



## ALICE SHOPPING CENTER | 2000 DR NW ATKINSON BLVD, ALICE, TX 78332

### Features

- Two adjacent 1600 SF 2nd gen restaurants available now
- Excellent visibility, signage and access and virtually no retail vacancy in this corridor
- Across from the only Walmart Supercenter in a 30-mile radius that services the 40,000 residents of Jim Wells County
- Co-tenancy with CATO, Shoe Department, Dollar Tree, T-Mobile, Sally Beauty, and GameStop
- Alice's industry steep in oilfield services as a hub city to Corpus Christi, McAllen, Laredo, and San Antonio is diversifying into medical and educational industries.

### FOR LEASE

**TOTAL SF:** 39,100  
**AVAILABLE SF:** 3,200  
**MIN CONTIGUOUS SF:** 1,600  
**MAX CONTIGUOUS SF:** 3,200  
**CONTACT FOR MORE INFORMATION**

### Traffic Counts

Dr NW Atkinson Blvd	674 VPD
E Main St	21,625 VPD

### Demographics

	YEAR: 2019	5-MILE	10-MILE	15-MILE
Population		22,075	29,268	42,113
Households		7,619	9,913	13,975
Average Household Income		\$57,752	\$60,955	\$61,150
Daytime Population		29,152	34,745	45,247

**Sarah Thobae**

Associate

713.781.7111

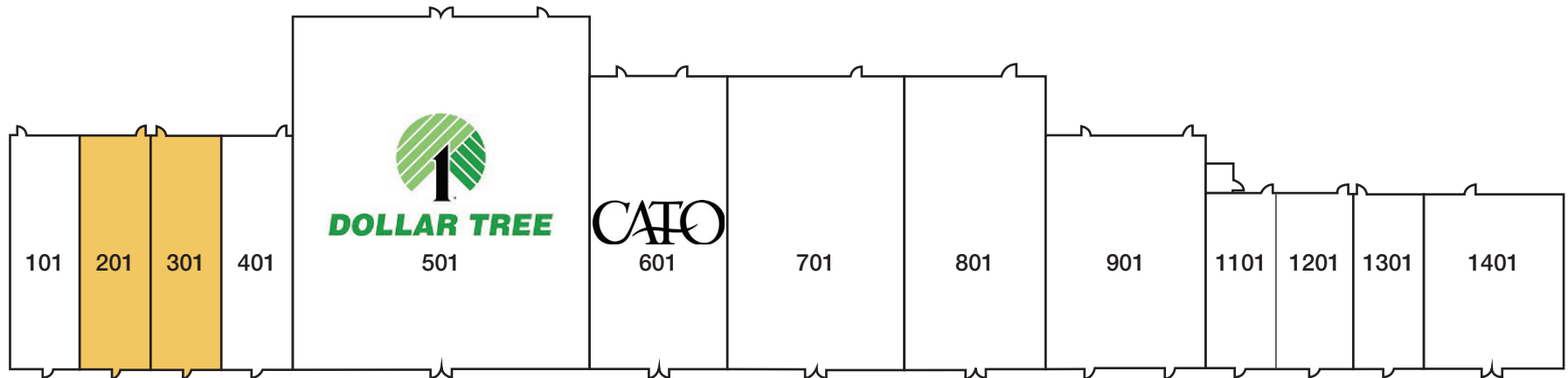
[sthobae@weitzmangroup.com](mailto:sthobae@weitzmangroup.com)

