

# For Lease

**Drive-Thru Available**



## Hunington

**Hunington Properties, Inc.**  
3773 Richmond Ave., Suite 800  
Houston, Texas 77046  
**713-623-6944**  
[hproperties.com](http://hproperties.com)

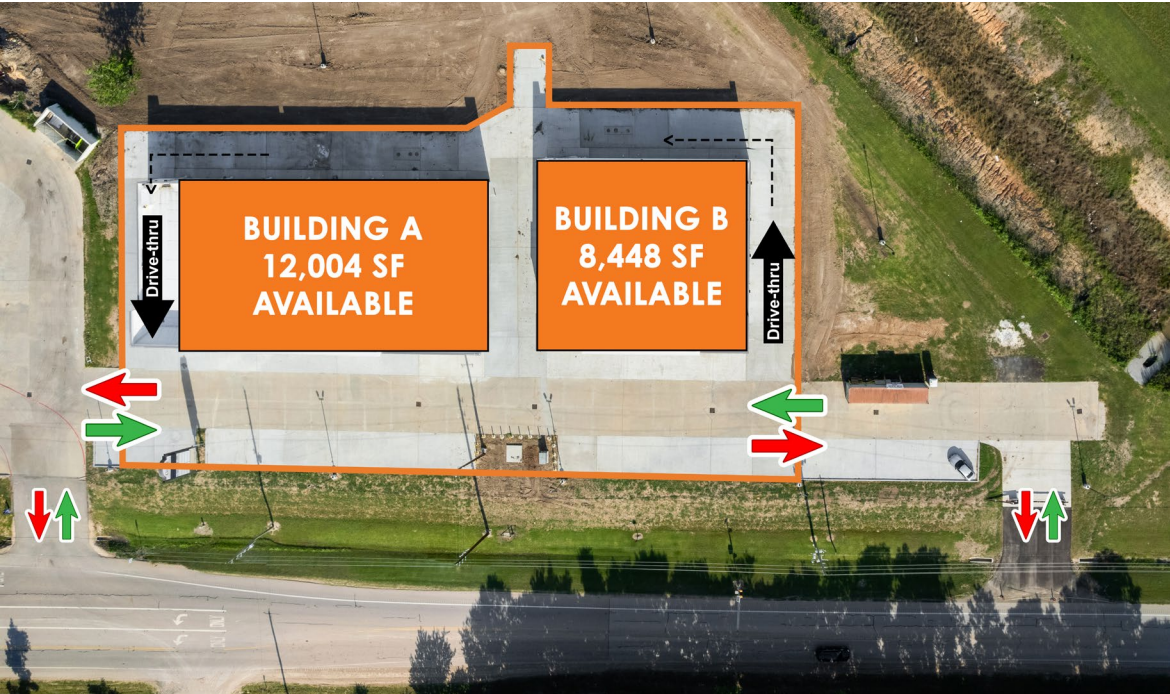
## Cortez Legacy Ranch

3846 Minonite Rd  
Richmond, TX 77469

# For Lease



**Hunington**



## CORTEZ LEGACY RANCH

3846 Minonite Rd, Richmond, TX 77469

PROPERTY INFO.	BUILDING A	BUILDING B
Space For Lease	1,200 - 12,004 SF	1,200 - 8,448 SF
Rental Rate	\$30-33 PSF	\$30-33 PSF
NNN	\$9.00 PSF	\$9.00 PSF
Building Size	12,004 SF	8,448 SF

### PROPERTY HIGHLIGHTS

- Located directly adjacent to The George master planned community with 4,000+ planned homes.
- Positioned in one of Fort Bend County's fastest-growing residential corridors.
- Rare early-entry retail opportunity ahead of surrounding commercial buildout.
- Strong opportunity for medical, QSR, daycare, fitness, and neighborhood retail users.
- Excellent visibility along Minonite Rd with monument signage opportunities.
- New construction retail with modern façade and high parking efficiency.

