

# 589 AIRTEX

HOUSTON, TX 77090

AVAILABLE  
2,305 SF

AVAILABLE  
1,000 SF

**YOUR NAME HERE**

JOHNNIE SMOKER

boost  
mobile

WASH & DRY

FOR LEASE | RETAIL

McALPINE  INTERESTS

## PROPERTY HIGHLIGHTS

Primary Use: Retail

Area of Town: North-Champions

Building Size: 8,626 SF

Available Space: 3,305 SF

-Suite 300: 1,000 SF

-Suite 400: 2,305 SF Endcap

Smallest Available: 1,000 SF

Lease Rate: \$25.00/SF/YR + NNN

Date Available: Immediate



### FOR INFORMATION, CONTACT:

ADAM MCALPINE, CCIM  
OFFICE: 281.973.4562  
ADAM@MI-CRE.COM

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WWW.MCALPINEINTERESTS.COM

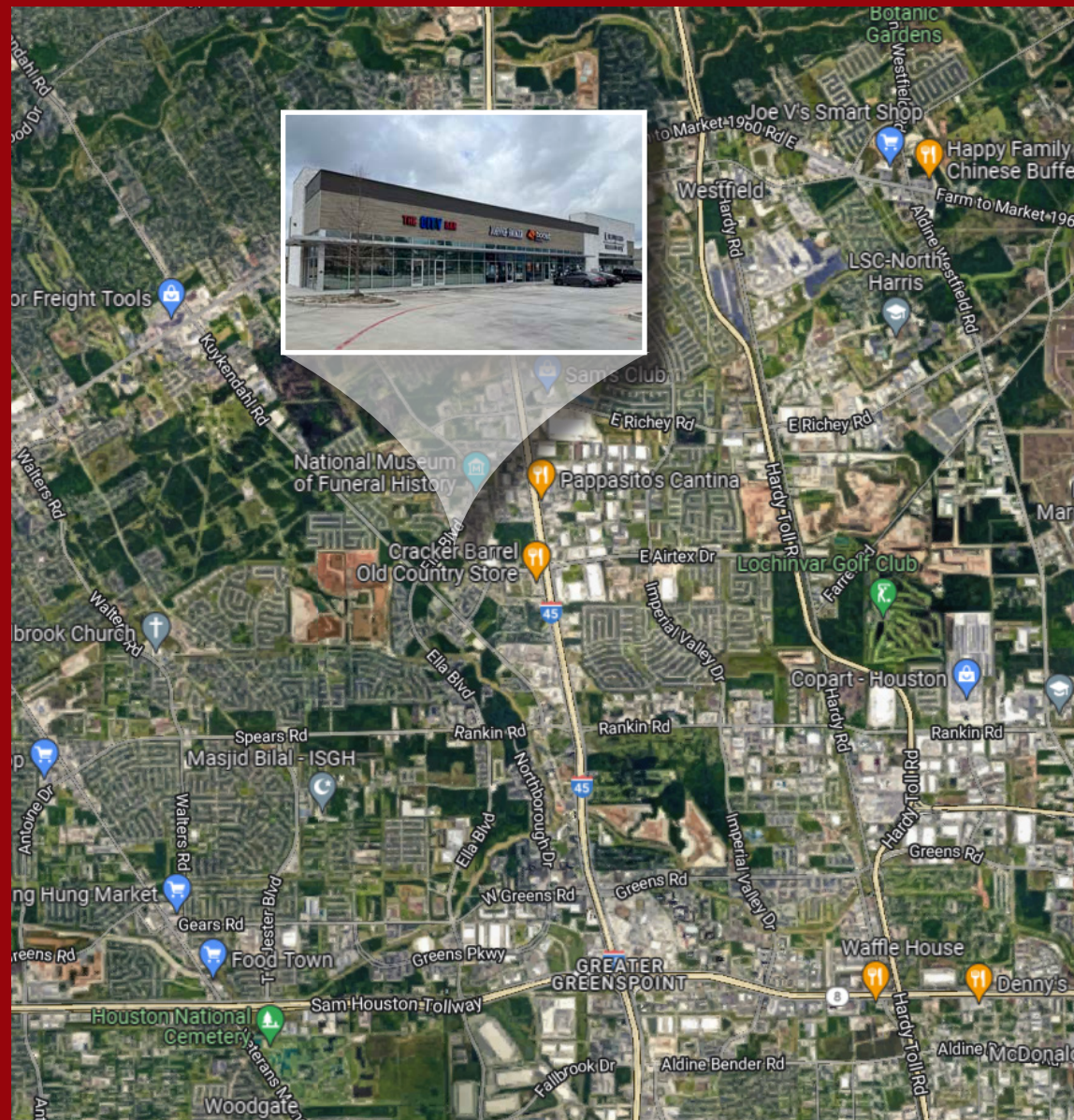


## PROPERTY DESCRIPTION:

- Retail property in the Champions area of North Houston, just off I-45
- Cross access easement from the hard corner at Ella Blvd and Airtex Drive
- ~7.18/1,000 parking ratio (62 spaces)

## LOCATION DESCRIPTION:

- Located just west of I-45 on the corner of Ella Blvd and Airtex Dr between Beltway 8/Sam Houston Tollway and FM 1960
- Just north of Rankin Rd
