



Noble House Real Estate
Property Management - Leasing

FOR LEASE

RETAIL SPACE

2,520 sq. ft.

- Base Rent \$2,696.40
- CAM \$1,008.00
- 32' All Glass Frontage
- Drop Ceiling
- 100% HVAC
- End Cap with Walk Trail
- Greenspace to West of Suite
- 2 Restrooms
- Built 1996
- Land – 135,689 sq. ft.
- Building – 14,976 sq. ft.



[CLICK HERE FOR VIRTUAL TOUR](#)

Total Rent = \$3,704.40

LEAGUE CITY PLAZA
218 South FM 270, League City, TX 77573

Doug Byerly

PO Box 202

Seabrook, Texas 77586

832-876-2541 cell

doug@noblehourealestate.com

218 SOUTH FM 270

LEAGUE CITY, TEXAS 77573

RETAIL

2,520 SQ. FEET

BASE \$1.07 CENTS MONTHLY \$12.84 ANNUALLY

CAM .40 CENTS MONTHLY \$4.80 ANNUALLY

BASE \$2,696.40 + CAM \$1,008.00* = \$3,704.40 TOTAL

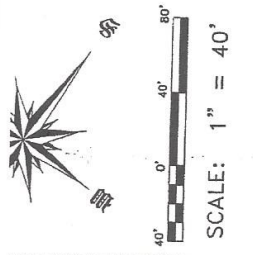
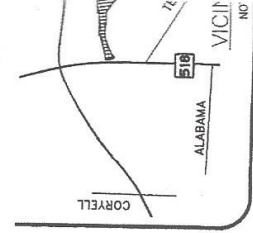
*CAM ADJUSTED ANNUALLY

218 SOUTH FM 270			
Term	36-60 months		
HVAC	100%		
Lighting	2X4 Fluorescent		
Electrical	220 plug	ESI ID	
Frontage	32 Feet Facing North		
Water	Part of CAM		No sprinkler
Tenant Paid Utilities	Electricity	Gas	
Restroom	Two		
Layout	Large Open Retail	Two Private Offices	Hot Water Tank and Mop Sink
Outside Doors	All Glass 36" Front Door	36" Metal Back Door	
Outside Greenspace	Yes - Large Fenced		
Previous Tenant	Dog Grooming Salon		
Free Rent - TI Dollars	Yes		
Year Built	1996		
Total Building	14,976 sq. ft.		
Total Land Parking	Large Area to Main Street		

