

# For Lease



## Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

**713-623-6944**

[hpiproperties.com](http://hpiproperties.com)

## Shops at 99 Clay

SWC of Clay Road and Grand Parkway West

3815 W Grand Parkway

Katy, TX 77449

# For Lease



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## SHOPS AT 99 CLAY

3815 W Grand Parkway, Katy, TX 77449



### PROPERTY INFORMATION

Space for Lease	1 <sup>st</sup> Floor - 1,900 SF 3,500 SF (Will Divide)
	2 <sup>nd</sup> Floor - 864 SF 4,580 SF (Will Divide)
Rental Rate	\$32.00 PSF
NNN	\$9.00 PSF
Total Sq. Ft.	30,000 SF 2 Story Drive-Thru



### PROPERTY HIGHLIGHTS

- Site located in the heart of new growth at Grand Pkwy
- Clay Rd is a major east-west thoroughfare through Katy
- New homes planned or under construction within 3 miles
- 30-Miles West of Downtown Houston; 6-Miles North of the Typhoon Texas Waterpark (Opened Memorial Day 2016)



### DEMOGRAPHICS

Population	3 mi. - 78,604
	5 mi. - 241,478
Household Income	5 mi. - \$85,776
	3 mi. - \$88,168
Traffic Count	99 Grand Parkway - 59,874 vpd Clay Rd - 20,576 vpd



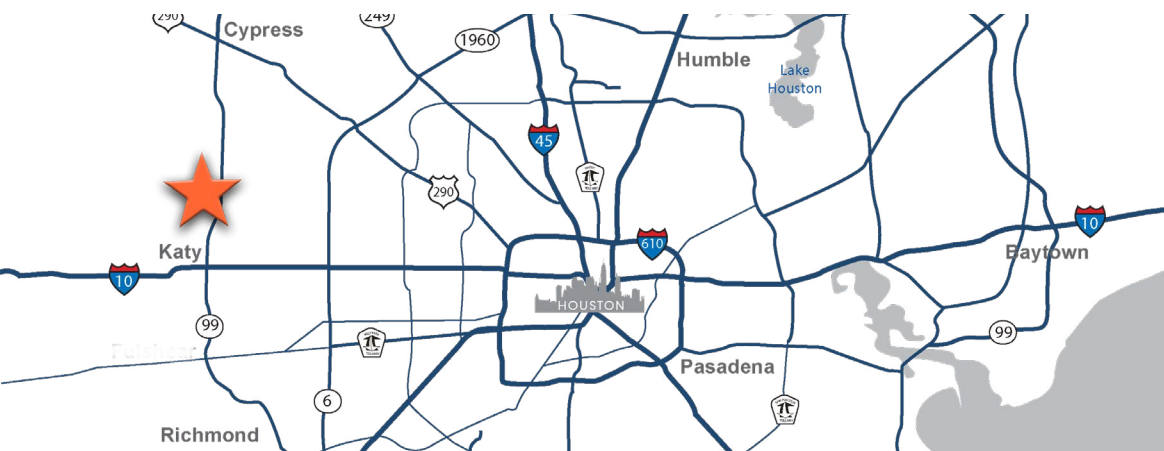
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jonathan@hpiproperties.com

