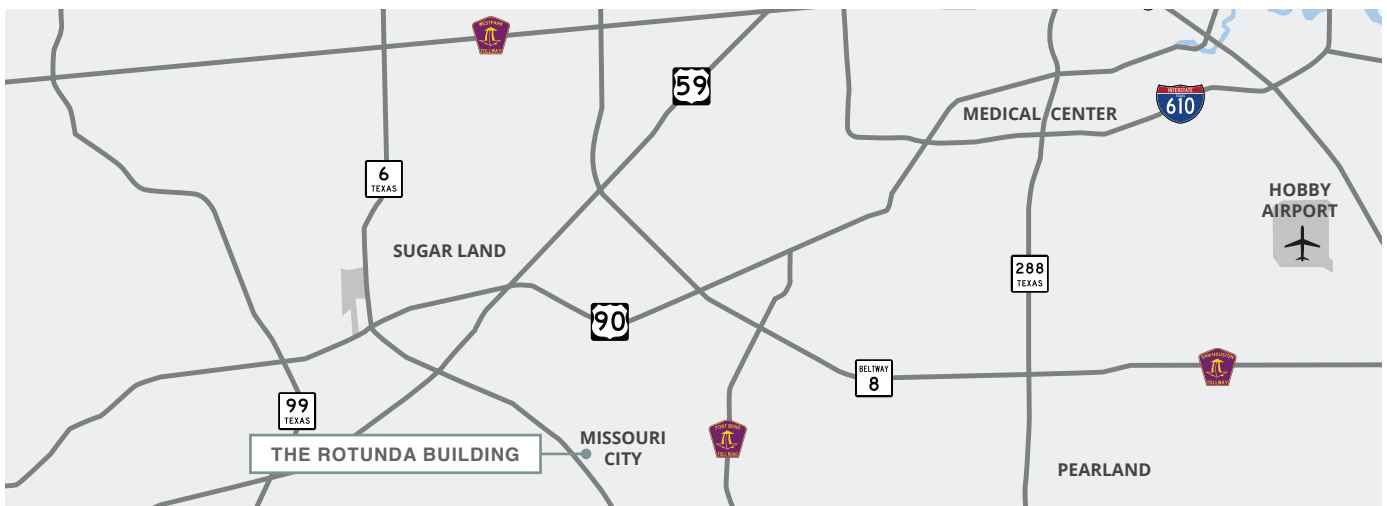


# Rotunda Building

A Woodside Health Property

**UP TO 5,907 SF AVAILABLE**

The **Rotunda Building** is a three story, 51K square foot, office building located at 5819 Highway 6 in Missouri City. The building is located in the East Fort Bend/ Sugar Land submarket with easy access to FM 1092, Highway 59 and the Fort Bend Toll Road. The building is home to medical offices, including pediatric and dental groups, as well as several other businesses. The property is a landmark in the area due to its size and desirable location near an abundance of amenities.





# Rotunda Building

A Woodside Health Property

**UP TO 5,907 SF AVAILABLE**

## BUILDING HIGHLIGHTS

- 976 up to 5,907 SF Available
- Medical, dental, banking (with drive thru), and office space available
- Walking distance to many restaurants and retail stores
- Easy Access to Highway 59
- Minutes to Sugar Land Town Square
- Building and Monument Signage Available
- 3.60 / 1,000 SF Parking Ratio
- 24/7 Access