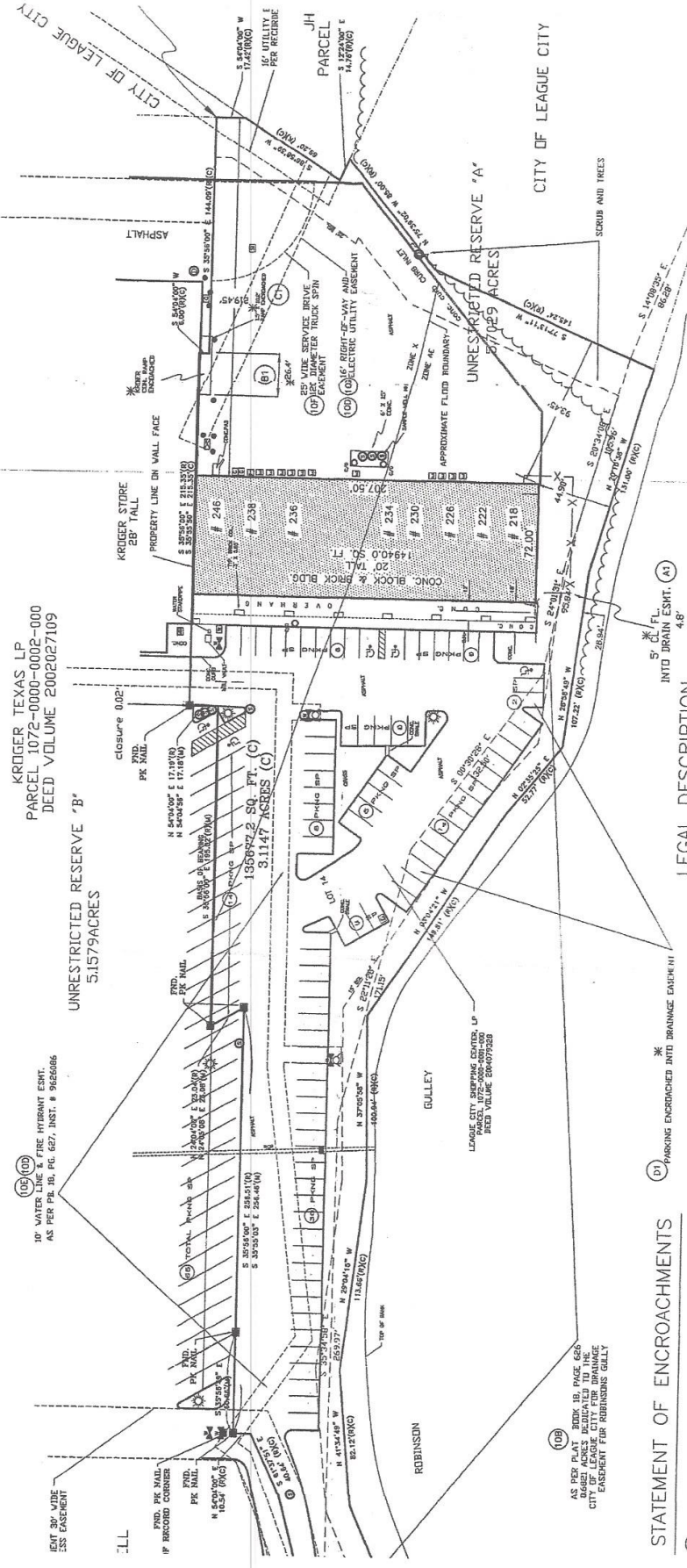
218 SOUTH FM 270 PICTURES



SURVEY



- 1. TELEPHONE WIRE
- 2. TELEPHONE MANHOLE
- 3. TELEPHONE POLE
- 4. WATER MAIN
- 5. WATER METER
- 6. GAS MAIN
- 7. GAS VALVE
- 8. GAS METER
- 9. CABLE TELEVISION
- 10. CABLE TELEVISION MANHOLE
- 11. CABLE TELEVISION POLE
- 12. CABLE TELEVISION VALVE
- 13. TRAFFIC SIGNAL
- 14. TRAFFIC SIGNAL POLE
- 15. TRAFFIC SIGNAL MANHOLE
- 16. TRAFFIC SIGNAL VALVE
- 17. TRAFFIC SIGNAL POLE
- 18. TRAFFIC SIGNAL MANHOLE
- 19. TRAFFIC SIGNAL VALVE
- 20. TRAFFIC SIGNAL POLE
- 21. TRAFFIC SIGNAL MANHOLE
- 22. TRAFFIC SIGNAL VALVE
- 23. TRAFFIC SIGNAL POLE
- 24. TRAFFIC SIGNAL MANHOLE
- 25. TRAFFIC SIGNAL VALVE



LEGAL DESCRIPTION

1. NORTH 37° 00' 00" WEST, 100.00 FEET TO A 3/4-INCH BORN BORN FOUND FOR CORNER.

2. NORTH 29° 04' 15" WEST, 113.85 FEET TO A 3/4-INCH BORN BORN FOUND FOR CORNER.

3. NORTH 41° 34' 49" WEST, 62.12 FEET TO A 3/4-INCH BORN BORN FOUND FOR CORNER.

4. NORTH 82° 00' 00" WEST, 175.50 FEET TO A 3/4-INCH BORN BORN FOUND FOR CORNER.

5. NORTH 12° 17' 17" WEST, 21.42 FEET TO A 3/4-INCH BORN BORN FOUND FOR CORNER.

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20. NORTH 12° 17' 17" WEST, 21.42 FEET TO A 3/4-INCH BORN BORN FOUND FOR CORNER.

- STATEMENT OF ENCROACHMENTS**
- (A) 5' CHAIN LINK FENCE ENCROACHED INTO DRAINAGE EASEMENT
 - (B) KROGER CONCRETE RAMP ENCROACHED ONTO PROPERTY
 - (C) 1.5' x 10.2' RAMP ENCROACHED ONTO PROPERTY
 - (D) PARKING ENCROACHED INTO DRAINAGE EASEMENT
- SURVEYOR'S NOTES**
- (A2) POSSIBLE EASEMENT FOR GAS LINE LOCATION

SURVEYOR'S CERTIFICATE

I, MICHAEL F. FRIEDRICH, SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF ALABAMA. I HAVE READ THIS SURVEY AND IT IS CORRECT AND ACCURATE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALABAMA SURVEYING ACT AND THE RULES AND REGULATIONS OF THE ALABAMA SURVEYING BOARD. I HAVE ALSO READ THE RECORDS OF THE ALABAMA SURVEYING BOARD AND HAVE FOUND NO REASON TO BELIEVE THAT THIS SURVEY IS IN VIOLATION OF ANY RULES OR REGULATIONS. THE SURVEY WAS MADE ON THE DATE INDICATED BELOW.