### Area Retailers & Businesses



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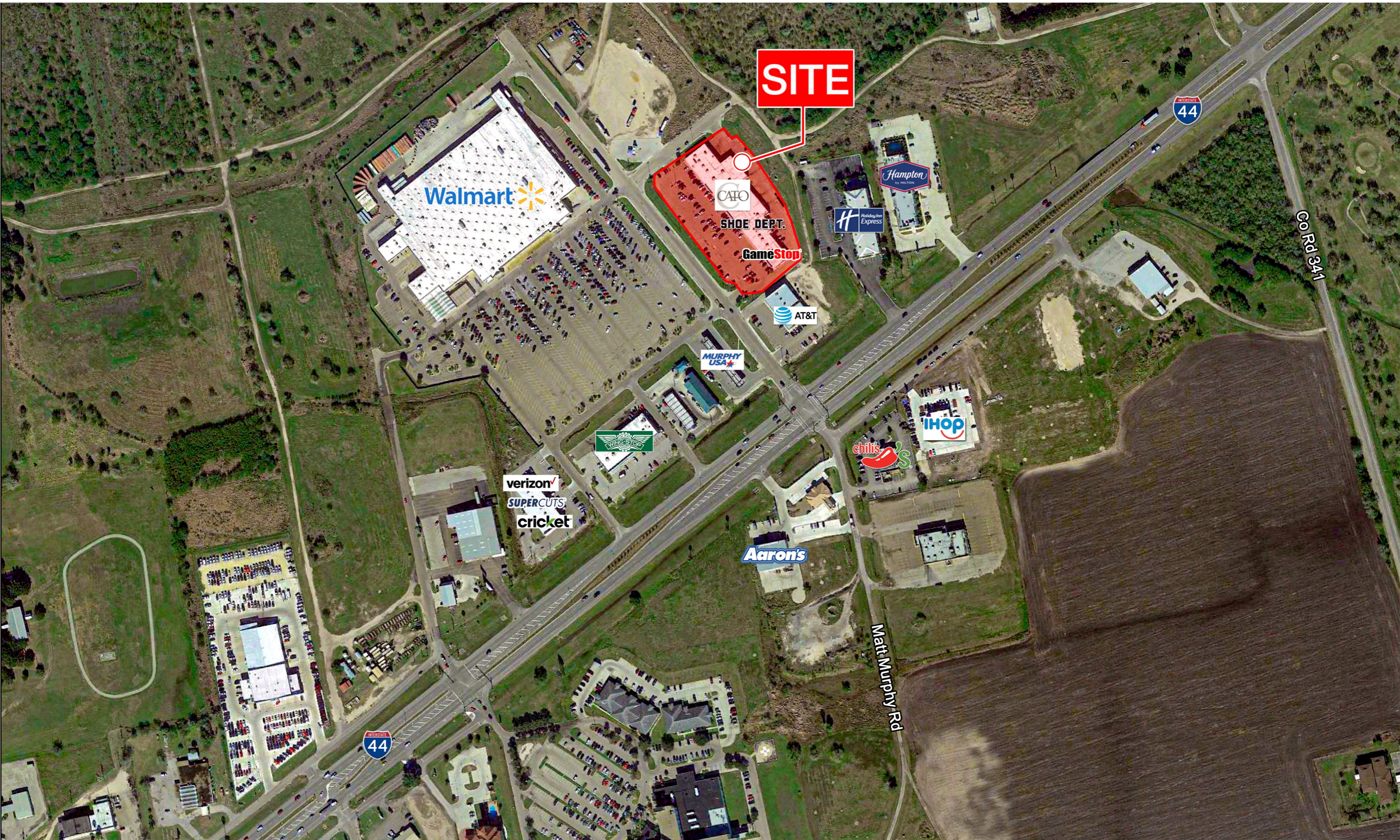
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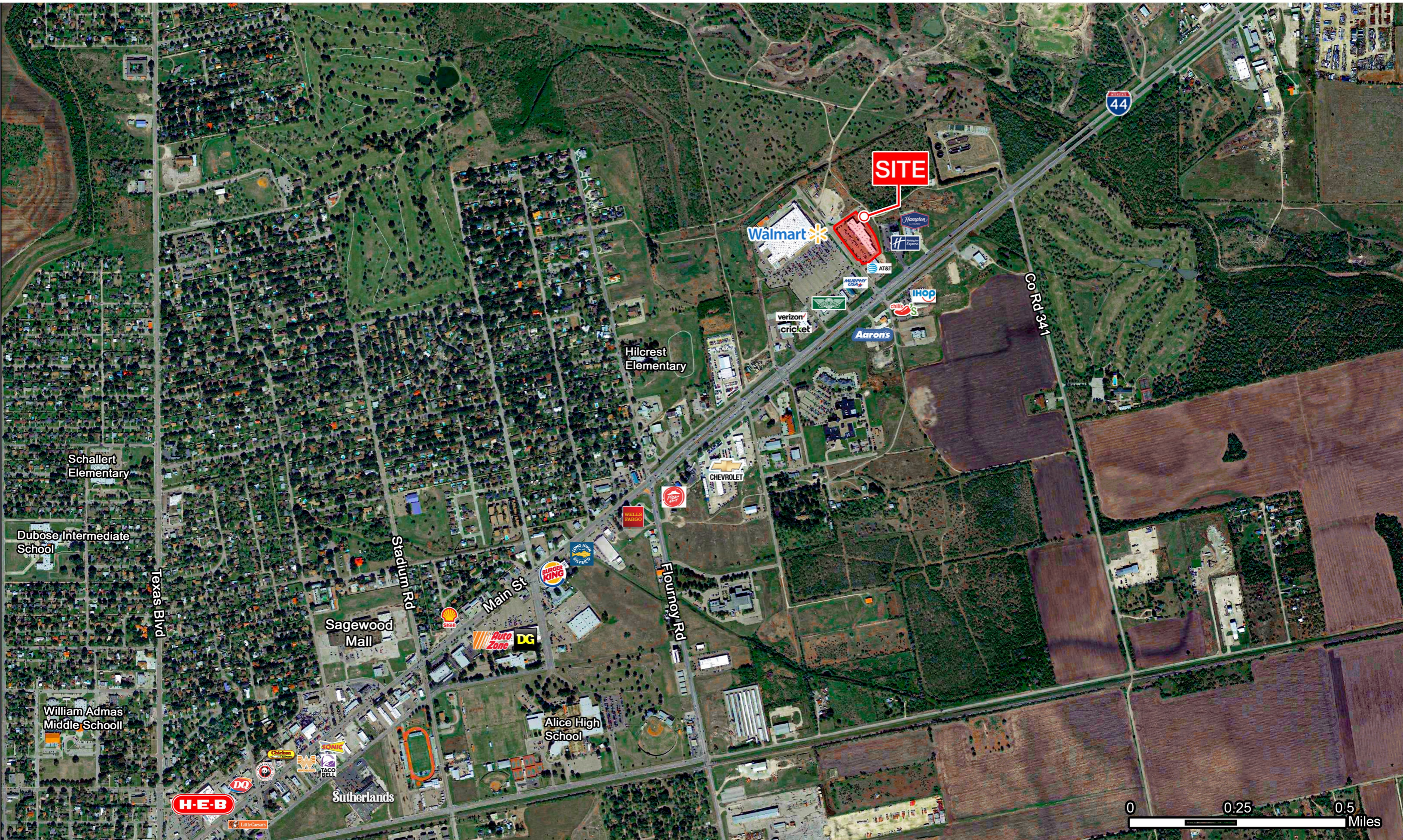


Available Space	
201	1,600 sf
301	1,600 sf

Current Tenants

101	T-Mobile	1,600 sf	901	Sluggers Sports Bar	3,600 sf
401	Sally Beauty Supply	1,600 sf	1101	Top Nail	1,200 sf
501	Dollar Tree	10,080 sf	1201	Quest Diagnostics	1,320 sf
601	Cato	3,900 sf	1301	Gilbert's Fine Jewelry	1,200 sf
701	Shoe Dept	5,000 sf	1401	Gamestop	2,400 sf
801	Radiology Associates LLC	4,000 sf			





# 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 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 on 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 listening 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.

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