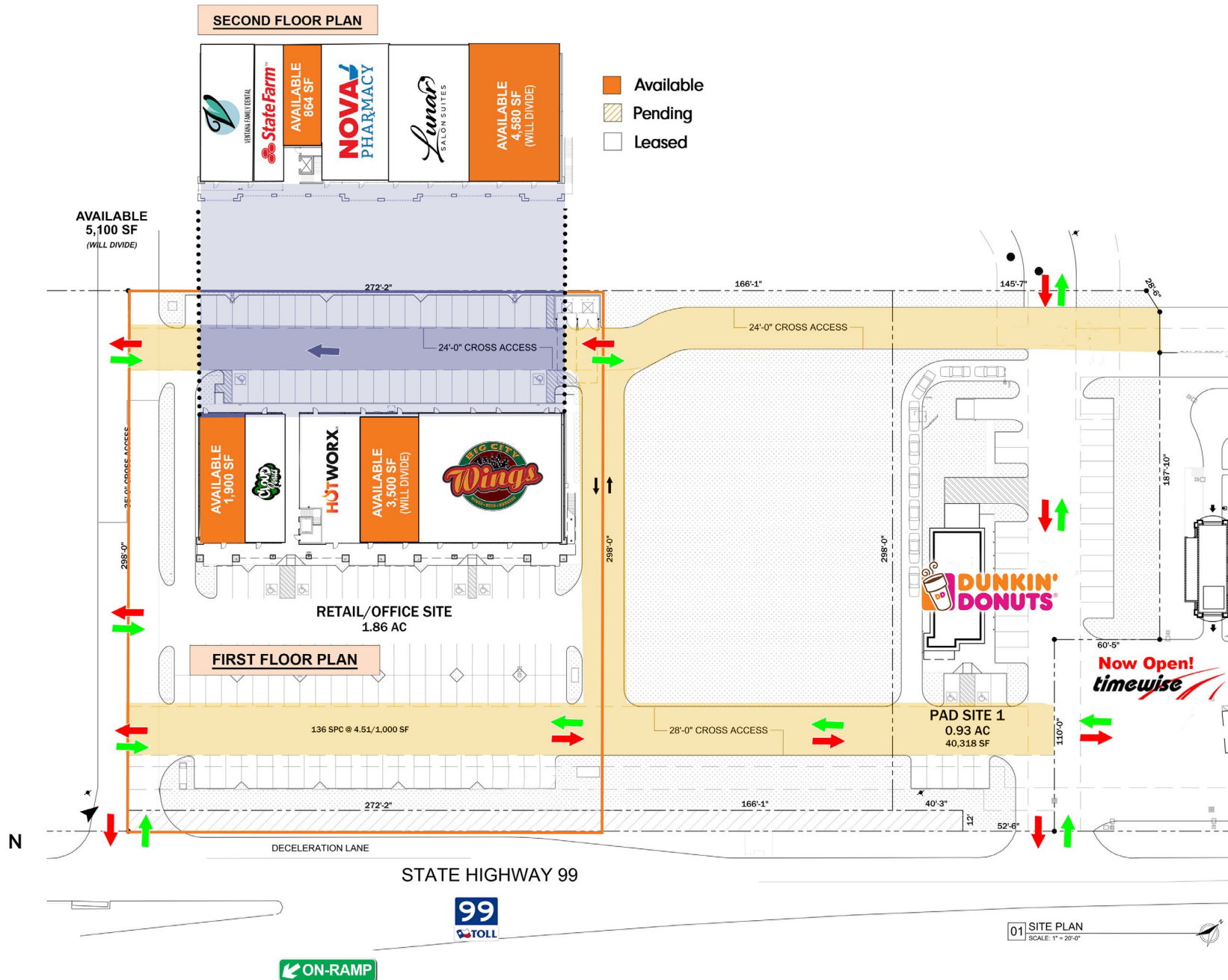
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**Morton Creek Ranch**  
688 Homes

**Industrial Development**  
433,200 SF

**Katy Trails**  
301 Homes

**VENTANA LAKES**  
520 Homes  
1,254 at Buildout

**Industrial Development**  
±58 Acres

**(Coming Soon)**  
**Montessori School**

**amazon**  
805,601 SF  
+3,000 Employees  
Open 24 Hrs/Day

**(Under Construction)**  
**D.R. HORTON**  
*America's Builder*  
**VENTANA LAKES**  
470 Acres  
±2,000 Homes

**AVAILABLE**  
**1<sup>st</sup> Floor** - 1,900 SF  
3,500 SF (WILL DIVIDE)  
**2<sup>nd</sup> Floor** - 864 SF  
4,580 SF (WILL DIVIDE)

