

For Lease



Hunington

Hunington Properties, Inc.
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Shops at Ten Oaks I

18006 Park Row Dr
Houston, Texas 77084

For Lease



SHOPS AT TEN OAKS I

18006 Park Row Dr, Houston, Texas 77084

Phase I

Space for Lease:	966 SF 1,100 SF 9,760 SF (Will Divide)
Rental Rate:	\$32.00 SF
NNN:	\$8.00 PSF
Building SF:	19,953 SF

Property Highlights

- Ten Oaks is located at the corner of Barker Cypress and Park Row in Houston, TX, an infill location within the recognized boundaries of the Energy Corridor a master-planned business district and home to several of the largest international energy companies in the world as well as over 300 multi-national, national and local companies. It is recognized as the largest concentration of energy, engineering and energy service companies in the world.
- It is also located within the Texas Medical Center –West Campus. The Texas Medical Center features 2 major hospitals, Texas Children's and Methodist.

Demographics

Population (2023)	2 mi. - 36,515
	3 mi. - 81,897
	5 mi. - 272,211
Average Household Income	2 mi. - \$119,120
	3 mi. - \$126,897
	5 mi. - \$117,366

Traffic Count
 Barker Cypress Rd: 38,428 VPD
 Park Row Dr: 8,845 VPD
 Interstate 10: 102,920 VPD

For More Information

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For Lease



- Available
- In Negotiation
- Leased

CORTLAND VIZCAYA
312 Units



Residence INN
120 Rooms

COURTYARD
Marriott
132 Rooms

Hampton Inn
137 Rooms

THE Vic
382 Units

Barker Cypress Rd
38,428 VPD

966 SF AVAILABLE

9,760 SF AVAILABLE
(WILL DIVIDE)

1,100 SF AVAILABLE



Park Row 8,845 VPD

Texas Children's Hospital
370 Employees

For Lease



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For Lease



ADDICKS/CULLEN PARK

RESIA

573 Apartment Units Coming Soon

The Methodist Hospital System

Note: The combined first phases of Texas Children's Hospital and The Methodist Hospital's medical campus total almost 1,400,000 square feet and an investment of over \$570 million. The West Campus covers approximately 170 acres.



Methodist HEALTH SYSTEM
1,447 Employees

Texas Children's Hospital
370 Employees

Texas Children's Hospital West Campus

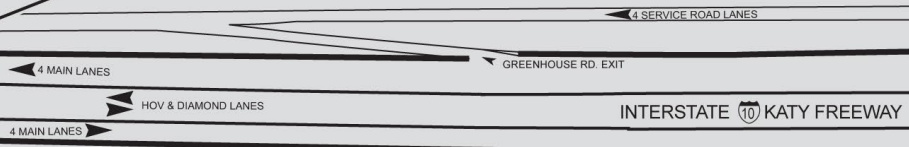


KATY

Texas Medical Center West Campus

190 ACRES

SCALE: 0 112.5 225 450'



