For Lease

2nd Gen Restaurant

Hunington

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

Westbury Triangle

11330 Chimney Rock Rd
Houston, Texas 77035

For Lease

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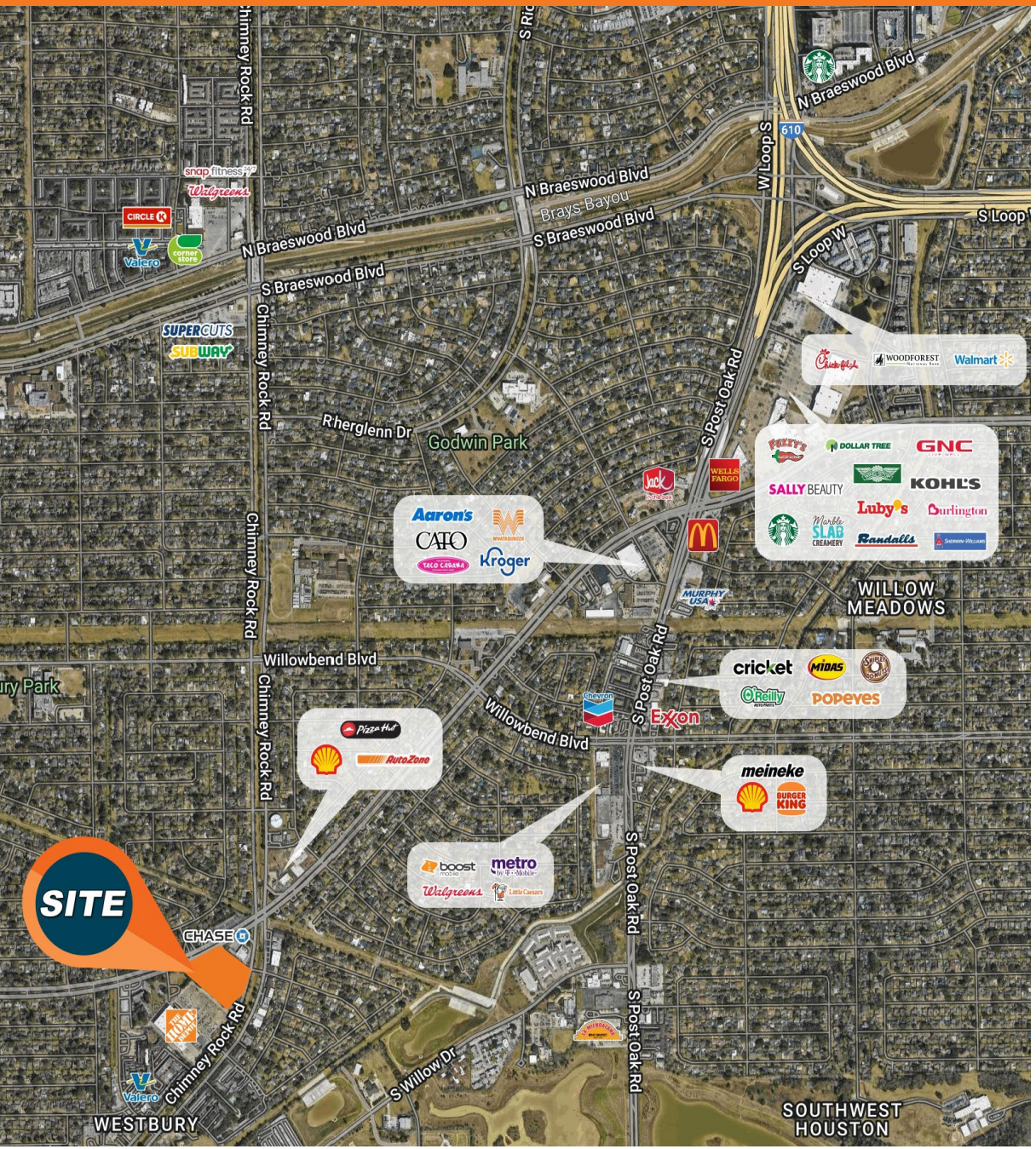
WESTBURY TRIANGLE

11330 Chimney Rock Rd., Houston, Texas 77035



Property Information

Space For Lease	520 SF 1,340 SF (2nd Gen Restaurant) 6,133 SF (Will Divide)
Rental Rate	$25.00 PSF
NNN	$7.50 PSF
Total Space	67,306 SF

Property Highlights

- Excellent visibility with access from both Chimney Rock and W Bellfort
- Shadow Anchored by Home Depot
- Current tenants include 99¢ Only Store, Metro PCS, Domino's, Speed Queen and Brident Dental

Demographics

Population (2022)	1 mi. - 14,214 3 mi. - 150,603 5 mi. - 436,038
Average Household Income	1 mi. - $104,789 3 mi. - $97,638 5 mi. - $95,895
Traffic Count	Chimney Rock Rd: 18,852 vpd

For More Information

Jonathan Aron
Vice President
jonathan@hpiproperties.com

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SUITE	SF	TENANT
1	4,132	S. Side Tire & Auto Repair
2	1,332	Metro PCS
3	1,028	Vivian Nail Spa
4	4,050	Domino's Pizza
5	4.050	Speed Queen
6	2,035	Liquor Store
7	371	Storage
8	30,655	99¢ Only
9	2,250	The Samaritan Furniture
10	2,688	Westbury Urgent Care
11	6,133	AVAILABLE (Will Divide)
12	520	AVAILABLE
13	850	Kim's Barber Shop
14	2,214	Bahama Mama
15	2,941	Brident Dental
16	1,340	AVAILABLE (2nd Gen Rest.)

