

FOR LEASE

Pecan Park Shopping Center

2401 W Pioneer Pkwy | Pantego, TX



SPACE AVAILABLE

1,000 SF

PRICING INFORMATION

\$16.00 PSF NNN

LOCATION

NEQ Bowen Rd & W Pioneer Pkwy

AREA RETAILERS



- 👁️ Near High Traffic Intersection on W Pioneer Pkwy and S Bowen Rd
- 👁️ Over 40,000 VPD
- 👁️ Great Visibility with Ample Parking
- 👁️ Join Momentum Gym, L.A. Nails, Mattress by Appointment, Noble Cremation, Reyes Ballroom II and More
- 👁️ Over 47,000 Residential Population within 2 Mile Radius
- 👁️ \$85,000 Average Household Incomes within 1 Mile Radius

DEMOGRAPHICS*	1 MILE	2 MILE	3 MILE	5 MILE
Population	12,637	47,090	110,300	296,504
Employees	7,604	23,373	59,345	141,138
Average HH Income	\$85,382	\$82,353	\$78,780	\$79,174
2017-2022 Annual Rate	0.1%	0.7%	0.8%	0.8%
Traffic Count	40,000 VPD			

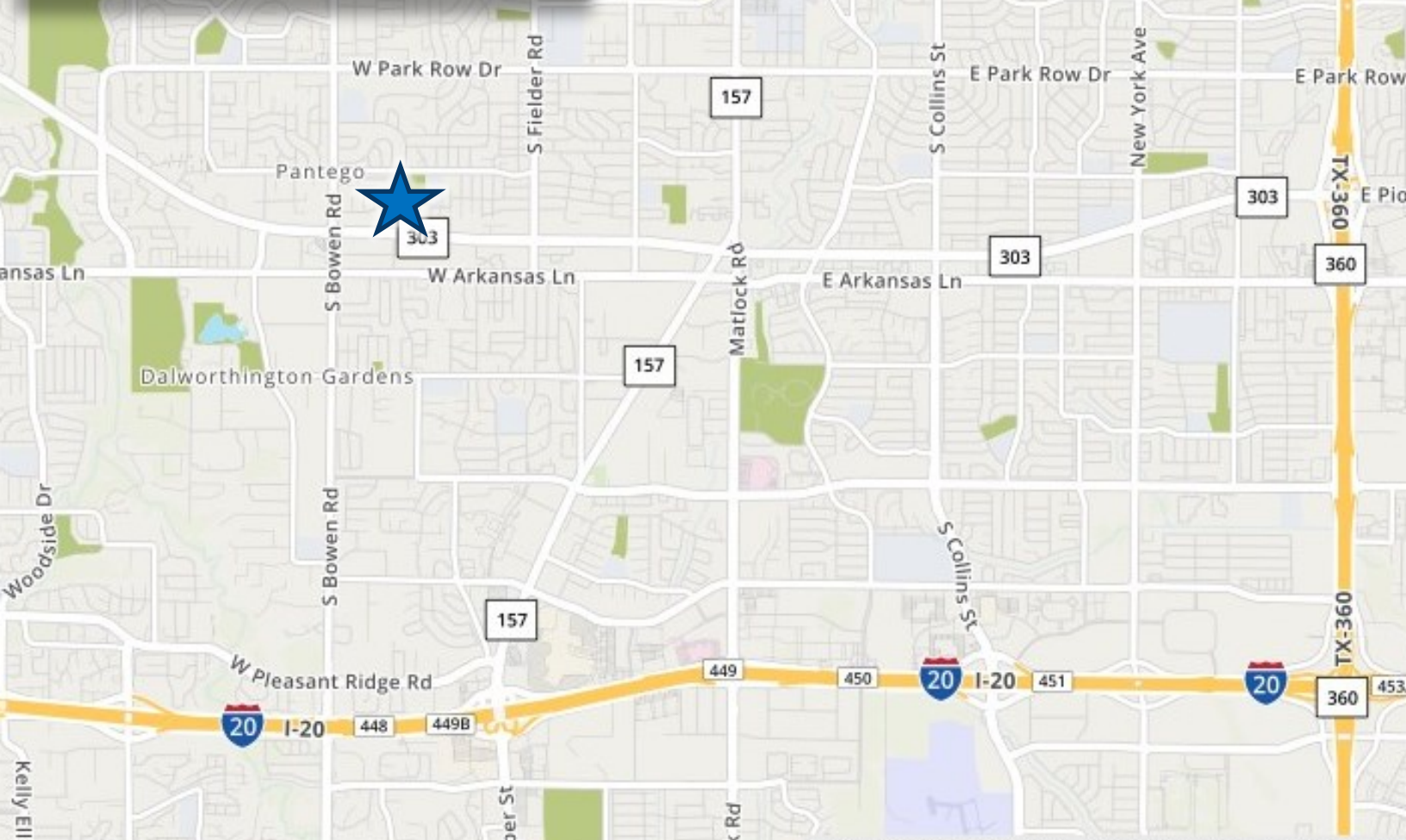
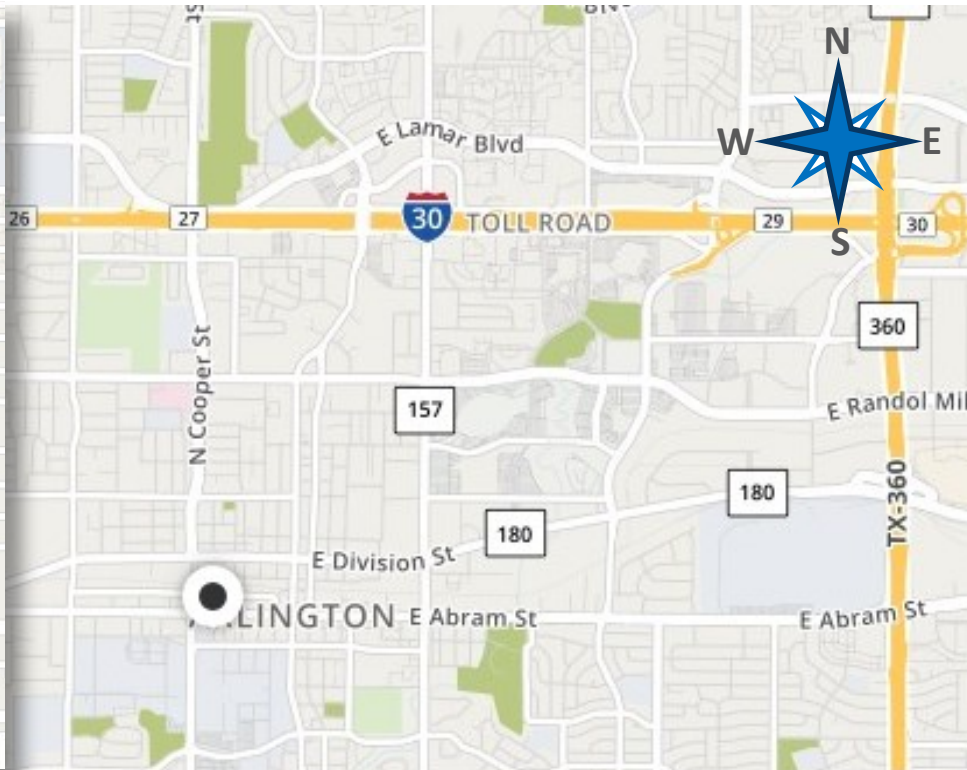
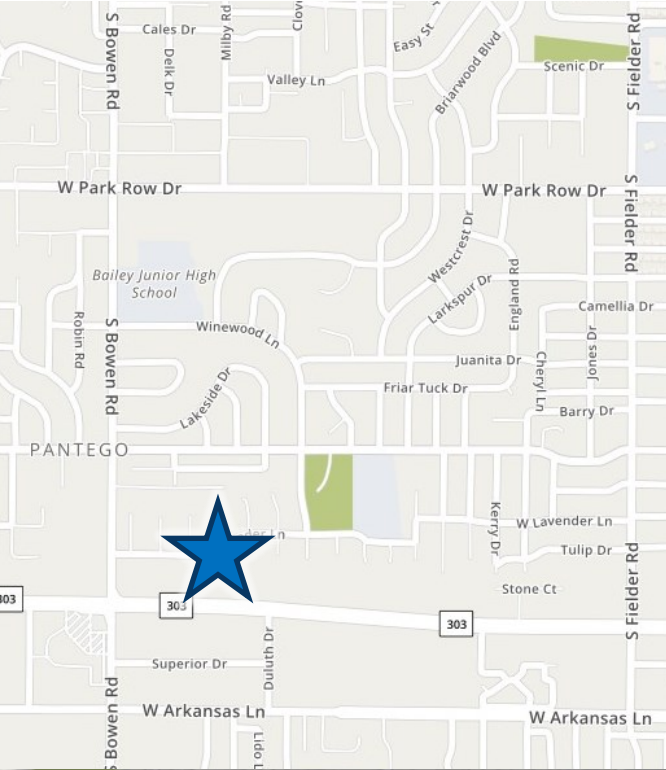
*CoStar 2021

