

HEB Anchored— Retail Center

901 and 903 N IH 35

Bellmead, TX



Suite	NRSF	Base Rent	NNN	TI Allowance	Depth
109			Cato Fashions		
105	1,027	\$16.50	\$3.60	\$20.00	60'
103			Great Clips		
101			Subway		
104			Metro PCS		
114			Nail Works and Spa		
113			Chop Stix		
112			H & R Block		
111			Rodney D Young		
110	1,055	\$16.50	\$3.60	\$20.00	60'



Jim Peevey, CCIM

**2420 Wycon Drive,
Suite 301**

Waco, TX 76712

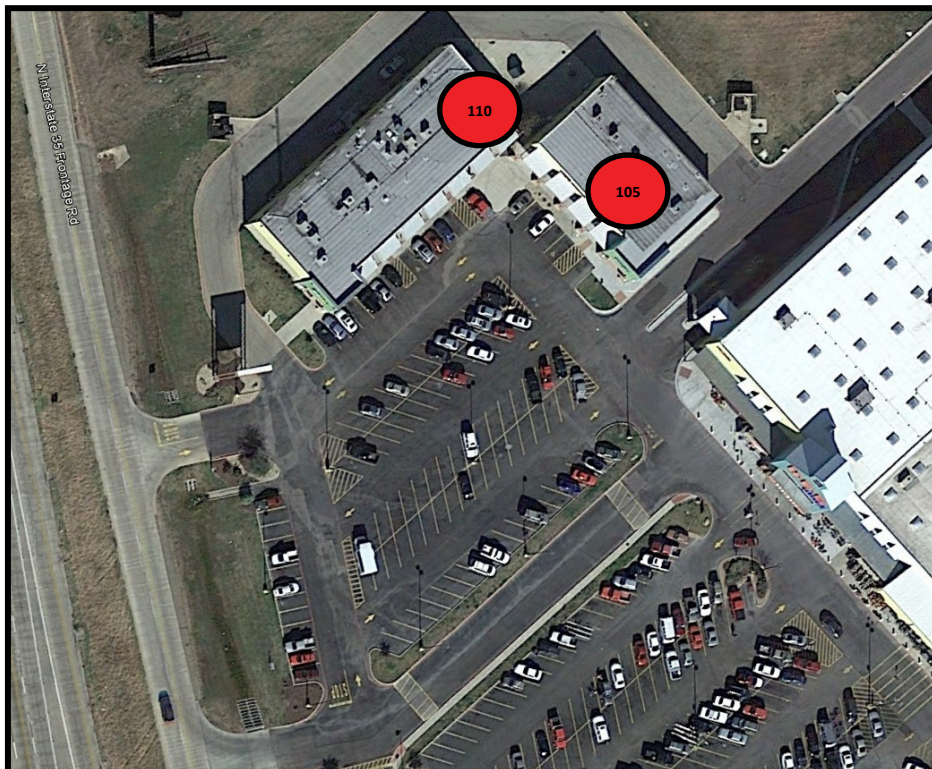
(O)254-752-9500

(M)254-715-4592

jim@reidpeevey.com

- ◆ **HEB Anchored Shopping Center**
- ◆ **IH 35 Northbound Access Road**
- ◆ **2010 Population: 5,108 (1 mile) · 36,204 (3 mile)**
- ◆ **2010 Avg. HH Income: 35,148 (1 mile) · 34,297 (3 mile)**
- ◆ **2010 MPO Traffic Counts –91,000 VPD –IH35**
- ◆ **City of Bellmead - B-2 Zoning (Business District)**
- ◆ **Owner to deliver space as a white box**
- ◆ **HEB Owned and Managed**

The information contained herein is derived from sources deemed reliable, but no warranty or representation is made or assumed for the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale or lease or withdrawal without notice. In accordance with the law, this property is offered without respect to race, color, creed, sex, national origin, physical or familial status • **2420 Wycon, Suite 301, Waco, TX 76712 • Phone (254)752-9500 • Fax (254) 753-1181**



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2420 Wycon Drive, Suite 301
Waco, TX 76712
Office (254) 752-9500
CELL (254) 715-4592

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Information About Brokerage Services

11-2-2015

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.

<u>Reid Peevey Company, LLC.</u>	<u>9005413</u>	<u>reidpeevey@reidpeevey.com</u>	<u>(254) 752-9500</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Jim Peevey</u>	<u>419000</u>	<u>jim@reidpeevey.com</u>	<u>(254) 752-9500</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Jim Peevey</u>	<u>419000</u>	<u>jim@reidpeevey.com</u>	<u>(254) 752-9500</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

Central Texas Commercial, 213 Old Hewitt Road Waco, TX 76712
Becky Antunes

Phone: 254-752-9500

Fax: 254-752-9501

Reid Peevey*

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