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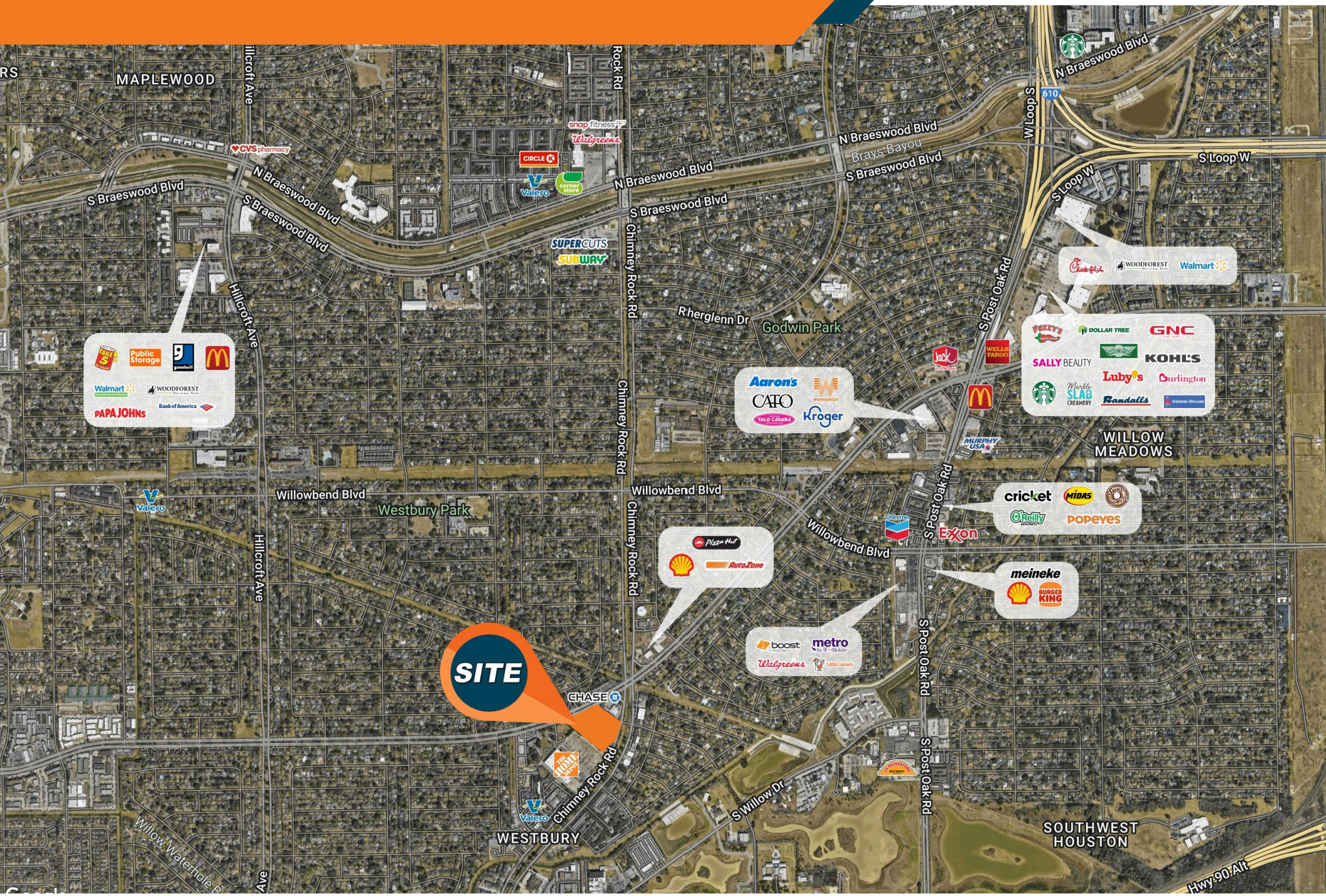

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Information About Brokerage Services

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.

Hunington Properties, Inc.	**454676**	**sandy@hpiproperties.com**	**713.623.6944**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sanford Paul Aron	**218898**	**sandy@hpiproperties.com**	**713.623.6944**
Designated Broker of Firm	License No.	Email	Phone
N/A	**N/A**	**N/A**	**N/A**
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jonathan Aron	**644676**	**jonathan@hpiproperties.com**	**713.623.6944**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____