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2401 W Pioneer Pkwy

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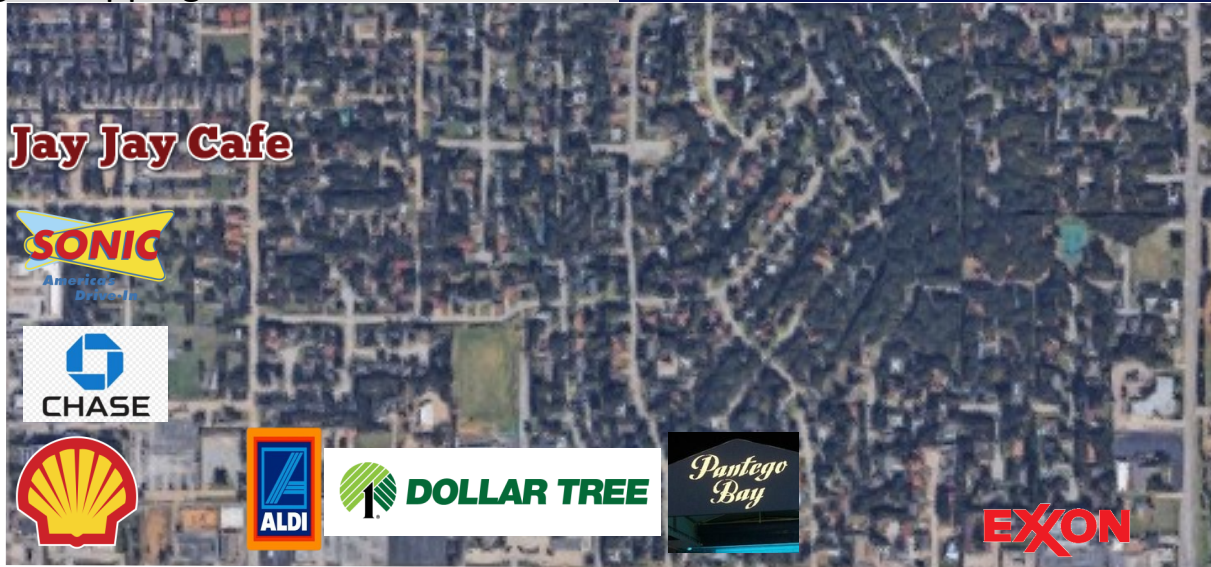
2401 W Pioneer Pkwy
Pecan Park Pantego Shopping Center



Logos: United States Postal Service, Little Caesars, Bank of America, Tom Thumb, Starbucks