**DUNKIN' DONUTS**

**Clay Rd.**  
20,576 vpd

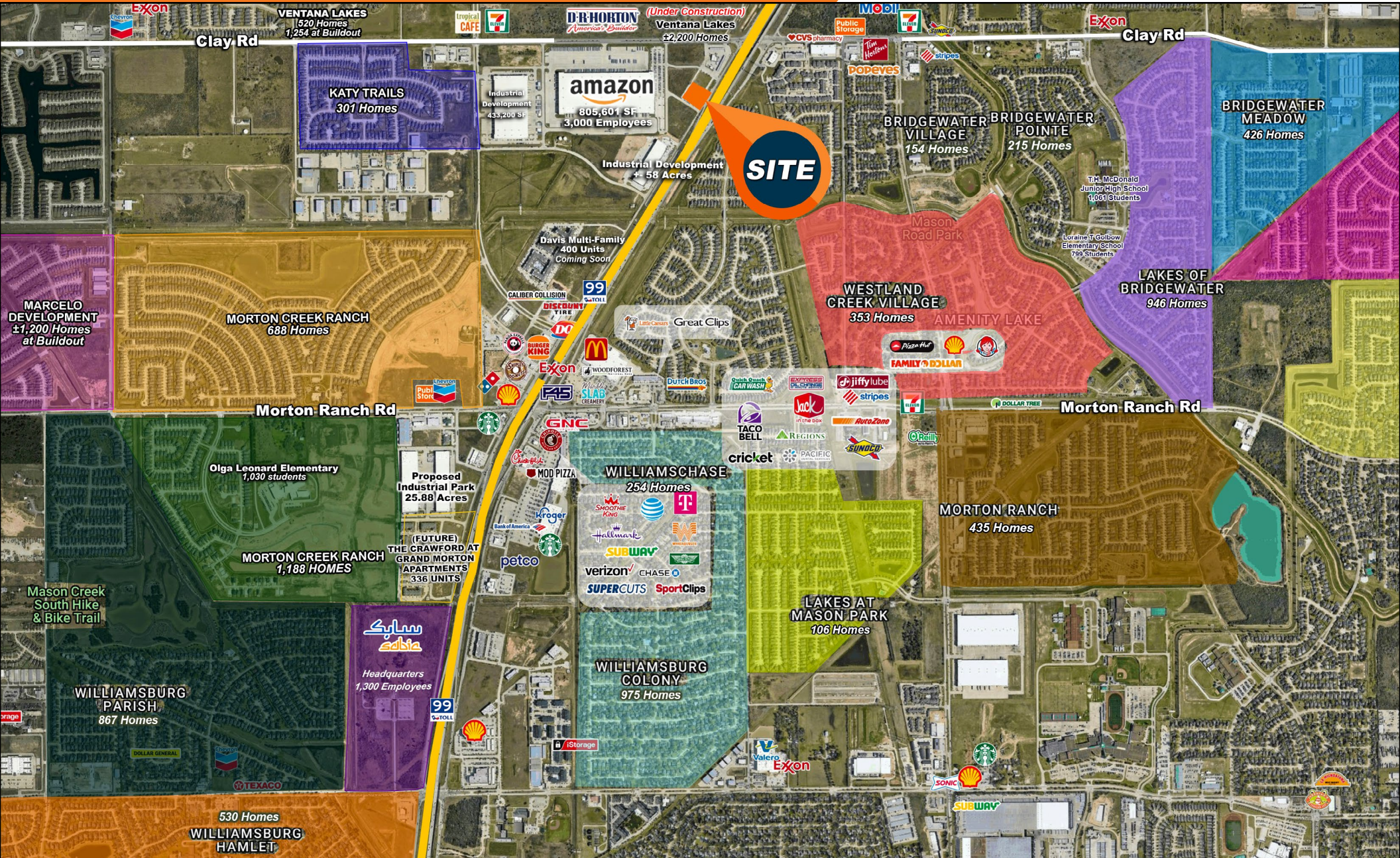
**ON-RAMP**

**99**  
TOLL

**99**  
TOLL

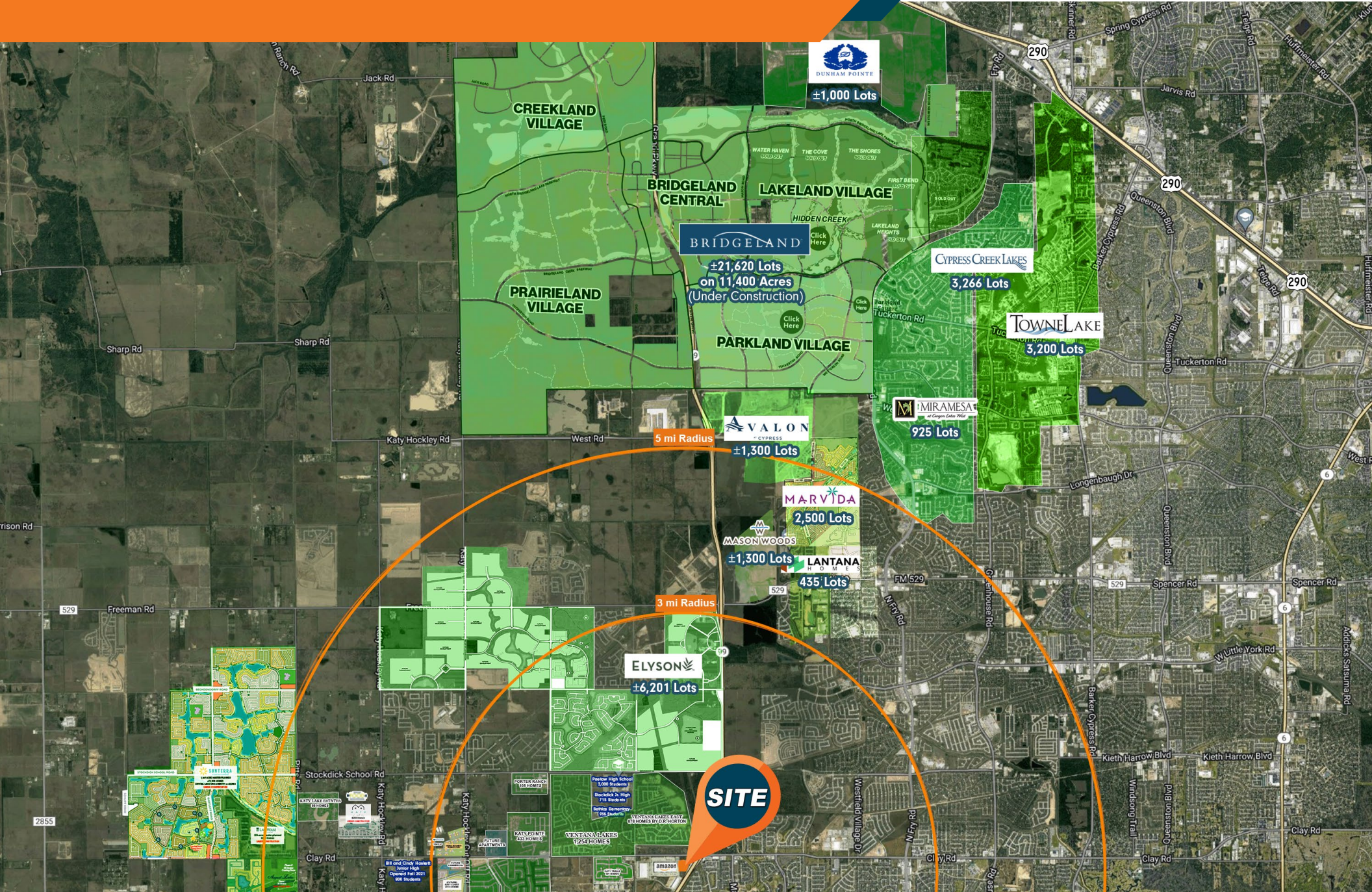
59,874 vpd

# For Lease



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# For Lease



## Katy to see more development northwest of I-10

By Nola Z. Valente | 6:30 am July 18, 2019 CDT

After years of accelerated growth, residential development in south Katy is approaching build-out.

Demographics firm Population and Survey Analysts projects Katy ISD's boundaries will be built-out south of I-10 by 2028, while the construction of thousands of new homes is expected to continue north of I-10 and southwest into Lamar CISD.

### More to come

The majority of all remaining growth in Katy is in the northwest sector, according to PASA. There are 3,365 acres for sale or just sold west of Katy Hockley Cut-Off Road and north of FM 529 and another 3,400-plus acres either for sale or already under contract west of the Grand Parkway and north of Clay Road.

