

# For Sale



## Lake Jackson Center

SWC of Lake Rd & W Hwy 332  
201 Highway 332 West  
Lake Jackson, Texas 77566



## Hunington

Hunington Properties, Inc.  
3773 Richmond Ave., Suite 800  
Houston, Texas 77046  
**713-623-6944**  
[hpiproperties.com](http://hpiproperties.com)



## LAKE JACKSON CENTER

201 Highway 332 West Lake, Jackson, Texas 77566

### EXECUTIVE SUMMARY

Sale Price	\$8,000,000.00
CAP Rate	7.75%
Building Size	34,969 SF
Lot Size	3.4419 Acres
Year Built	2006

### PROPERTY HIGHLIGHTS

- Shadow Anchored by Kohls
- Located across street from the 683,000 Brazos Regional Mall with occupancy at nearly 100% with over 73 National Retailers
- Due South of property, DOW chemical recently opened R&D facility bringing in 2,000 jobs
- Property located on Lake Jackson's "Main Retail Corridor"

### DEMOGRAPHICS

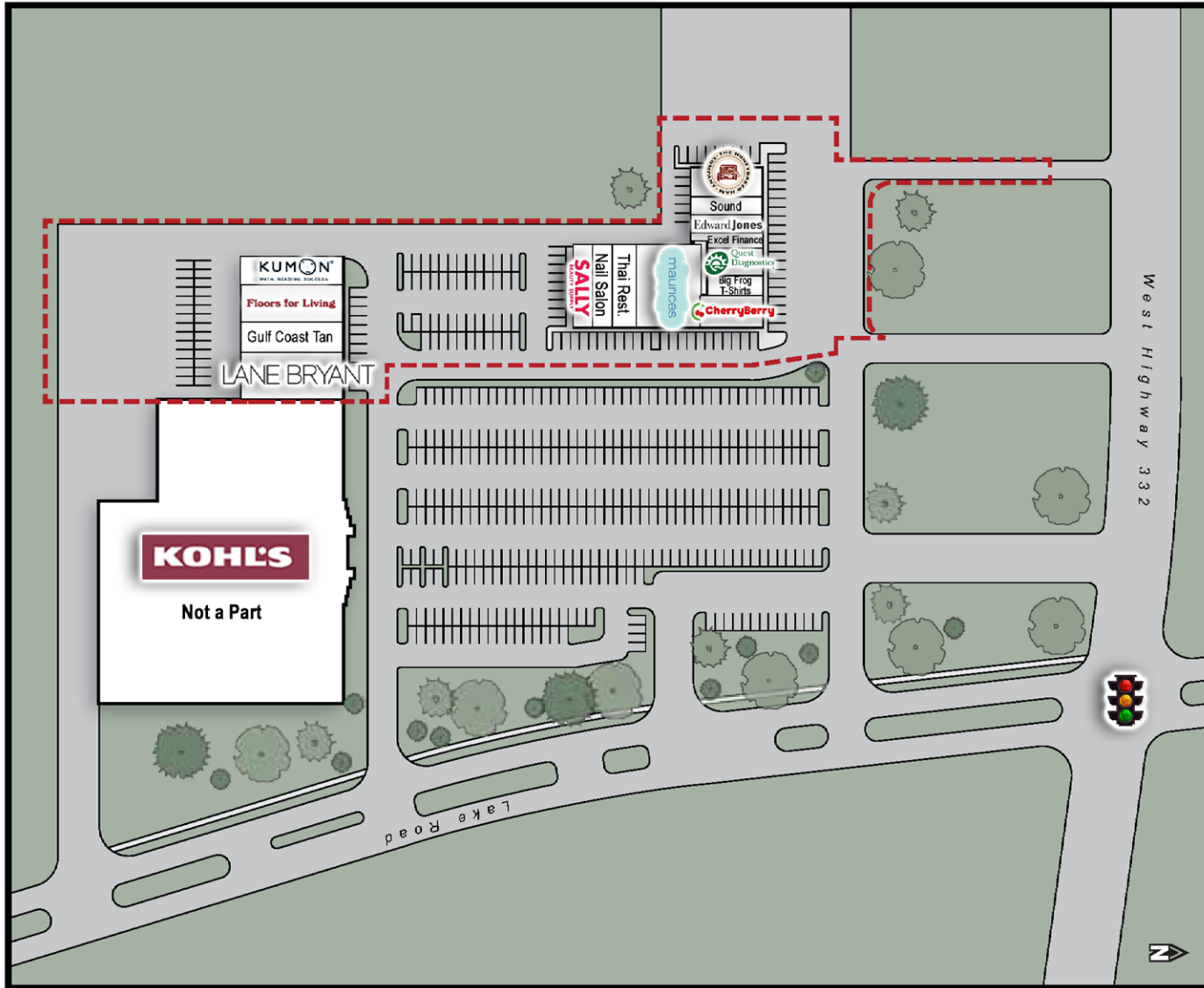
Total Population	1 mile: 6,136
	3 mile: 28,890
	5 mile: 43,289
Average HH Income	1 mile: \$60,485
	3 mile: \$70,471
	5 mile: \$76,285

