



RETAIL FOR LEASE

- 1,375 Square Feet
- Base \$14.40
- NNN \$4.32
- Previous Bakery
- Good Access to I-45

**TOTAL MONTHLY
RENT = \$2,145.00**



**Cornerstone Shopping Center
2047 W Main St, Suite A9
League City, Texas 77573**

Doug Byerly

PO Box 202

Seabrook, Texas 77586

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2047 W MAIN ST, SUITE A9

RETAIL

1,375 SQ. FEET

BASE \$1.20 MONTHLY \$14.40 ANNUALLY

CAM .36 CENTS MONTHLY \$4.32 ANNUALLY

BASE \$1,650.00 + CAM \$495.00* = \$2,145.00 TOTAL

*CAM ADJUSTED ANNUALLY

SUITE B8			
Term	12-60 months		
HVAC	100%	Two 3 Ton Units	Goodman
Lighting	2X4 Fluorescents	Two Ceiling Fans	
Electrical - Tenant Paid	Amps 100	220 Plugs	
Frontage	25 ft	All Glass	
Depth	55 ft	Inline Space	
Water	Hot Water	Part of CAM	No Sprinklers
Kitchen	Under Counter Grease Trap	Handsink	
Restroom	One	Not ADA	
Layout	Large Open Lobby with 4 Small Room		
Flooring	Tile		
Ceiling	2X4 Drop Ceiling	Height 9 ft	
Outside Doors	36" Glass Front	36" Metal Back Door	
Outside Greenspace	No		
Internet Provider	Comcast		
Previous Tenant	Cooking School		
Free Rent - TI Dollars	30 to 60 Days	No TI	
Year Built	1989	Suite Updated 2022	
Total Building	44,000 sq ft	Three Buildings A B C	U Shaped Center
Total Land Parking	3.6 acres	167 Parking Spaces	

CITY OF LEAGUE CITY

Website

Inspector		inspection.requests@leaguecitytx.gov
Fire Marshall	John Douglas	john.douglas@leaguecitytx.gov
Economic Director	Scott Livingston	scott.livingston@leaguecitytx.gov
Zoning	Mixed Use Commercial	
Tax Record	GCAD #73180000004703	
Post Office	Pick up key from Post Office	Mailbox in Front of Building

