Location
Macroplaza Mall

Building Size	±163,641 SF
Auto Center	±10,060 SF
City	Pasadena, Texas
Metro	Houston MSA
Visibility	Excellent
Parking	Existing Surface Parking
Opportunity	Redevelopment / Owner-User / Investment

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- **FOR SALE OR LEASE**
- **Former Sears at Macroplaza Mall**
- **1101 Southmore Avenue • Pasadena, Texas**
- **Exceptional Redevelopment Opportunity in the Houston MSA**
- **Property Highlights**
- **Former Sears Department Store**
  - ±163,641 SF
  - Attached to Macroplaza Mall
  - Existing loading docks and service areas
  - Large parking field
  - Excellent access and visibility
- **Former Sears Auto Center**
  - ±10,060 SF
  - Situated on approximately 1.03 acres
  - Available separately or as part of the overall acquisition

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- **Prime Houston Metro Location**
- Located just minutes from:
- Downtown Houston
- Port of Houston
- Beltway 8
- SH-225
- I-45
- The property serves one of Houston's strongest industrial and workforce corridors and benefits from exceptional regional connectivity.
- **Investment Highlights**
- Rare large-format redevelopment opportunity
- Existing infrastructure significantly lowers redevelopment costs
- Flexible floor plan suitable for multiple uses
- Existing parking and utilities
- Infill location with strong surrounding population

Traffic Counts
- Southmore Avenue – **21,389 VPD**
- Pasadena Boulevard – **15,299 VPD**
- Harris Avenue – **6,641 VPD**

These traffic volumes provide excellent exposure for commercial redevelopment.

Potential Uses
- Distribution
- Medical Office
- Entertainment
- Family Recreation
- Self Storage
- Fitness
- Education
- Church
- Mixed Use
- Government Services
- Retail Showroom
- Flex Industrial
- Last-Mile Logistics

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Why This Property?

Large Sears buildings continue to be among the most attractive adaptive reuse opportunities in today's market due to:

- Large open floor plates
- High ceiling heights
- Existing truck access
- Utility capacity
- Strategic infill locations
- Significant replacement cost advantage

Macroplaza Sears Offers

✓ Houston MSA location
✓ Excellent transportation access
✓ Existing improvements
✓ High parking ratio
✓ Multiple redevelopment strategies
✓ Ability to purchase the Auto Center separately

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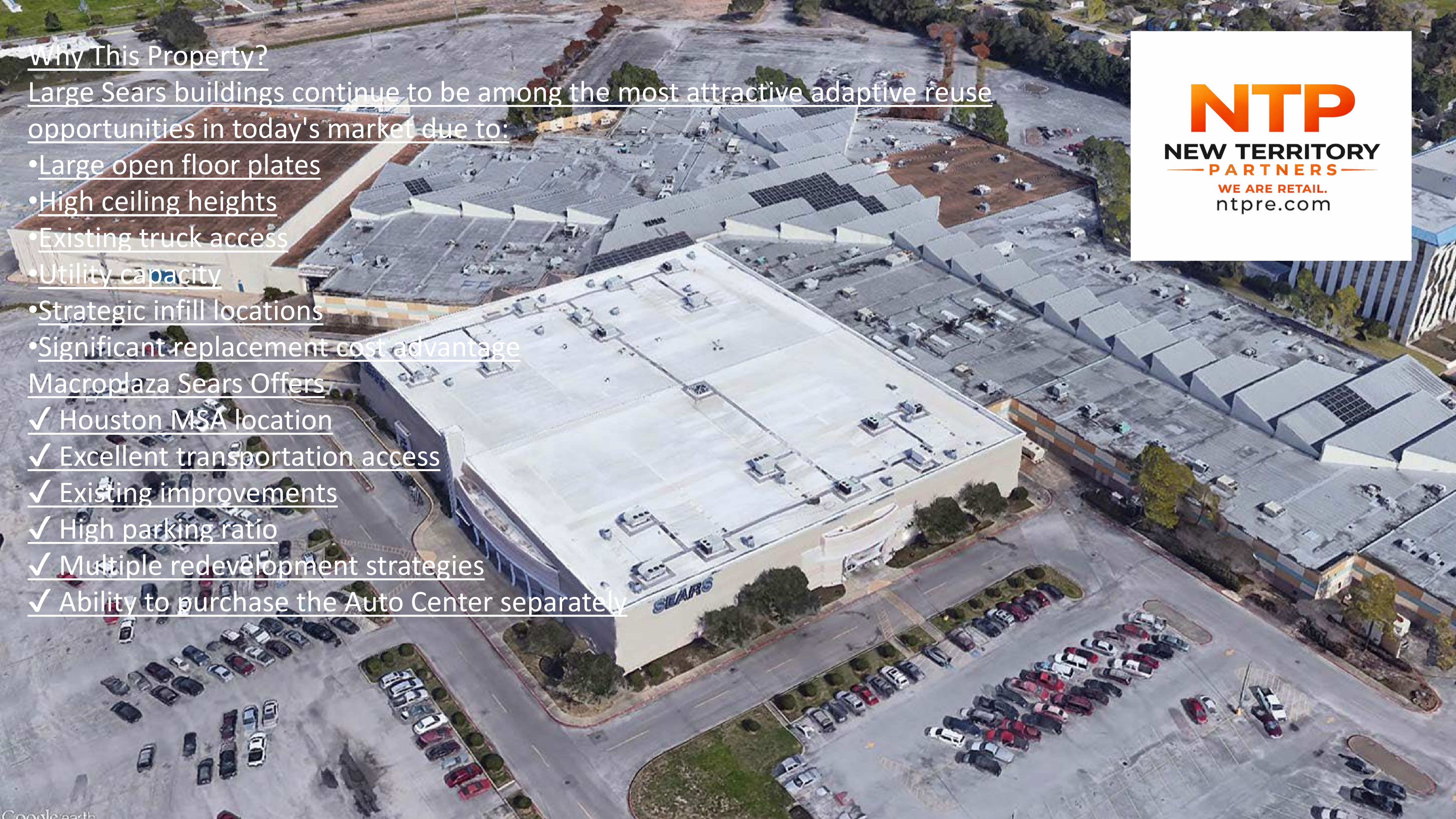

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Contact Information
Exclusive Listing Agent

Doyle Liesenfelt
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New Territory Partners specializes in the acquisition, disposition, leasing, and redevelopment of regional shopping centers, mixed-use developments, and former department store properties throughout the United States. The firm has leased more than 30 million square feet of retail space and represented many of the country's premier institutional owners and retailers.

11-2-2015

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 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.

New Territory Partners/Doyle Liesenfelt	337382	info@ntpre.com	214.215.6868
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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 ____________