

For Lease

Drive-Thru Available

2nd Generation Restaurant



1,200- 3,440 SF
AVAILABLE

1,330 SF
AVAILABLE



Hunington

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

12235 Will Clayton Pkwy.
Humble, Texas 77346

For Lease



Hunington

SORRENTO VILLAGE

12235 Will Clayton Pkwy., Humble, Texas 77346

Property Information

Space For Lease	1,330 SF 1,200 - 3,440 SF (2nd Gen Restaurant)
Rental Rate	\$29.00 PSF
NNN	\$8.50 PSF
Building Size	14,350 SF

Property Highlights

- New Retail Center Across from Walmart Neighborhood Store in Humble
- Signalized Intersection
- Easy access to Atascocita Rd, FM 1960, and Lake Houston Pkwy

Demographics

Population (2025)	1 mi. - 18,754
	2 mi. - 60,389
	3 mi. - 98,498
	5 mi. - 175,749
	Average Household Income
	2 mi. - \$140,285
	3 mi. - \$144,345
	5 mi. - \$130,452

Traffic Counts
 16,143 vpd via Will Clayton Pkwy
 4,930 vpd via Timber Forest Dr

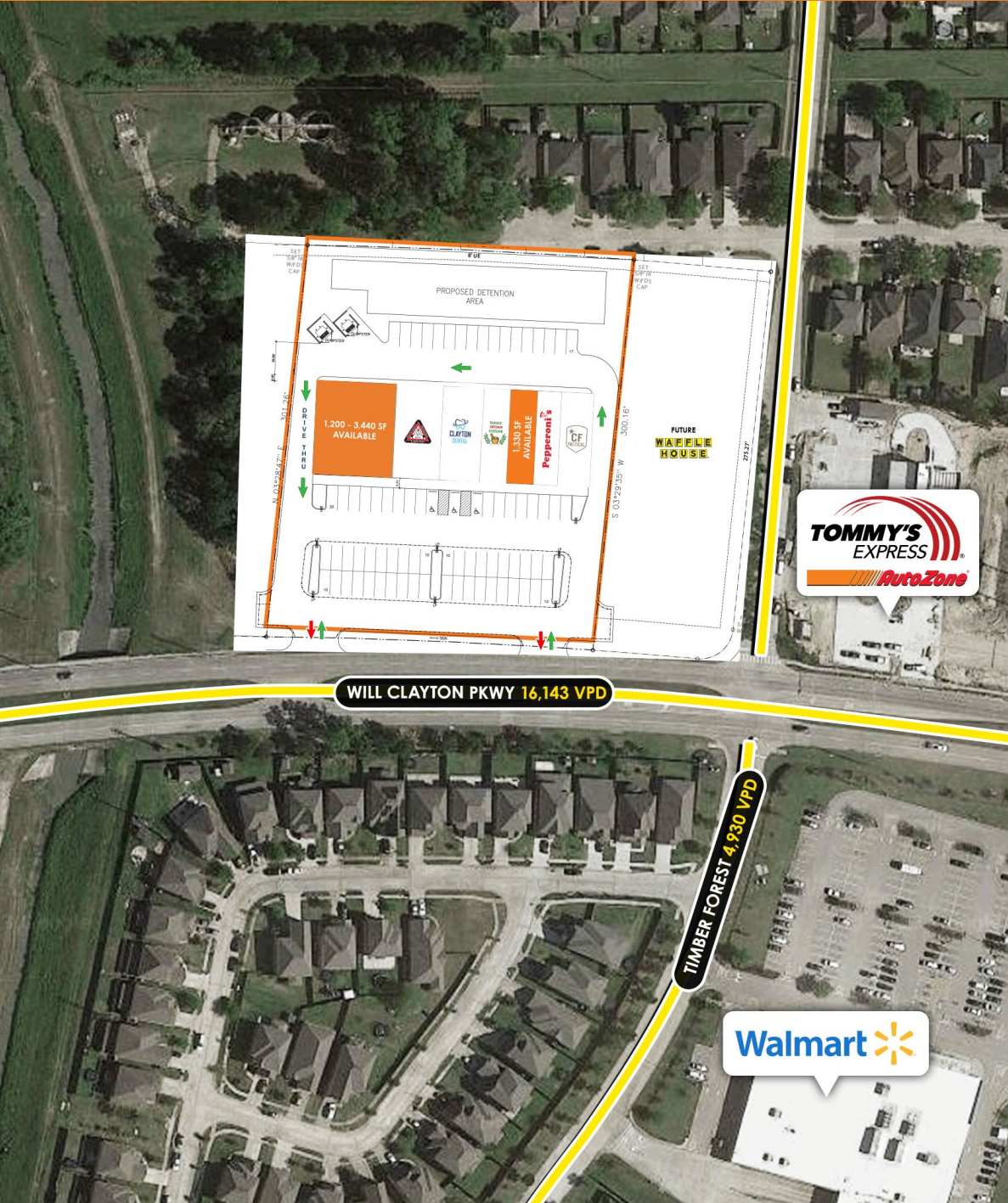
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SITE PLAN



