



**Noble House Real Estate**  
Property Management - Leasing

# FOR LEASE

## SEDONA LAKES PLAZA

4626 CR 94 (SMITH RANCH ROAD), MANVEL, TX 77578



- 1,968 Square Feet - End Cap
- Base \$2.00 + CAM .45 cents - TOTAL RENT = \$4,821.60
- Tenant Improvement Dollars Available
- SWC of Bailey Avenue/CR101 and County Road 94

**Doug Byerly**

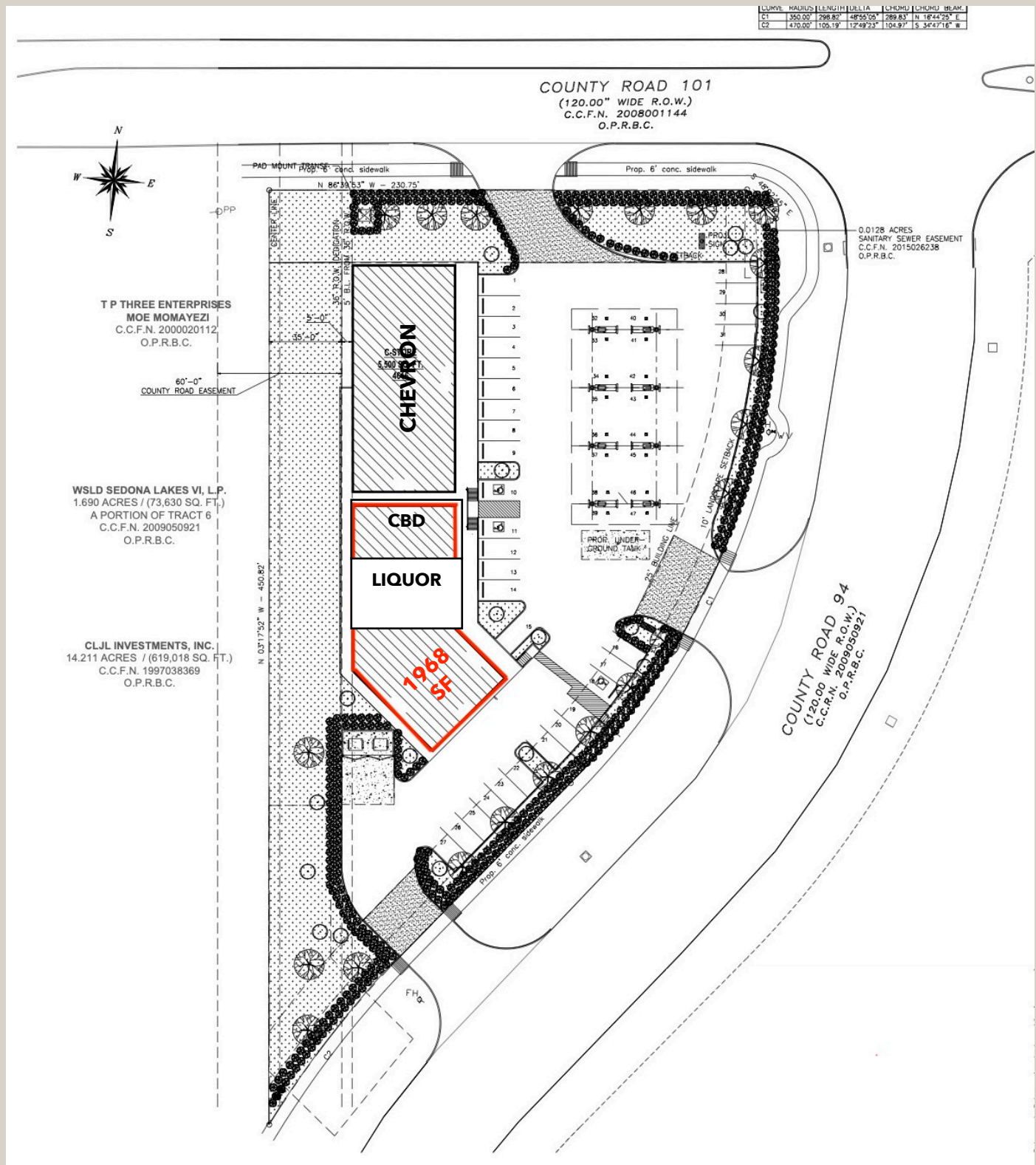
PO Box 202

Seabrook, Texas 77586

832-876-2541 cell

[doug@noblehouserealestate.com](mailto:doug@noblehouserealestate.com)