### For More Information

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**Stephen Pheigaru**  
Principal  
stephen@hpiproperties.com

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Tenant	SF
HoneyBaked Ham	2,100
New Sound Hearing	1,400
Edward Jones	1,050
Excel Finance	1,050
Quest Diagnostics	1,400
Big Frog T-Shirts	1,134
Cherry Berry Yogurt	2,061
Maurices	5,000
Big Thai Restaurant	2,000
Fabulous Nail Spa	1,600
Sally Beauty Supply	1,510
Kumon	1,200
Gulf Coast Tan	2,762
Lane Bryant	5,000
Floors for Living	5,297

## TENANT OVERVIEWS

### LANE BRYANT

#### LANE BRYANT

Lane Bryant is a big name in women's plus-size fashion. The nation's #1 plus-size clothing chain operates some 800 full-line and outlet stores in about 45 states that sell moderately-priced private label and select name brand career and casual apparel (in sizes 12 to 32), accessories, hosiery, and intimate apparel for women ages 35 to 55. Lane Bryant stores are found in malls and strip shopping centers and average about 5,500 square feet. Women can also shop online at lanebryant.com. Founded in 1904 by Lena Bryant (she misspelled her name on a bank loan), Lane Bryant is owned by Ascena Retail Group.



#### MAURICES

Maurices outfits the young women of small-town America. The chain sells dress, work, and casual apparel for 17- to 34-year-olds at more than 875 specialty retail and outlet stores in some 45 US states, Canada, and online. It sells clothing under the maurices and Studio Y brands, as well as perfume, hats, gloves, and other accessories. The company focuses on small markets with populations of 25,000 to 100,000 people, which offer fewer shopping options than larger cities. Most of its stores are situated around major discount retailers and department stores. Founded in 1931 by Maurice Labovitz as a single shop in Duluth, Minnesota, the company is owned by apparel retailer Ascena Retail (formerly Dress Barn). In 2014, Maurices has done over \$900 million in annual revenue.