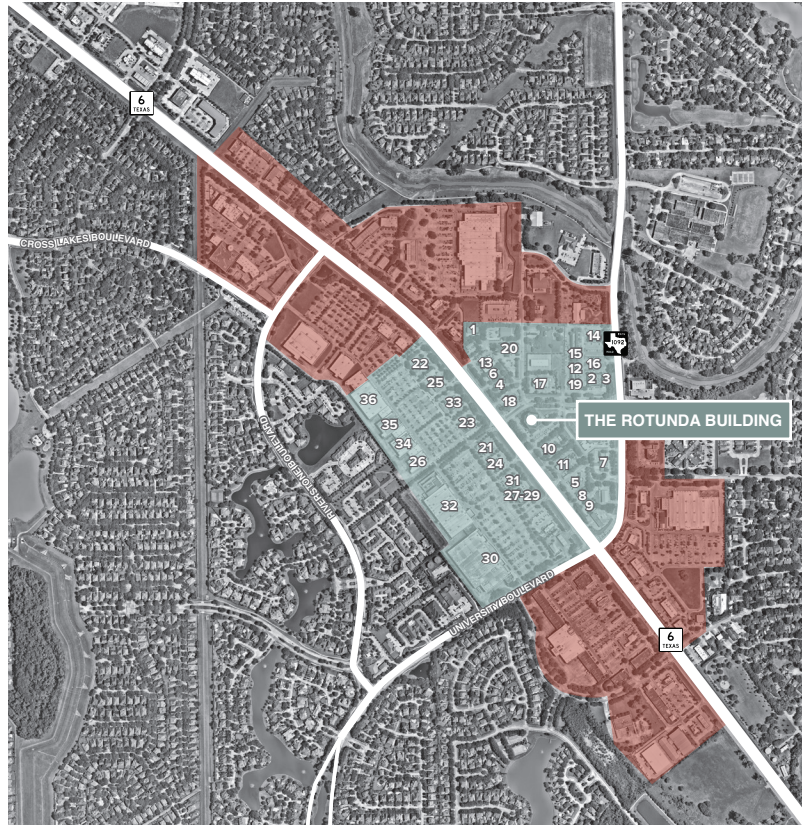
# Rotunda Building

A Woodside Health Property

UP TO 5,907 SF AVAILABLE

## WALKABLE AMENITIES

1. AAMCO Car Care
2. Anytime Fitness
3. Capone's Pizza Oven & Bar
4. Dairy Queen
5. Denny's
6. Dry Clean Super Center
7. Frost Bank
8. Jack in the Box
9. Jiffy Lube
10. Jolibee
11. McDonald's
12. Million Cakes
13. National Tire & Battery
14. Old Hickory Inn BBQ
15. Orient Cafe
16. Paint Party Place
17. Service King Collision
18. Sonic Drive-In
19. Sugar's Cajun Cuisine
20. SummerHill Inn & Suites
21. Amegy Bank
22. BBVA Bank
23. Chili's Grill & Bar
24. Cigar Time
25. Ninfa's Mexican
26. Office Depot
27. Orange Leaf Frozen Yogurt
28. Pepperoni's Pizza
29. Starbucks
30. Super Target
31. Taco Cabana
32. The Home Depot
33. Verizon Store
34. Ross Dress for Less
35. Bed Bath & Beyond
36. Hobby Lobby



## NEARBY AMENITIES

- |                           |                     |
|---------------------------|---------------------|
| Cato Fashions             | Mister Car Wash     |
| Chase Bank                | Palais Royal        |
| Chick-fil-A               | Papa John's Pizza   |
| Chipotle Mexican Grill    | PetSmart            |
| Dollar Tree               | Raising Cane's      |
| Domino's Pizza            | Raki                |
| Elements Massage          | Sienna Cleaners     |
| FedEx Office              | Smoothie King       |
| Five Below                | Spec's              |
| Five Guys Burgers & Fries | Sprint Store        |
| Game Stop                 | T-Mobile Store      |
| GNC                       | Taco Bell           |
| Kohl's                    | The UPS Store       |
| Kroger                    | Tipsy Nail & Spa    |
| Kung Fu Tea               | US Post Office      |
| LA Crawfish               | Walmart Supercenter |
| LA Fitness                | Walgreens           |
| Lowe's                    | Wells Fargo         |
| Marble Slab Creamery      | Wendy's             |
| Marco's Pizza             | Whataburger         |
| Maui Nail & Skin          |                     |



## 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.*

11-2-2015



### 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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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