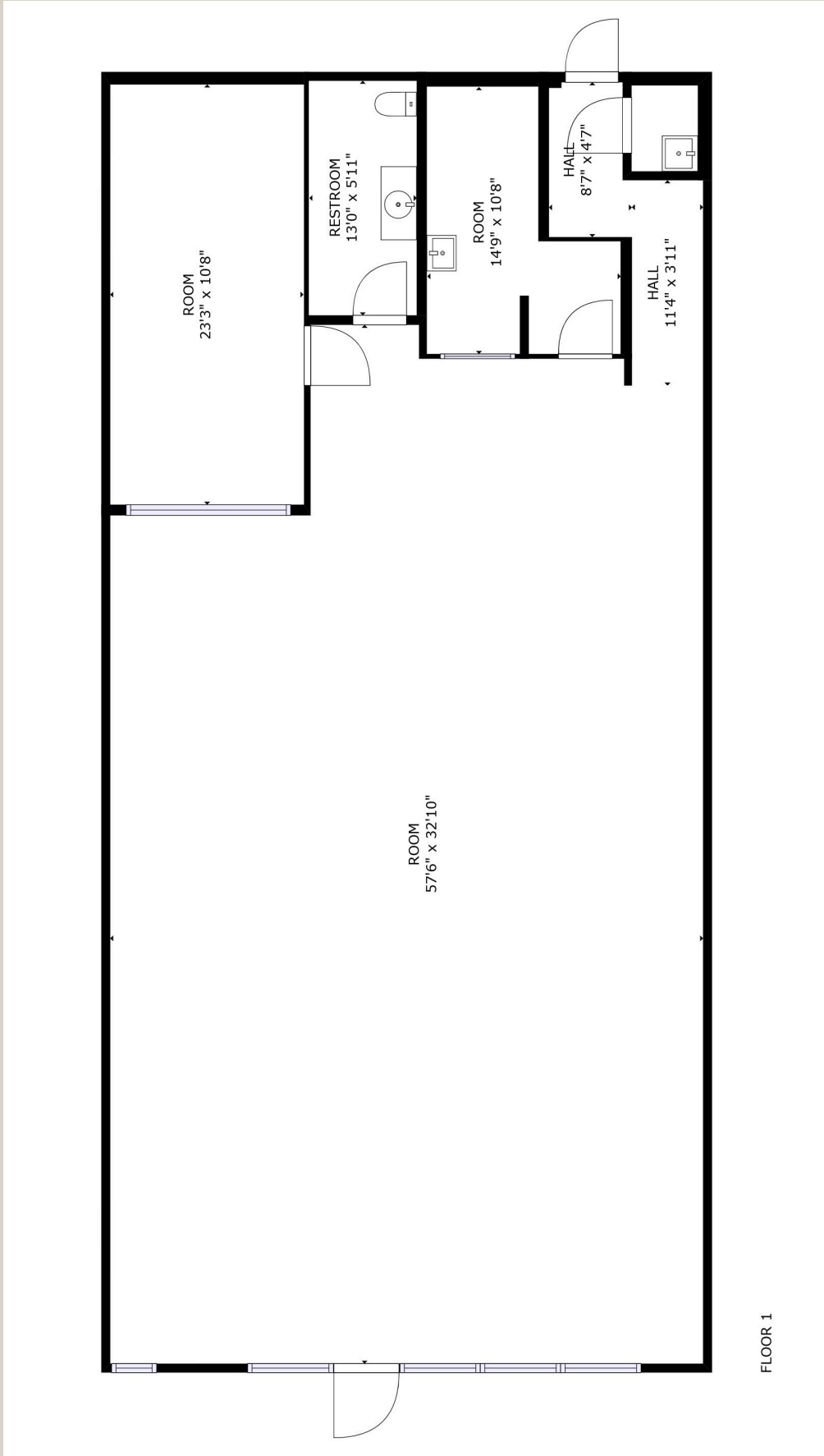
FIELD WORK DATE: 6/29/08

Michael F. Friedrich

MICHAEL F. FRIEDRICH
SURVEYOR



FLOORPLAN



FLOOR 1



11/2/2015

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