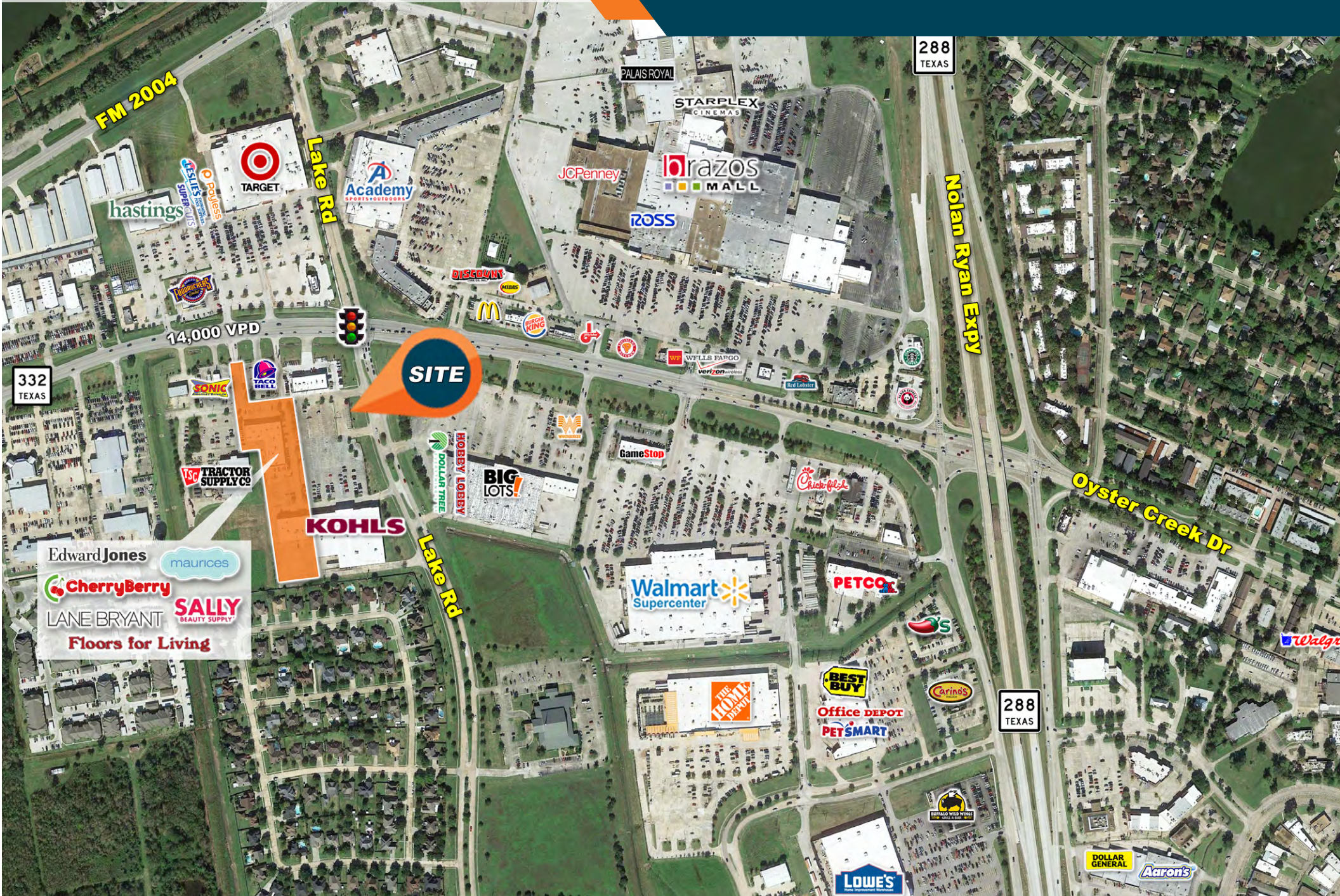
#### HONEYBAKED

Harry Hoenselaar founded The HoneyBaked Ham Co. and Cafe in 1957. Family-owned and operated for three generations, the company has more than 300 locations in the United States. Incorporated in 1974, the Atlantabased company has a catalog division, corporate sales businesses and a temporary holiday store system. The company purchased The Hickory Ham Co. and its 40 franchise stores. In addition to its sweetly glazed ham, the company offers HoneyBaked turkey breast, side dishes, cheesecake, key lime pie and sandwiches. HoneyBaked Ham offers a corporate gift-giving program, employee recognition options, and catered meals for holidays and business functions.



