

# VILLAGIO TOWN CENTER

NEC OF WESTHEIMER PKWY & PEEK RD | KATY, TX



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## PROPERTY INFORMATION

- 107,184 SF of Specialty Retail, Dining, and Office in the heart of Cinco Ranch
- Co-Tenants Include: Voodoo Brewing, Color Me Mine, Thai Cuisine Ramen King & Sushi Bar, Big City Wings, Keller Williams and Connolly Dance Studio

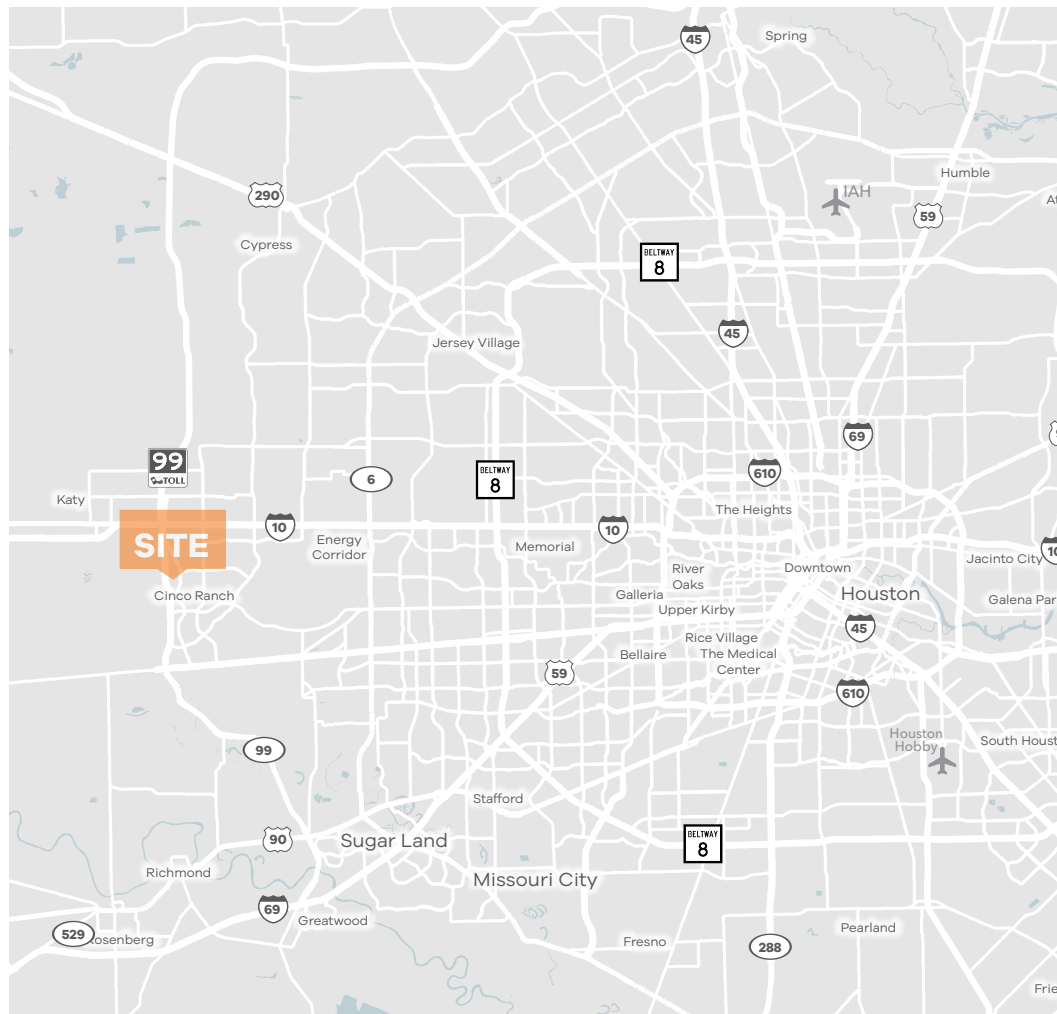
## AVAILABILITIES

- 1,899 SF 2nd generation restaurant space
- 2,062 SF retail in Building A
- 5,300 SF 2nd generation daycare space
- 880 SF, 1,159 SF, 1,690 SF and 1,500 SF retail space in Building D
- 1,387 SF to 5,215 SF office space on Second Level

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	11,409	124,836	286,111
<b># of Households</b>	4,047	41,821	93,710
<b>Daytime Population</b>	13,006	124,836	286,111
<b>Average HH Income</b>	\$202,669	\$156,825	\$155,171
<b>Bachelor's Degree Above</b>	70.2%	58.3%	56.8%

## LOCATION





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## Building A

100	Voodoo Brewing	4,558 sf
120	AVAILABLE	1,899 sf
140	AVAILABLE	2,062 sf
160	ESN Health	2,115 sf
180	Liana's Mexican Grill & Bar (Coming Soon)	4,334 sf

## Building B

200	ESN Health (2)	1,860 sf
220	Intra IV Vitamin Infusions	2,035 sf
240	Chilled Cryospa	2,100 sf
270	The Public House	2,600 sf

## Building C

300	Connolly Dance Arts	5,250 sf
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## Building D

400	Big City Wings	3,824 sf
405	Vision One	2,000 sf
410	AVAILABLE	1,690 sf
415	Tradition Title	2,800 sf
420	Keller Williams	13,154 sf
455	AVAILABLE	5,300 sf
485	AVAILABLE	1,500 sf
495	AVAILABLE	1,159 sf
500	Villagio Family Dentist	2,833 sf
505	AVAILABLE	880 sf
520	AVAILABLE	2,600 sf
530	Charter Brokerage	20,501 sf
560	Steeplechase Pediatrics	2,353 sf
565	AVAILABLE	2,206 sf
570	AVAILABLE	1,387 sf
590	AVAILABLE	1,622 sf

## Building E

600	Thai Cuisine Ramen King & Sushi Bar	7,018 sf
620 A	Color Me Mine	1,365 sf
620 B	Snow at the Ranch	1,920 sf
650	Good Times Running	2,100 sf
670	Delices de Maurice	2,000 sf
690	Med Spa at Villagio	3,110 sf



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**Approved by the Texas Real Estate Commission for Voluntary Use**

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

**INFORMATION ABOUT BROKERAGE SERVICES**

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the

buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

**Buyer, Seller, Landlord or Tenant**

**Date**