

# EL CENTRO DE HILLCROFT

7909 HILLCROFT AVE | HOUSTON, TX 77081



**RETAIL FOR LEASE**



**FOR MORE INFORMATION**

[info@crisscrosscg.com](mailto:info@crisscrosscg.com) | 713.956.6625

12621 FEATHERWOOD DR, SUITE 330 | HOUSTON, TX 77034

[www.crisscrosscg.com](http://www.crisscrosscg.com)

59

CARMAX

BELLAIRE BLVD

FAMSA Furniture  
W  
TERACO

Festa  
SUBWAY

CAMPERO

McDonald's

BR

boost

CVS  
CORNERIA Bank

Jack  
in the box

PROSPERITY BANK

Mobile  
BURGER KING

metro

EL AHORRO  
DOLLAR TREE

Capital One

HCU  
HOUSTON CHRISTIAN UNIVERSITY  
MEMORIAL HERMANN  
Southwest

Bayland Park

SUBWAY  
WELLS FARGO  
boost

EL CENTRO DE HILLCROFT

RENWICK DR

CHIMNEY ROCK RD

BISSONNET ST

BEECHNUT ST

FITNESS CONNECTION  
DOLLAR TREE  
AutoZone

ALDI  
BR

PHILLIPS 66  
Jack  
in the box

foodarama  
Exxon  
burkes outlet  
FAMILY DOLLAR  
WALGREENS

HILLCROFT AVE

FONDREN RD

S. BRAESWOOD BLVD

# RETAIL FOR LEASE

## BUILDING FEATURES

- Dense southwest Houston submarket
- High visibility facing Hillcroft Avenue
- Near high profile intersection with easy access to Highway 59
- Competitive leasing rates
- Small space sizes available
- Pylon signage available

## TRAFFIC COUNTS\*

HILLCROFT ADJACENT TO PROPERTY  
12,777  
VEHICLES PER DAY

BISSONNET AT HILLCROFT  
22,089  
VEHICLES PER DAY

\* per TxDOT 2021



CRISS CROSS  
COMMERCIAL GROUP

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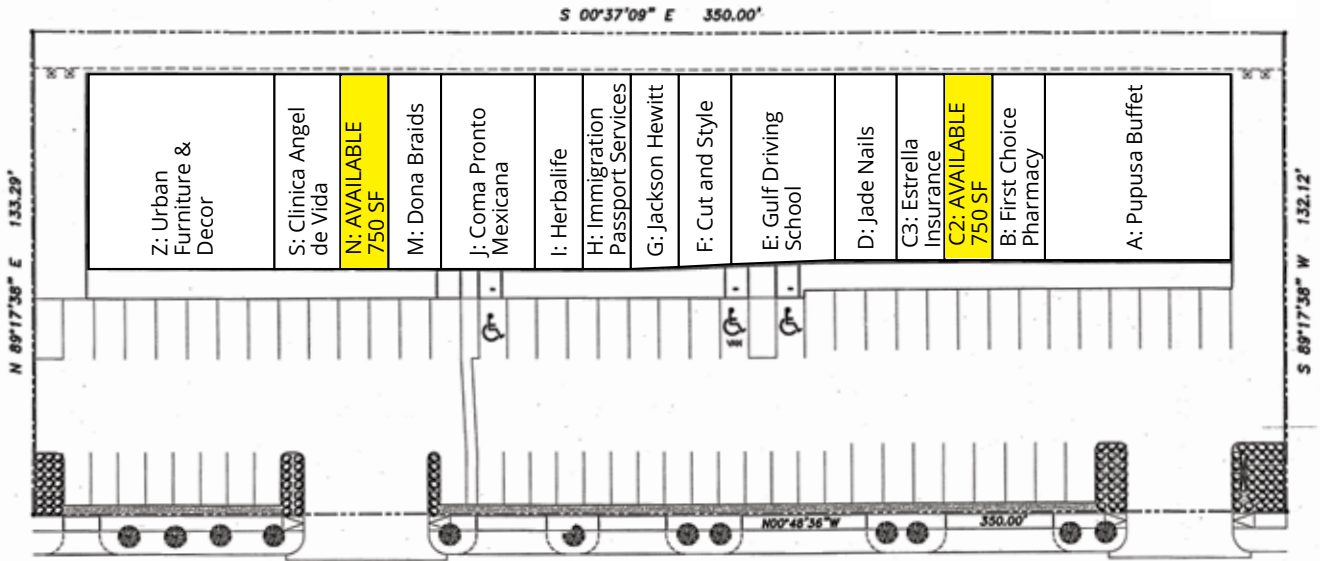
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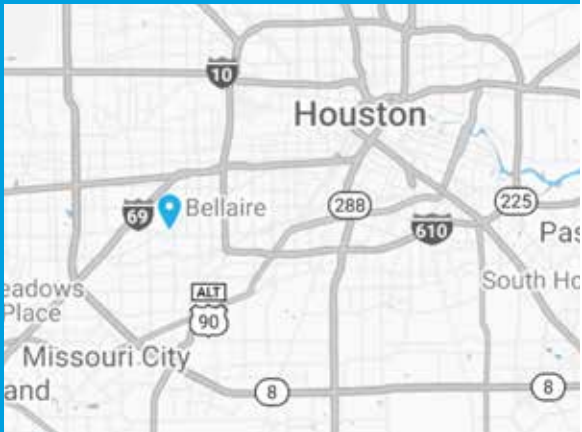


HILLCROFT AVENUE



## AVAILABLE SPACE

- Suite C2: 750 SF
- Suite N: 750 SF



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# INFORMATION ABOUT BROKERS 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 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.

<b>Criss Cross Commercial Group</b>	<b>9007652</b>	<b>info@crisscrosscg.com</b>	<b>713.956.6625</b>
LICENSED BROKER/BROKER FIRM NAME OR PRIMARY ASSUMED BUSINESS NAME	LICENSE NO.	EMAIL	PHONE
<b>Maxine Parappilly</b>	<b>576981</b>	<b>kmaxine@gmail.com</b>	<b>281.748.5721</b>
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	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