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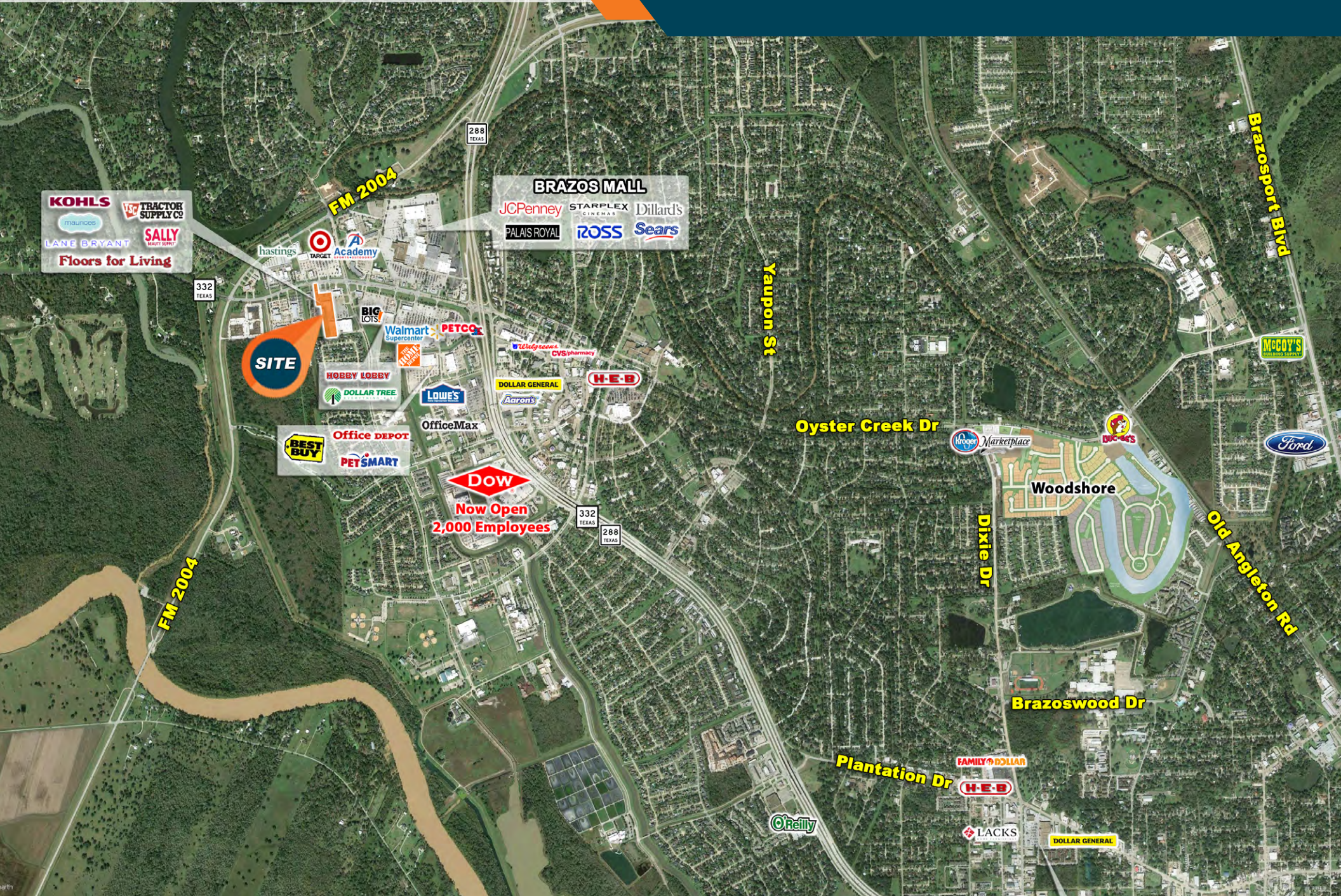
**SITE**

332 TEXAS

288 TEXAS

288 TEXAS

Edward Jones maunces  
 CherryBerry  
 LANE BRYANT  
 Floors for Living  
 SALLY BEAUTY SUPPLY





## 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.

<b>Hunington Properties, Inc.</b>	<b>454676</b>	<b>sandy@hpiproperties.com</b>	<b>713.623.6944</b>
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