

# GREENWAY COMMONS

Houston, Texas



Anchored by Costco & LA Fitness!



Professionally leased by:

**IRONBRIDGE**  
REALTY PARTNERS

For leasing information, contact:

**Court Richardson,**  
Partner  
crichardson@ironbridgerealty.com  
346.701.5702

**Julian Fertitta,**  
Associate  
jfertitta@ironbridgerealty.com  
346.701.5703



# TRADE AREA



## POPULATION 2022

1 mile	27,374
3 mile	202,068
5 mile	520,338



## POPULATION GROWTH 2027 PROJECTION

1 mile	28,905
3 mile	210,564
5 mile	540,355



## HOUSEHOLDS 2022

1 mile	15,237
3 mile	99,433
5 mile	250,416

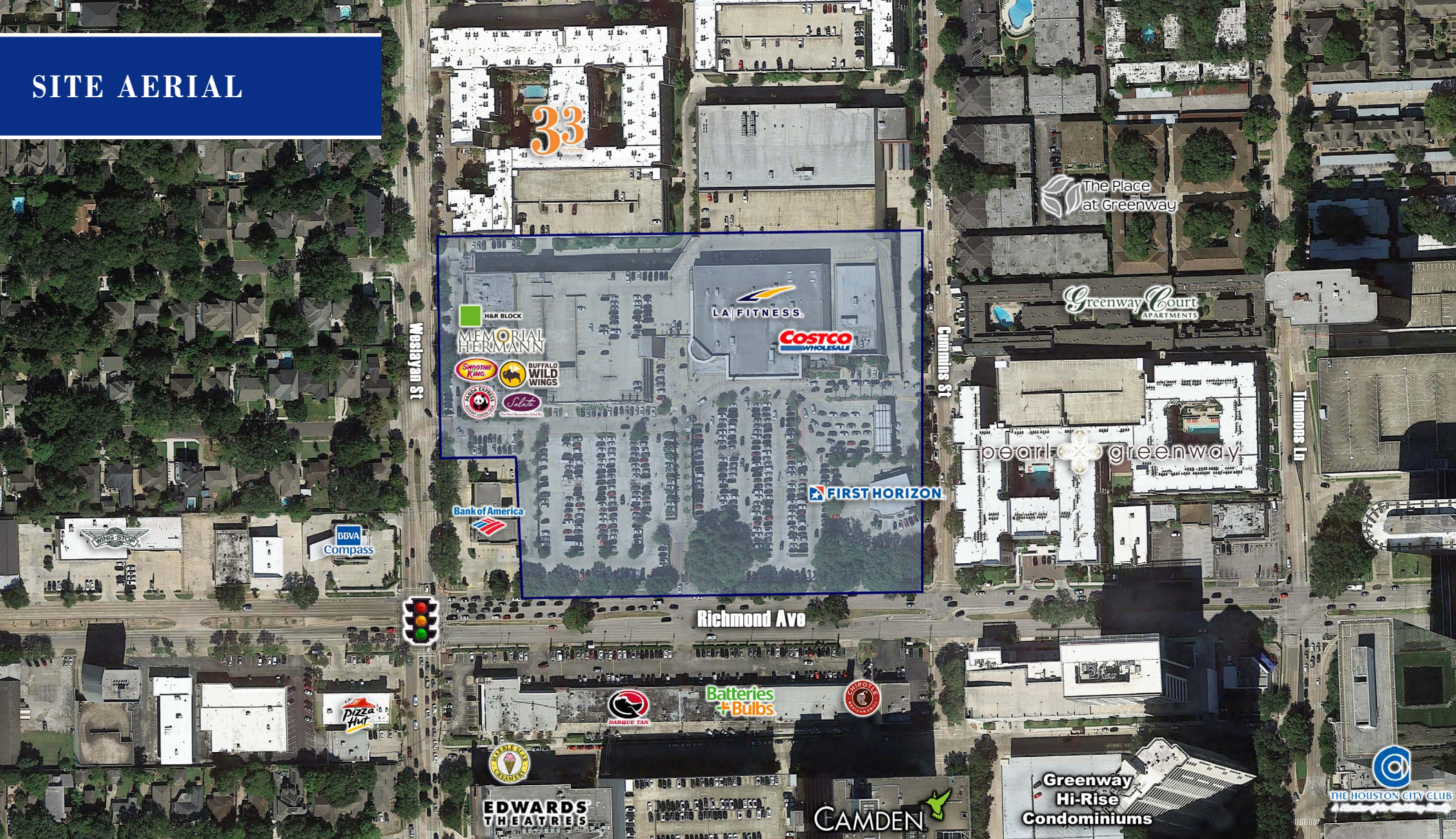


## HOUSEHOLD INCOME 2022

1 mile	\$168,838
3 mile	\$172,978
5 mile	\$142,309



# SITE AERIAL



## SPACE AVAILABLE

100% Leased



## TRAFFIC COUNTS

2021

Richmond Rd	19,178 VPD
Weslayan St	21,850 VPD



## DRIVE TIMES

ESTIMATED

Southwest Freeway	0.4mi. / 3 min.
Galleria Mall	2.5 mi. / 10 min.

The information contained herein has been obtained from sources that are deemed reliable and accurate. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice.



# SITE PLAN



Unit	Tenant	SF
1	Costco	164,182
2	LA Fitness	45,460
3	First Horizon Bank	18,000
4	Sharetea	2,014
5	Pokeworks	1,236
6	AT&T	1,360
7	Memorial Hermann	2,240
8	Memorial Hermann	6,128
9	CC Nails	4,078
10	Smoothie King	1,120
11	Panda Express	2,080
12	Avante Laser & Medispa	3,812
13	Urbanchef	3,803
14	Memorial Park Dental	1,699
15	Buffalo Wild Wings	5,800
16	Salata	3,800

**LEGEND**

- First Floor
- Second Floor
- Available





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# 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 sale's 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.

**Ironbridge Realty Partners, LLC**

LICENSED BROKER / BROKER FIRM NAME OR  
PRIMARY ASSUMED BUSINESS NAME

**Ralph E. Tullier, Jr.**

DESIGNATED BROKER OF FIRM

**9007044**

LICENSE NO.

**447126**

LICENSE NO.

**rtullier@ironbridgerealty.com**

EMAIL

**rtullier@ironbridgerealty.com**

EMAIL

**(346) 701-5700**

PHONE

**(346) 701-5707**

PHONE

LICENSED SUPERVISOR OF SALES AGENT / ASSOCIATE

LICENSE NO.

EMAIL

PHONE

SALES AGENT / ASSOCIATE'S NAME

LICENSE NO.

EMAIL

PHONE

BUYER / TENANT / SELLER / LANDLORD INITIALS

DATE