### DEMOGRAPHICS

Population (2026)	1 mi - 3,271
	3 mi - 32,230
	5 mi - 98,260
Average Household Income (2026)	1 mi - \$100,059
	3 mi - \$123,485
	5 mi - \$113,072
Traffic Counts	Minonite Rd - 11,589 VPD Koeblen Rd - 2,734 VPD

### FOR MORE INFORMATION

**Abdul Sabha**  
Vice President | Leasing  
abdul@hpiproperties.com

**Tooba Patoli**  
Senior Associate | Leasing  
tooba@hpiproperties.com

**Alex Aiza**  
Senior Associate | Brokerage  
alex@hpiproperties.com

**Hunington Properties, Inc.**  
3773 Richmond Ave., Ste. 800, Houston, Texas 77046 • 713-623-6944  
[hpiproperties.com](http://hpiproperties.com)

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# For Lease



Sunrise Meadow  
1,004 Homes

Sendero  
650 Homes

Lane Airpark



Rose Ranch  
168 Homes



**SITE**

Koebler Rd 2,734 VPD

Minonite Rd 11,589 VPD

**THE GEORGE**  
± 4,000 Homes



# For Lease



# Hunington



Thomas Elementary School  
1,221 Students



Walnut Creek  
1,018 Homes



THE  
GEORGE

± 4,000 Homes

Minonite Rd 11,589 VPD

Koeblen Rd 2,734 VPD

# For Lease



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## LOCATION OVERVIEW



# ROSENBERG, TX

## A COMMUNITY RICH WITH HISTORY

Rosenberg is centrally located in Fort Bend County, making it a key geographic and logistic hub. Over the past decade, it has seen remarkable growth due to their business-friendly environment, strategic positioning, easy access to the Port of Freeport and the Port of Houston, and an outstanding quality of life. Just 34.5 miles from downtown Houston, the City spans approximately 108 square miles. About 50% of this land remains undeveloped, offering

substantial room for growth and opportunities for further development. Rosenberg provides everything to meet the needs of its residents, including easy access to a diverse and skilled workforce, expansive undeveloped land, and modern infrastructure in highways, rail, and utilities. Beyond a highly supportive business climate, the community boasts an outstanding school district, unique leisure activities, family-friendly festivals and events, excellent local dining options, and a growing array of recreational activities that enhance a friendly, relaxed lifestyle. Rosenberg's mayor, Kevin Raines, said the community has experienced explosive growth during his five years as mayor, and the city is planning for even more growth in the years ahead.



## LOCATION OVERVIEW



# 7.7M+

ESTIMATED HOUSTON METRO POPULATION AND ONE OF THE FASTEST GROWING LARGE METROS IN THE UNITED STATES

# 4TH

MOST POPULOUS METRO AREA IN THE UNITED STATES AND CONTINUING TO OUTPACE NATIONAL GROWTH RATES

# \$697B+

HOUSTON MSA GROSS METROPOLITAN PRODUCT MAKING IT ONE OF THE LARGEST ECONOMIES IN THE NATION

# #1

LARGEST CITY IN TEXAS WITH THE STATE'S BIGGEST URBAN CENTER

## THE ENERGY CAPITAL OF THE WORLD

Greater Houston is **the fifth-most populous metropolitan statistical area in the United States** and has historically been among the fastestgrowing metropolitan areas in the country. The city's **dynamic and rich culture, thriving economy, and growing population** make it an ideal market to live, work, and invest in.

Houston is **recognized worldwide for its economy**: particularly for oil and natural gas, and increasingly for biomedical research and aeronautics, being home to NASA's Manned Spacecraft Center. If Houston were a country, it would rank as the 25th largest economy in the world, exceeding Thailand and Ireland.

Metro Houston has the **third largest concentration of Fortune 500 companies in the nation** and is home to more than 9,100 tech-related firm including more than 1,000 venture backed startups.

Anchored by the Port of Houston, the Houston MSA has **the highest trade export value of all metropolitan areas**, at over \$132-billion in 2023, accounting for 42% of the total exports of Texas.

Houston has four state universities and several private institutions of higher learning within the MSA: The University of Houston, The University of Houston–Clear Lake, University of Houston–Downtown, Texas Southern University, Rice University, Houston Christian University, and more.

Houston is **home to the Texas Medical Center—the largest medical center in the world**. Encompassing over 2 square miles of land, the Texas Medical Center employs over 106,000 people, hosts 10 million patient encounters annually, and has a gross domestic product of US\$25 billion.

# 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.

<b>Hunington Properties, Inc.</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>454676</b> License No.	<b>sandy@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone
<b>Sanford Paul Aron</b> Designated Broker of Firm	<b>218898</b> License No.	<b>sandy@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone
<b>Tooba Patoli</b> Licensed Supervisor of Sales Agent/ Associate	<b>774821</b> License No.	<b>tooba@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone
<b>Abdul Sabha</b> <b>Alex Aiza</b> Sales Agent/Associate’s Name	<b>731889</b> <b>739726</b> License No.	<b>abdul@hpiproperties.com</b> <b>alex@hpiproperties.com</b> Email	<b>713.623.6944</b> <b>713.623.6944</b> Phone

Buyer/Tenant/Seller/Landlord Initials

Date