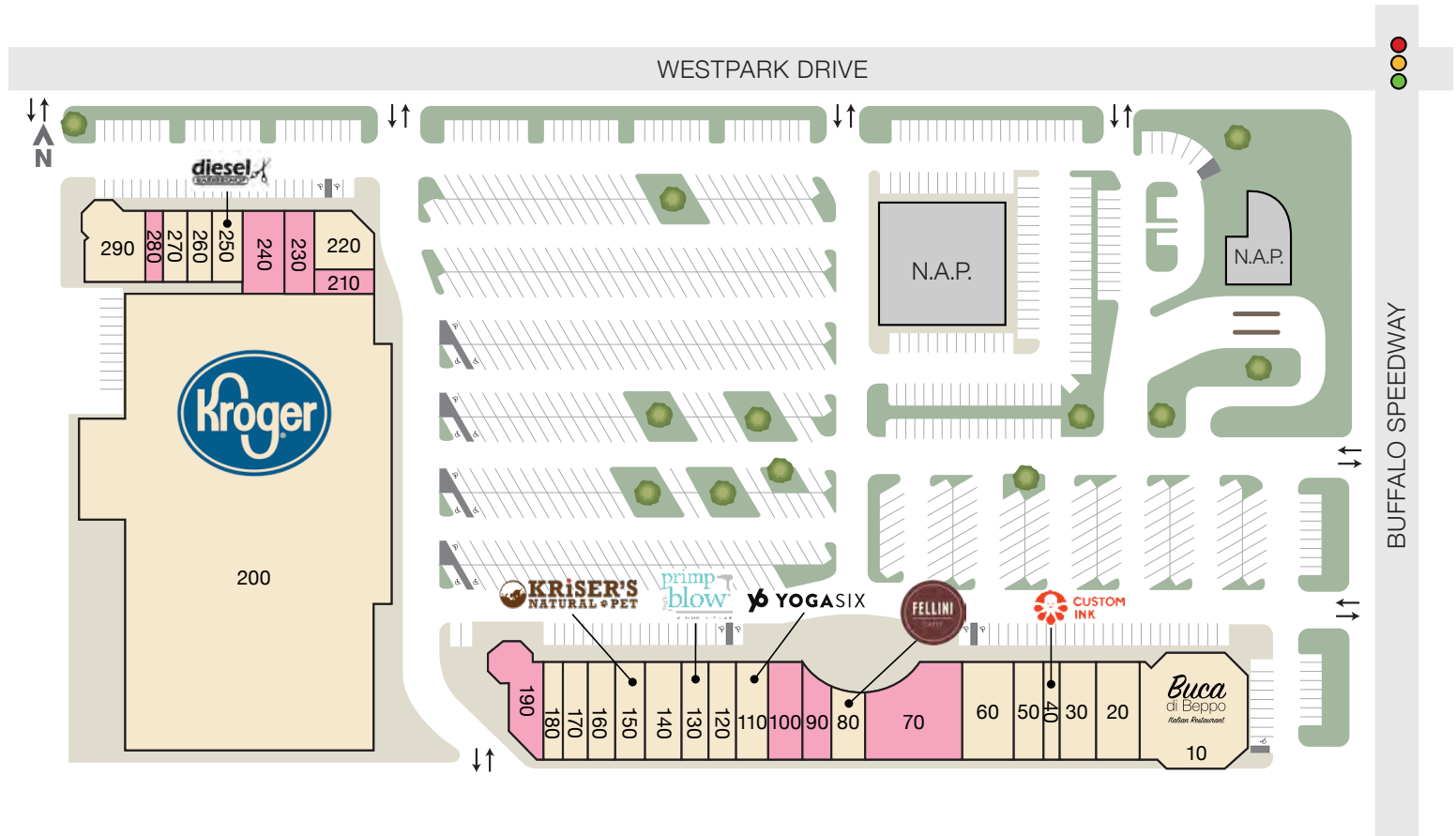




# Plaza in the Park

5150 Buffalo Speedway, Houston, TX

PLAZA IN THE PARK  
SITE PLAN



NO.	RETAILER	SF
10	Buca di Beppo	7,573
20	True REST Float Spa	2,850
30	Current Meditation	2,400
40	Custom Ink	1,100
50	Planet Beach	1,960
60	West University Wellness	3,400
70	Available	5,640
80	Fellini Caffé	1,340
90	Available	1,810
100	Available	2,500
110	YogaSix	2,300
120	GNC	900
130	Primp & Blow	1,360
140	Massage Envy	3,585
150	Kriser's Natural Pet	2,000

NO.	RETAILER	SF
160	Vision Optique	1,800
170	Subway	1,600
180	European Wax Center	1,182
190	Available	2,164
200	Kroger	81,217
210	Available	1,112
220	Sprint	2,500
230	Available	1,295
240	Available	2,443
250	Diesel Barbershop	1,500
260	Mathnasium	1,200
270	Envision Nails	1,200
280	Available	900
290	Galleria MRI & Diagnostics	3,223



## PLAZA IN THE PARK

### CENTER PHOTOS



#### CENTER HIGHLIGHTS

- Anchored by Kroger
- Located in 77005, the wealthiest zip code in Texas with a median household income of \$240,151, to West University at the intersection of Buffalo Speedway and Westpark Drive
- Serves the Greenway Plaza office submarket with approximately 11 million SF of office space
- West University Place is ranked in the top 15 Most Affluent Places in America (Houston Business Journal)
- This Kroger is one of two Texas locations rolling out an autonomous grocery delivery service.





PLAZA IN  
THE PARK  
**AERIAL**





PLAZA IN THE PARK  
TRADE AREA



## 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 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.

AMREIT REALTY INVESTMENT CORPORATION	464117	713-850-1400
<i>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</i>	<i>License No.      Email</i>	<i>Phone</i>
BRANDON SCHAWÉ	584425	BSCHAWÉ@EDENS.COM
<i>Designated Broker of Firm</i>	<i>License No.      Email</i>	<i>Phone</i>
/      /      /		
<i>Buyer/Tenant/Seller/Landlord Initials</i>	<i>Date</i>	

