

For Lease



1,500 SF
AVAILABLE



Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Suite 800
Houston, Texas 77046
713-623-6944
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Shops at Alden Bridge

SWC of FM 1488 & Kuykendahl Rd
3759 FM 1488, The Woodlands, Texas 77382

For Lease



Hunnington



SHOPS AT ALDEN BRIDGE

3759 FM 1488, The Woodlands, Texas 77382

Property Information

Space For Lease	1,500 SF
Rental Rate	\$31.00 PSF
NNN	\$8.50 PSF
Total Sq. Ft.	33,707 SF

Property Highlights

- Across from HEB
- Signalized Intersection
- Easy Access & Excellent Visibility

Demographics

Population (2023)	1 mi. - 7,145 3 mi. - 55,874 5 mi. - 137,882
Average Household Income	1 mi. - \$148,322 3 mi. - \$178,611 5 mi. - \$182,628

Traffic Count	FM 1488: 50,820 VPD Kuykendahl Rd: 18,772 VPD
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Contact Information

Jonathan Aron
Principal | Brokerage
jonathan@hpiproperties.com

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For Lease



Hunington



FM 1488 50,820 VPD



Kuykendahl Rd 18,772 VPD



CVS
pharmacy

HOUSTON
Methodist
EMERGENCY CARE CENTER

1,500 SF AVAILABLE

Sydney
Nails & Spa

ANYTIME
FITNESS

VetCheck
Pet Health Care Center

MIDWEST

NewSpring
Health Services

teen dentistry

Allen Dental
Pediatric Dentistry

MADE WITH A SMILE
DENTAL



For Lease



Providence at Kuykendahl Court

Kuykendahl Ct

Metro Mini Storage

CIRCLE K

Valero

CHASE

McDonald's

The UPS Store

Edward Jones

SUBWAY

Great Clips

5Point CREDIT UNION

SUPERCUTS

SPEC'S

Jiffy Lube

Horseshoe Bend

Kainer Veterinary Hospital

All Star Muffler & Brake

Extreme Performing Arts Center

FM 1488 50,820 VPD

Kuykendahl Rd 18,772 VPD

SITE

Methodist
1,800 SF AVAILABLE

CVS pharmacy

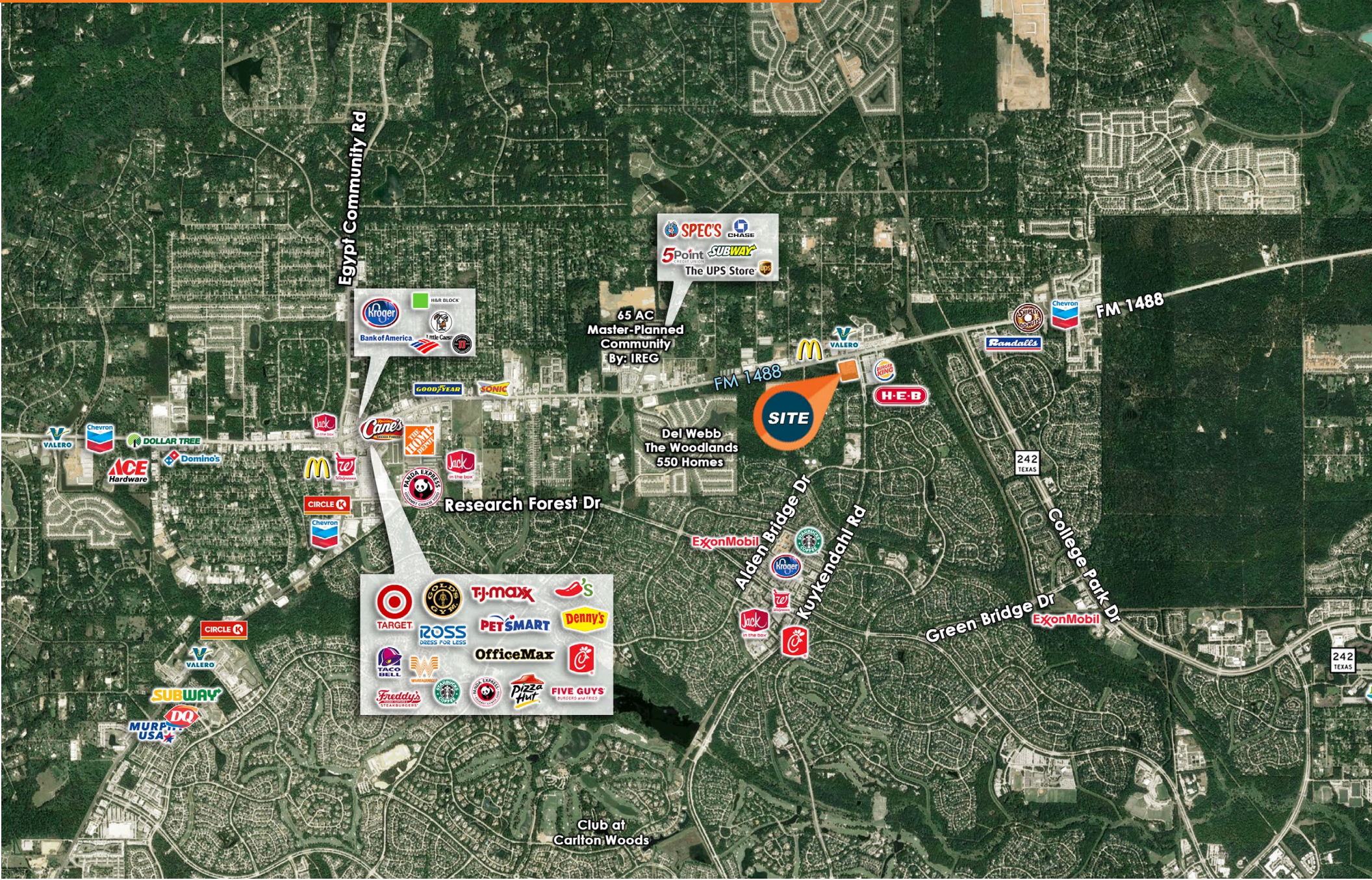
Nails & Spa

HEB

HURGER KING

H-E-B

For Lease



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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