERVICES

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperating with the listing broker. A broker who acts as a buyer's representative represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written agreement to buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to

the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as intermediary. The broker is required to treat each party honestly and fairly, and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly.
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner.
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly established the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.