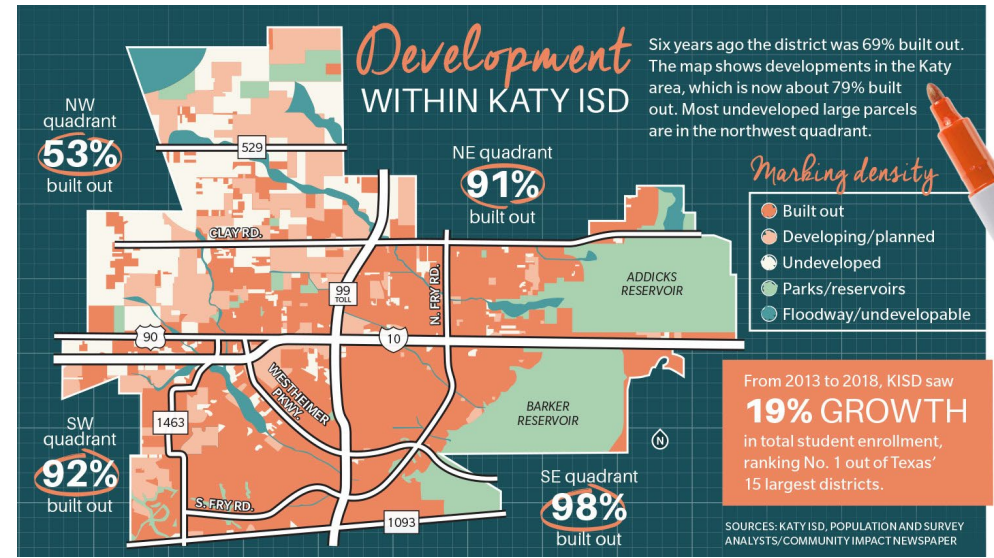
These parcels are also the most affected by wetlands issues and drainage challenges, which means new housing developments will require critical attention post-Harvey, the report shows.

"Most of that land up there is contentious with flood plains, and part of that may be reserved for flood retention and detention," PASA demographer Justin Silhavy said.

Different kinds of developments are expected to appear to the north of I-10, Dean said. There will be large, amenitized, master-planned communities, which are prevalent south of I-10.

Developments already present in the north include Cane Island and Elyson, but he added there are smaller pocket neighborhoods in and around these larger communities as well as water-oriented communities, such as Lake House and August Lakes.

In the Camillo Lakes, Treviso Gardens and Marcello Lakes developments, major home-builders are encouraging more affordable homes to appeal to millennial buyers, with lots between 45 feet and 55 feet wide, Dean said. The overall theme within KISD boundaries is focused on new homes and communities that are family oriented.



"The same builders and developers that are building in northwest Katy now are the same builders and developers that had staggering success at south Katy," he said. "When other sections north of I-10 were built-out, those weren't the same builders—developers to the south of I-10. It was a different quality."

### Going south

With less land available on the south side of the KISD's boundaries, there will be an increase in housing starts in Lamar CISD, Silhavy said.

Lamar CISD will see steady growth over the next 10 years, whereas most of KISD's growth will peak during the first five years, Silhavy said.

Cross Creek Ranch within KISD is expected to see 796 new single-family homes from 2018-23 and only 25 from 2023-28, PASA data shows. The portion of Cross Creek Ranch within Lamar CISD will see 661 new developments in the first five years and 602 in the second five years.

"Now that [southwest]Katy is building out, you can't find new homes there as easily as before," Silhavy said. "About 10 or 15 years ago, no one knew what Lamar was but now people are looking at Lamar and thinking, 'This isn't so bad.' Test scores and rankings in Lamar have improved dramatically, particularly in the north, where there are a lot of new campuses."

# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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<b>Jonathan Aron</b> <b>Tooba Patoli</b> Sales Agent/Associate's Name	<b>644676</b> <b>774821</b> License No.	<b>jonathan@hpiproperties.com</b> <b>tooba@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone

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Buyer/Tenant/Seller/Landlord Initials

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Date