

For Lease



Hunington

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

The Shops on Sage

2800 Sage Road
Houston, Texas 77056

For Lease



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THE SHOPS ON SAGE

2800 Sage Road, Houston Texas 77056

Property Information

Space For Lease 1,500 SF

Rental Rate Call for Pricing

NNN \$20.00 PSF

Building Size
Bldg A: 23,357 SF
Bldg B: 10,552 SF

Location
Southwest corner of Sage Rd.
and W. Alabama Rd,
Houston, Texas

Demographics

Population (2023)
1 mile - 24,818
3 mile - 202,264
5 mile - 509,128

Average Household Income
1 mile - \$151,389
3 mile - \$168,146
5 mile - \$165,323

Traffic Counts
Westheimer Rd: 31,523 VPD
Sage Rd: 16,997 VPD

For More Information

Jonathan Aron
Principal | Brokerage
jonathan@hpiproperties.com

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W. ALABAMA ST.

SAGE RD.

S. RICE AVE.

CASA DO BRASIL
BRAZILIAN STEAKHOUSE

AVAILABLE
1,500 SQ. FT.

VERSIONE



Bentwood
of Houston

PAINTED
Nail Bar

kharisma
Houston's Best Hair Salon

SAGE MASSAGE & SPA

SECRET LIBRARY
BOOK SHOP

Burger Palace
RESTAURANT

WOLF
SUB-ZERO
COVE

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WESTHEIMER RD. 31,523 VPD



Public Storage

Capital One

RUTH'S CHRIS STEAK HOUSE

T-Mobile

HYATT PLACE™

HYATT REGENCY



WOLF SUB-ZERO COVE

S. RICE AVE

W ALABAMA ST.

SAGE RD. 16,997 VPD





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

Buyer/Tenant/Seller/Landlord Initials

Date