

For Lease

WHITE BOX MOVE IN READY



Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Suite 800
Houston, Texas 77046
713-623-6944
hproperties.com

Y Shops at Park West

806 Katy Fort Bend Road,
Katy, Texas 77493

For Lease



Y SHOPS AT PARK WEST

806 Katy Fort Bend Road, Katy, Texas 77493

Property Information

Space For Lease	2,047 SF
Rental Rate	\$34.00 PSF
NNN	\$9.00 PSF

Property Highlights

- Located on the hard corner next to 450,000 SF Power Center
- Adjacent to Brand New In-N-Out Burger
- White box available
- Excellent visibility
- Entry from Katy Fort Bend Rd
- Over 142,779 vehicles per day on I-10

Demographics

Population (2023)	1 mi. - 10,847
	3 mi. - 103,007
	5 mi. - 273,555
Average Household Income	1 mi. - \$108,297
	3 mi. - \$122,604
	5 mi. - \$140,165
Traffic Count	I-10: 98,485 VPD
	Katy Fort Bend Rd: 26,263 VPD

For More Information

Tooba Patoli
Senior Associate | Leasing
tooba@hpiproperties.com

Abdul Sabha
Vice President | Leasing
abdul@hpiproperties.com

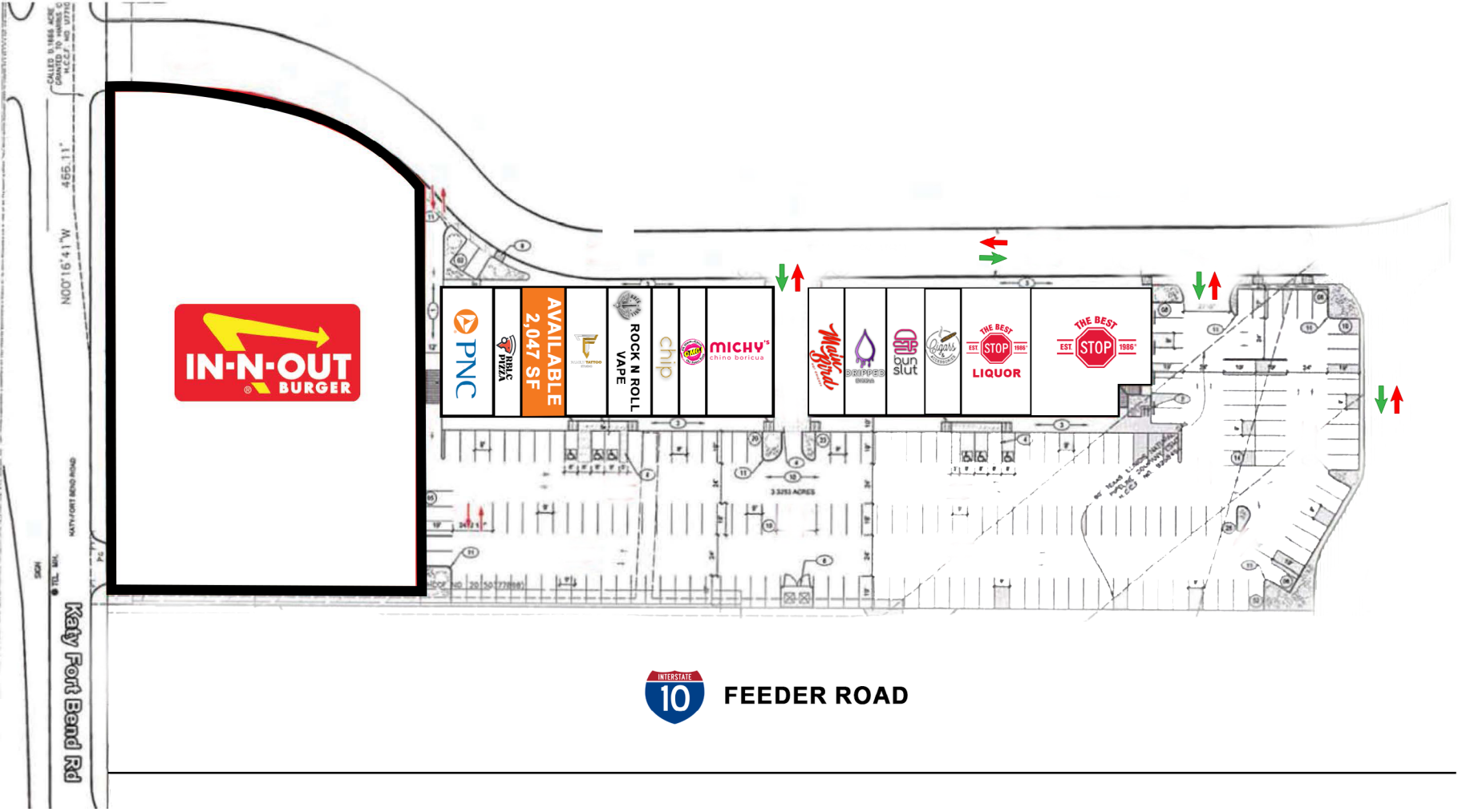
Hunnington Properties, Inc.

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For Lease



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SITE

KIRKLANDS buybuy BABY DSW
DXL RED BATH & BEYOND MATTRESS FIRM
GOLF GALAXY PETS MART
Cane's FIELD STREAM DICK'S SPORTING GOODS

COLONIAL PRKWY
99c ONLY STORES
Distribution Center

JCPenney
la Madeline
CINEMARK

MEMORIAL HERMANN

98,485 VPD

INTERSTATE 10

INTERSTATE 10

KATY FORT BEND RD

Katy Ranch Crossing

Katy Ranch Offices
Future Office

TEXAS ADVANTAGE
First Service
COSTCO WHOLESALE
MATTRESS FIRM
Mobile

KATY MILLS

Walmart Chile
Chick & Cheese's
Denny's
Firestone
TOYS R US
TACO BELL
PAPA JOHN'S

Camden Grand Harbor Apartments
Lakes at Grand Harbor

VILISTA GRAND HARBOUR

99 TEXAS

Estates at Grand Harbor

Grand Enclave

Millstone Apartments
Sprint
charming CHARLIE
WELLS FARGO

KINGSLAND BLVD

Katy Boardwalk Convention Center
+/- 1,100,000 SF

Falcon Rock

KATY MILLS
AMC THEATRES OFF 5TH
Famous Footwear Burlington
BOOKS-A-MILLION Marshalls
OLD NAVY

H-E-B
Chick-fil &
Walgreens
POPEYES
ANYTIME FITNESS

PIN OAK RD

WESTHEI

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.

<u>Hunington Properties, Inc.</u>	<u>454676</u>	<u>sandy@hpiproperties.com</u>	<u>713.623.6944</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Sanford Paul Aron</u>	<u>218898</u>	<u>sandy@hpiproperties.com</u>	<u>713.623.6944</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Tooba Patoli</u>	<u>774821</u>	<u>tooba@hpiproperties.com</u>	<u>713.623.6944</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Abdul Sabha</u>	<u>731889</u>	<u>abdul@hpiproperties.com</u>	<u>713.623.6944</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date