- Easy access to I-45, FM 1960, Beltway 8/Sam Houston Tollway, and George Bush Intercontinental Airport



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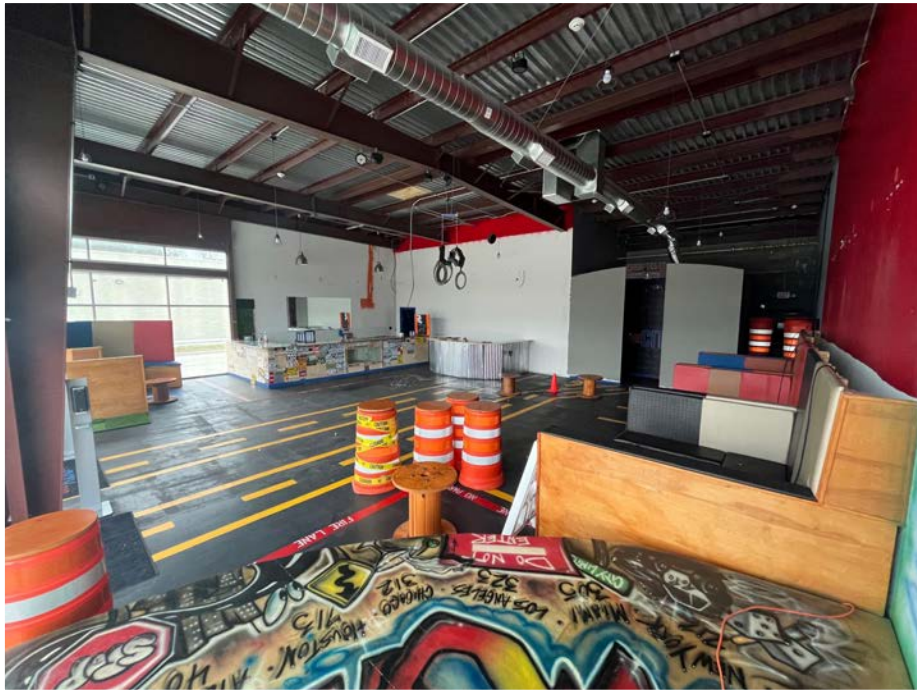
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**2,305 SF ENDCAP**

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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.

## 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 & A BROKER SHOULD BE IN WRITING & 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.

<u>Dapar, Inc. dba McAlpine Interests</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>313655</u> License No.	<u>roddy@mc Alpineinterests.com</u> Email	<u>281 973 0456</u> Phone
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_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone

_____	_____	_____	_____
Licensed Supervisor of Sales Agent	License No.	Email	Phone

_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_  
IABS 1-0

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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