S. BOWEN RD.

W. PARK ROW DR.



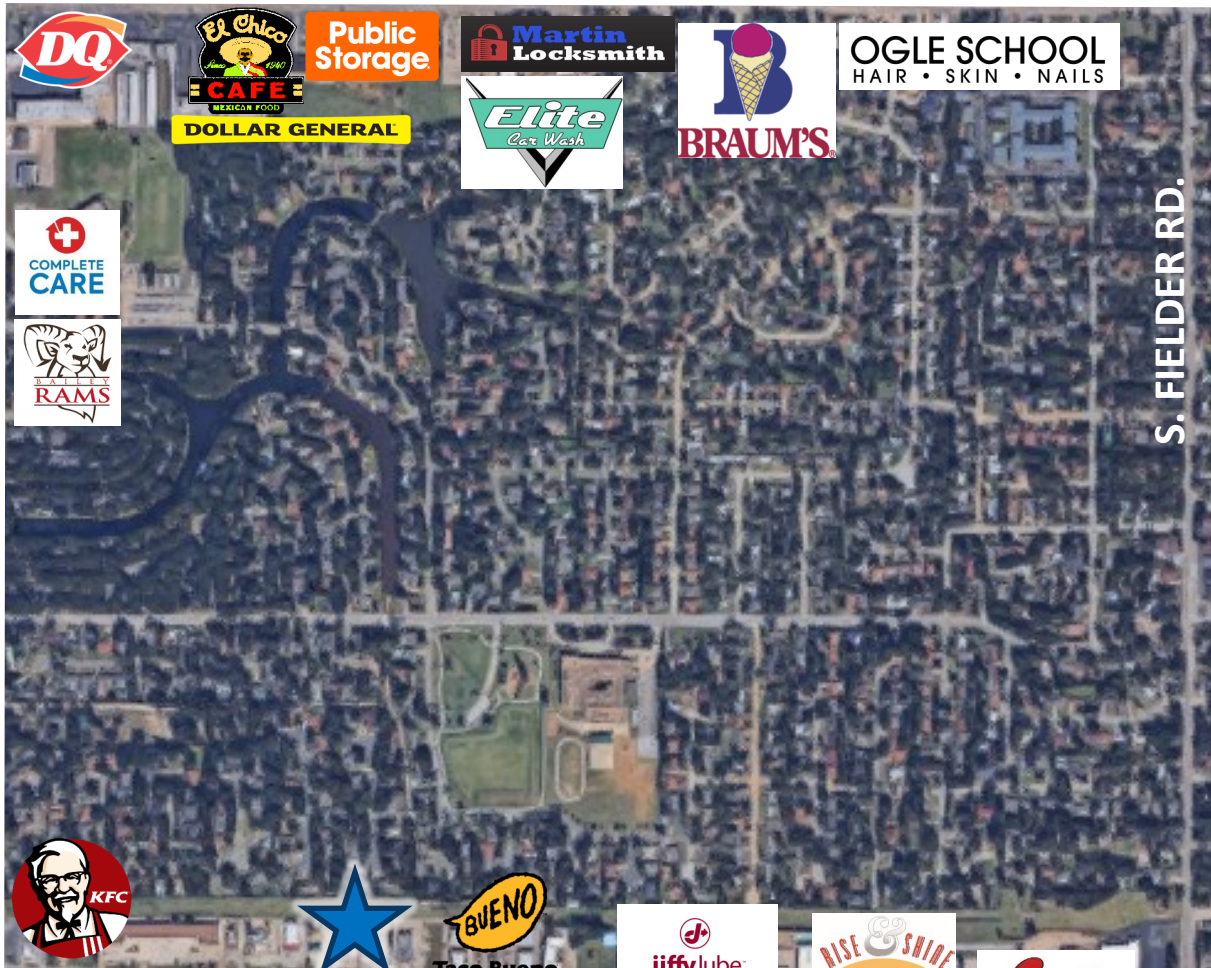
Logos: Jay Jay Cafe, SONIC, CHASE, Shell, ALDI, DOLLAR TREE, Pantego Bay, EXXON



Logos: SHIPLEY DONUTS, Schlotzsky's, CVS

S. BOWEN RD.

W. PIONEER PKWY

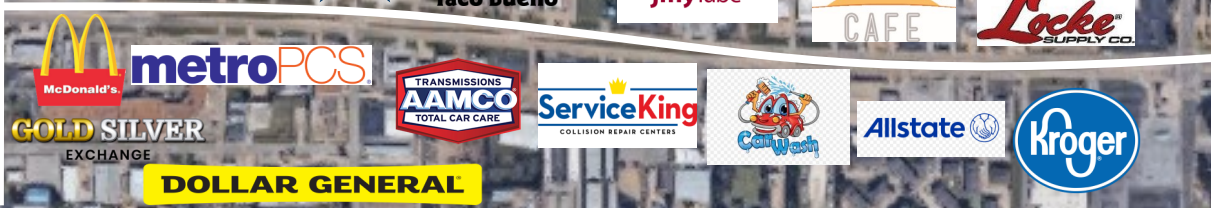


Logos: DQ, El Chical CAFE, DOLLAR GENERAL, Public Storage, Martin Locksmith, Elite Car Wash, BRAUM'S, OGLE SCHOOL HAIR • SKIN • NAILS, COMPLETE CARE, RAMS

S. FIELDER RD.



Logos: JAMBO'S BARBEQUE SHACK, Jack, DRY CLEAN SUPER CENTER, Walmart Neighborhood Market, T-Mobile



Logos: KFC, Taco Bueno, jiffy lube, RISE & SHINE CAFE, Locke SUPPLY CO., McDonald's, metroPCS, AAMCO TOTAL CAR CARE, Service King COLLISION REPAIR CENTERS, Allstate, Kroger, DOLLAR GENERAL

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Suite	Tenant	Space
103	Momentum Gym	Occupied
109	Occupied	Occupied
111	E-Commerce	Occupied
115	Local Cremation	Occupied
117	Available	1,000 SF
123	Angelic Braiding Salon	Occupied
125	Women's Boutique	Occupied
133	L.A. Nail & Hair Salon	Occupied
135	Church	2,067 SF
141	Church	1,200 SF
145	Pet Store	2,500 SF
147	Asia Spa	Occupied
151	Mattress by Appointment	1,250 SF
161	Reyes Ballroom II	Occupied



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.

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