CAM-NNN HISTORY

CAM HISTORY

2023 = 36¢ 2022 = 33¢ 2021 = 28¢ 2020 = 28¢ 2019 = 28¢ 2018 = .28¢

LEGAL DESCRIPTION

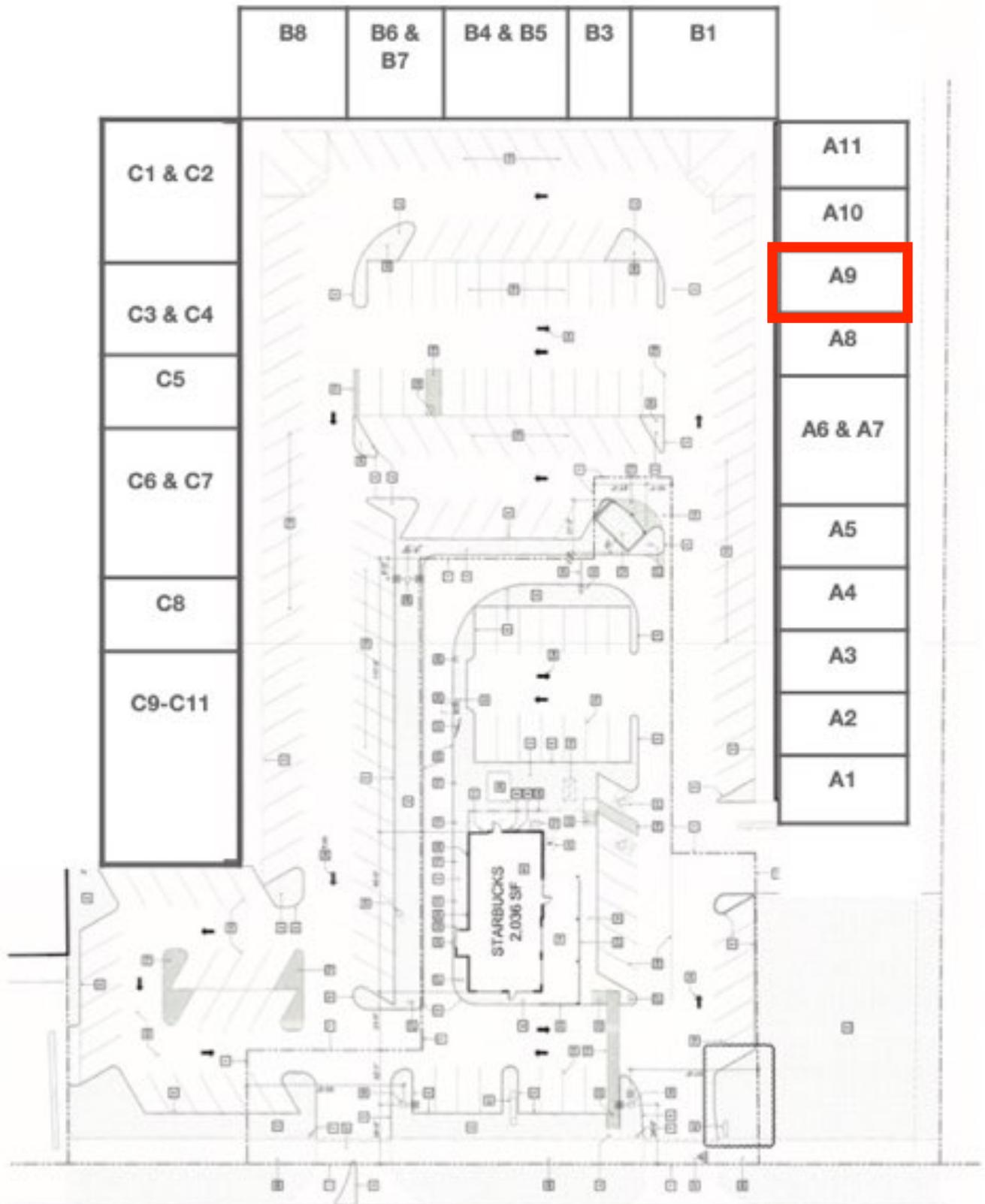
ABST 3 S F AUSTIN SUR PT OF LOT 31 (31-1) BRASKORA GARDENS

TENANT LIST

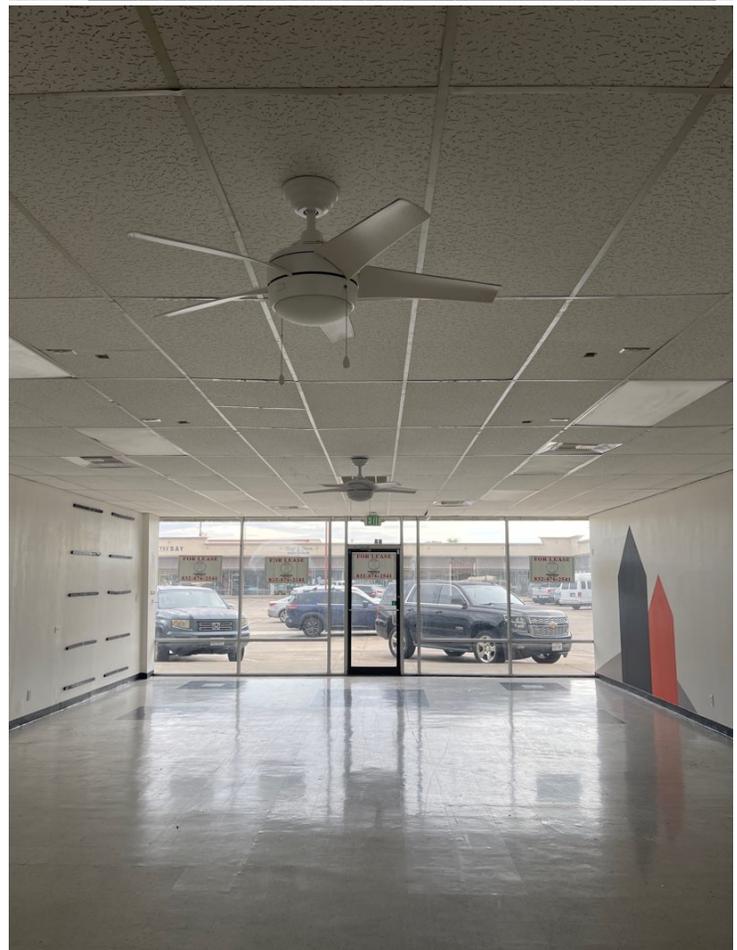
Suite Tenant

A1	World Finance	B3	Plan B Barber Shop
A2	South Region Driving	B4	Quality of Care
A3	Nail Salon	B6	Tom's Watch and Clock Service
A4	Bonny's Donuts	B7	Sprinkles in Pink Party Place
A5	Izzy's Vapors	B8	Bello Party Hall
A6	Southern Sass	C1	Church of the Bay
A8	Mixing House	C2	Ruff 2 Glam
A9	VACANT	C5	Church of the Bay
A10	Agility Physical Therapy	C6	Church of the Bay
A11	Thai Massage	C8	Allstate
B1	Empire Central Comics and Cards	C9	Martial Arts America

SITE PLAN



PICTURES SUITE A9





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 coincidental 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.

Noble House Real Estate	0436423	doug@noblehourealestate.com	(832)876-2541
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Douglas Byerly	0436423	Doug@noblehourealestate.com	(832)876-2541
Designated Broker of Firm	License No.	Email	Phone
Douglas Byerly	0436423	Doug@noblehourealestate.com	(832)876-2541
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Douglas Byerly	0436423	doug@noblehourealestate.com	(832)876-2541
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date