DETENTION/ OPEN SPACE



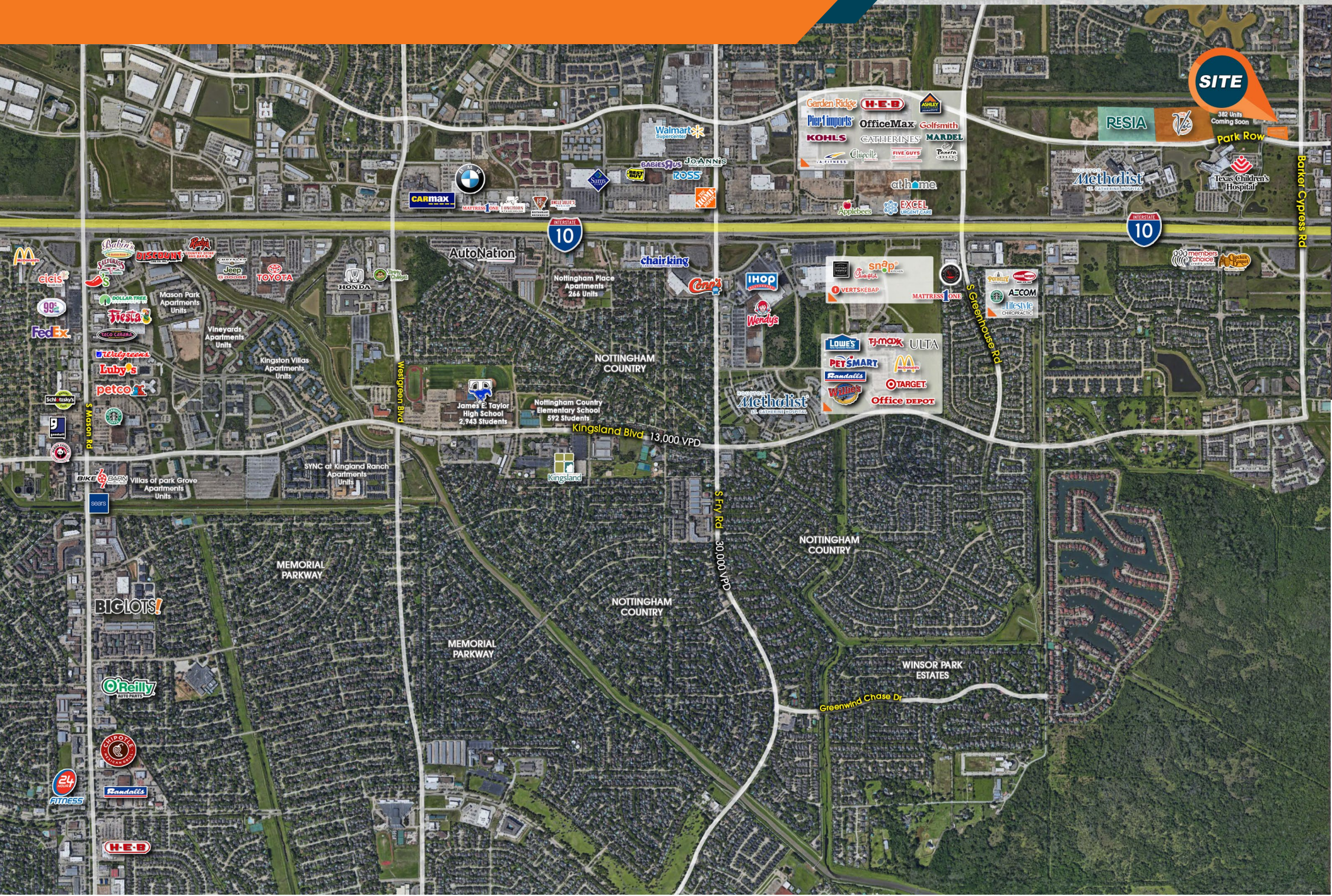
Pappas Family Restaurant (Planned)



For Lease

H

Huntington



SITE
382 Units
Coming Soon
Park Row

Garden Ridge
Pier 1 Imports
OfficeMax
KOHLS
CATHERINES
MARDEL
at home

Walmart
BABES
Jo-ANN'S
ROSS
CARMAX
MATTRESS ONE

snaps
VERTSKEBAP
MATTRESS ONE
LOWE'S
TJ-MAXX
ULTA
PETS MARY
Wendy's
Office DEPOT

McDonald's
cicis
99c ONLY
FedEx
DOLLAR TREE
Fiesta
Wendy's
petco
Starbucks
SABON RD
BIKE BAR
Villas of park Grove
Apartments Units

AutoNation
chairling
Carp's
IHOP
Wendy's
Nottingham Place
Apartments
266 Units
Nottingham Country
Elementary School
592 Students
Kingsland
Kingsland Blvd. 13,000 VPD
James E. Taylor
High School
2,743 Students

BIGLOTS!

O'Reilly
AUTO PARTS

24
FITNESS

Ronald's

W-E-B

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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.

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Buyer/Tenant/Seller/Landlord Initials

Date