PENDING	
AVAILABLE	
EXECUTED	

For Lease



Hunington

2nd Generation Restaurant

1,200 - 3,440 SF



For Lease



SITE



TOMMY'S EXPRESS
AutoZone

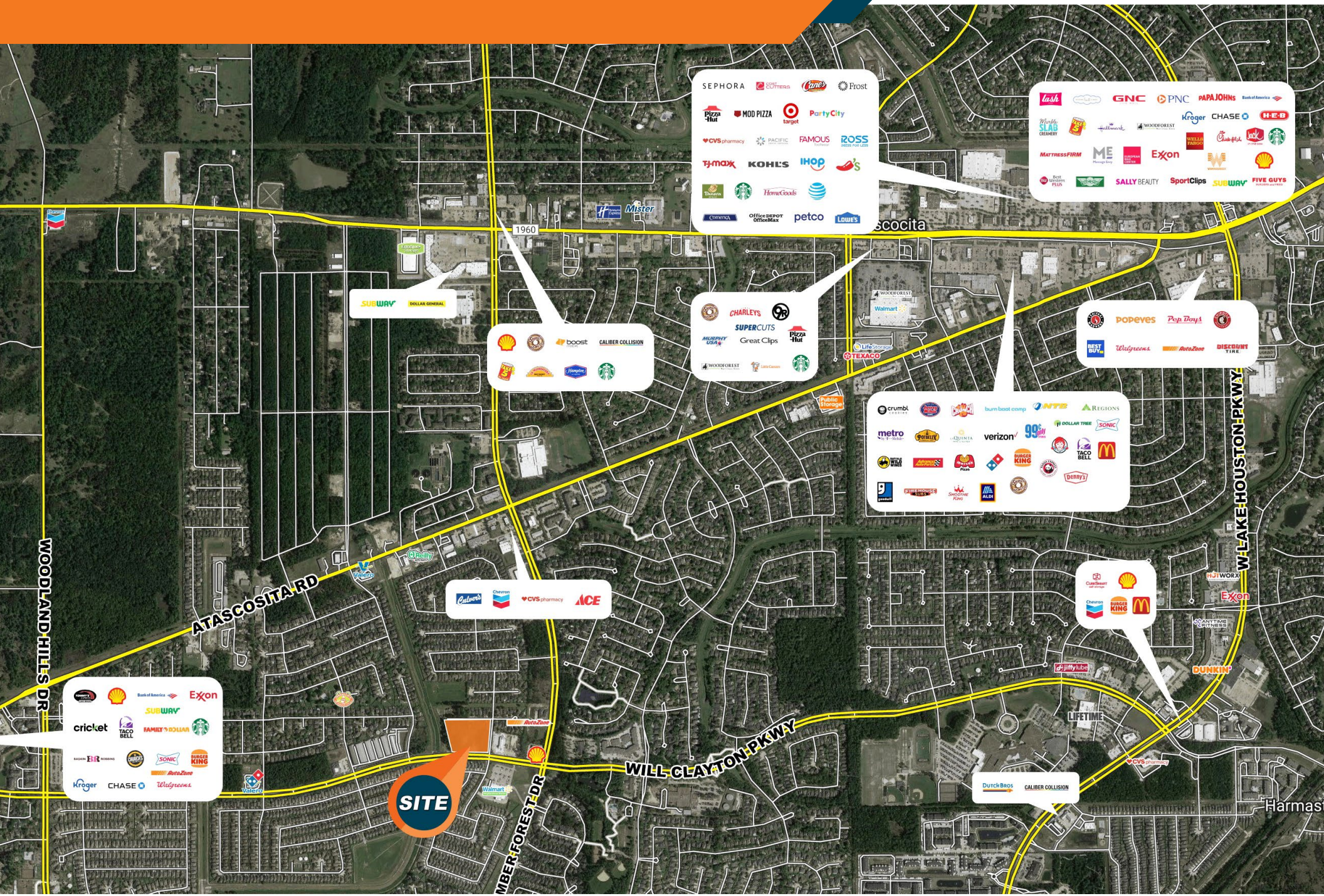


Walmart

TIMBER FOREST 4,930 VPD

WILL CLAYTON PKWY 16,143 VPD

For Lease



SEPHORA, CVS/pharmacy, MOD PIZZA, target, Party City, Famous, ROSS, TJ-maxx, KOHL'S, IHOP, HomeGoods, Office DEPOT, petco, LOWE'S

Lash, GNC, PNC, PAPA JOHN'S, Bank of America, Kruger, CHASE, H-E-B, ME, Exxon, SALLY BEAUTY, SportClips, SUBWAY, FIVE GUYS

SUBWAY, DOLLAR GENERAL

Shell, boost, CALIBER COLLISION, PET ST, Dunkin', Starbucks

CHARLEY'S, SUPER CUTS, Great Clips, Pizza Hut, Life Storage, TEXACO

POPEYES, Pop Boys, BEST BUY, Walgreens, AutoZone, DISCOUNT TIRE

crumbl, metro, verizon, 99c ONLY, DOLLAR TREE, SONIC, BURGER KING, TACO BELL, MCDONALD'S, DENNY'S

Calum's, CVS pharmacy, ACE

Exxon, Dunkin', MCDONALD'S

Bank of America, Exxon, cricket, TACO BELL, FAMILY DOLLAR, Starbucks, Kroger, CHASE, Walgreens

SITE

Dutch Bros, CALIBER COLLISION

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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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Date