# SEDONA LAKES PLAZA



# SEDONA LAKES PLAZA - Demographics



4616 County Road 94 Manvel, TX 77578

		1-Mile	3-Miles	5-Miles
Total Population		6,468	60,673	128,794
Population Median Age		32	33	34
Population by Age	0-9 Yrs	1207 (18%)	10075 (16%)	20471 (15%)
	10-19 Yrs	1003 (15%)	9447 (15%)	18872 (14%)
	20-29 Yrs	762 (11%)	6823 (11%)	15329 (11%)
	30-39 Yrs	1109 (17%)	11184 (18%)	23233 (18%)
	40-49 Yrs	1070 (16%)	9243 (15%)	19006 (14%)
	50-59 Yrs	634 (9%)	7163 (11%)	15251 (11%)
	60-69 Yrs	519 (8%)	4040 (6%)	9842 (7%)
	70+ Yrs	164 (2%)	2697 (4%)	6790 (5%)
Median HH Income		\$109,713	\$107,678	\$100,494
Total Household Income	< 24K	194 (9%)	1658 (8%)	3570 (8%)
	25-49K	351 (16%)	2241 (11%)	5435 (12%)
	50-74K	204 (9%)	2577 (12%)	5995 (14%)
	75-99K	189 (8%)	2734 (13%)	6258 (14%)
	100-199K	840 (38%)	7774 (38%)	16165 (37%)
	200K+	377 (17%)	2959 (14%)	5313 (12%)
Highest Education Level	No Diploma	169	2285	6742
	Diploma or GED	557	4973	13517
	Some College	825	8062	17762
	Assoc. Degree	337	2892	6182
	Bachelors Degree	1235	12167	23243
	Higher Degree	832	7932	15526
Total Housing Units		2,318	21,357	45,707
--Owner-Occupied		1,546	14,196	31,621
--Renter-Occupied		608	5,748	11,113

## SEDONA LAKES PLAZA - Demographics

		1-Mile	3-Miles	5-Miles
Owner-Occupied Values	< 100K	92	936	2540
	100-199K	144	1878	6700
	200-299K	665	5994	12798
	300-399K	451	3648	6613
	400-499K	133	936	1774
	500K+	62	804	1197
Total Working Age Population		4,559	44,034	95,961
In Work Force		3,458	32,385	69,942
Not In Work Force		1,101	11,649	26,019
Workforce Employed		3,337	31,352	67,408
Workforce Unemployed		95	900	2,301
Civilian Workforce		3,432	32,251	69,709
Military Workforce		26	133	234
Total Households		2,154	19,944	42,735
Family Households		1,609	14,924	31,845
Non-Family Households		545	5,020	10,890
Married Couple		1,315	12,845	26,877
Other Family		294	2,080	4,968
Married w/Child		788	7,831	15,176
Single Male w/Child		13	215	529
Single Female w/Child		177	1,086	2,156

Copyright 2021 MyEListing.com. All rights reserved. No part of this information may be modified, copied, reproduced, or repurposed for any commercial purpose without prior written authorization from MyEListing.

While we strive to provide the most accurate information, all listing information, and demographic data, is provided by third-parties. As such, MyEListing will not be responsible for the accuracy of the information. It is strongly recommended that you verify all information with the listing agent, and any relevant agencies, prior to making any decisions.



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.

<b>Noble House Real Estate</b>	<b>0436423</b>	<b>doug@noblehouse realestate.com</b>	<b>(832)876-2541</b>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<b>Douglas Byerly</b>	<b>0436423</b>	<b>Doug@noblehouse realestate.com</b>	<b>(832)876-2541</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Douglas Byerly</b>	<b>0436423</b>	<b>Doug@noblehouse realestate.com</b>	<b>(832)876-2541</b>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<b>Douglas Byerly</b>	<b>0436423</b>	<b>doug@noblehouse realestate.com</b>	<b>(832)876-2541</b>
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](http://www.trec.texas.gov)  
IABS 1-0 Date**

Noble House Real Estate PO Box 202 Seabrook, TX 77586  
Douglas Byerly

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)

Phone: 832-876-2541

Fax: 832-201-0523

IBS