

For Lease



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800

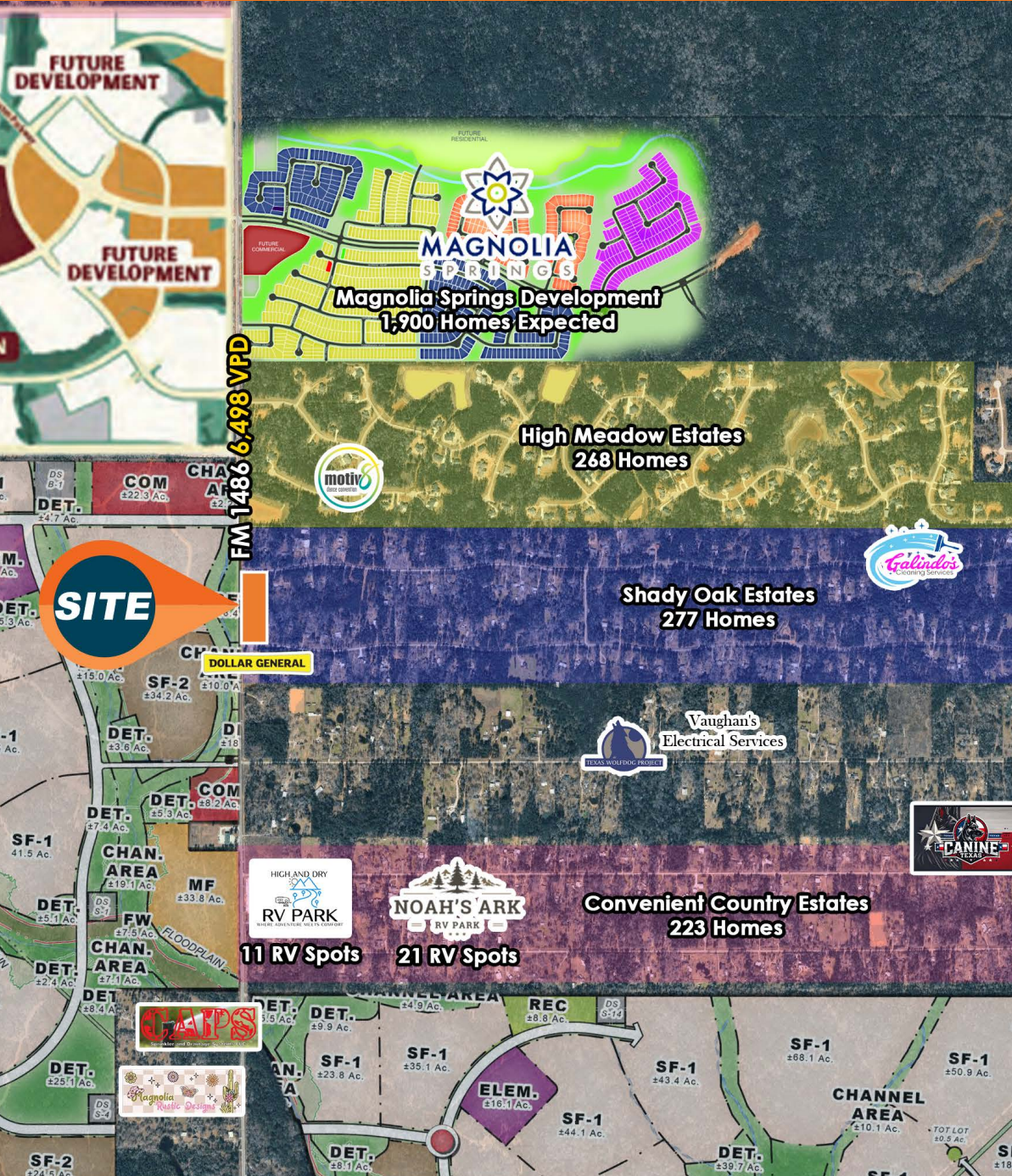
Houston, Texas 77046

713-623-6944

hproperties.com

Shady Trail Retail Center

6649 S Farm to Market 1486, Montgomery, TX 77316



SHADY TRAIL RETAIL CENTER

6649 S Farm to Market 1486, Montgomery, TX 77316

Property Information

Space For Lease	9,000 SF
Rental Rate	\$32.00 PSF
NNN	\$9.00 PSF
Year Built	2026

Property Highlights

- Positioned on a 3.48-acre development site
- Part of a new mixed-use project featuring a gas station, convenience store, and retail component
- 121 parking spaces provided
- Retail center only; gas station site excluded

Demographics

Population (2025)	1 mi. - 169
	3 mi. - 5,843
	5 mi. - 15,894
Average HHI (2025)	1 mi. - \$127,388
	3 mi. - \$135,821
	5 mi. - \$129,125

Traffic Counts: FM 1486 - 6,498 VPD
Shady Oaks Blvd - 489 VPD



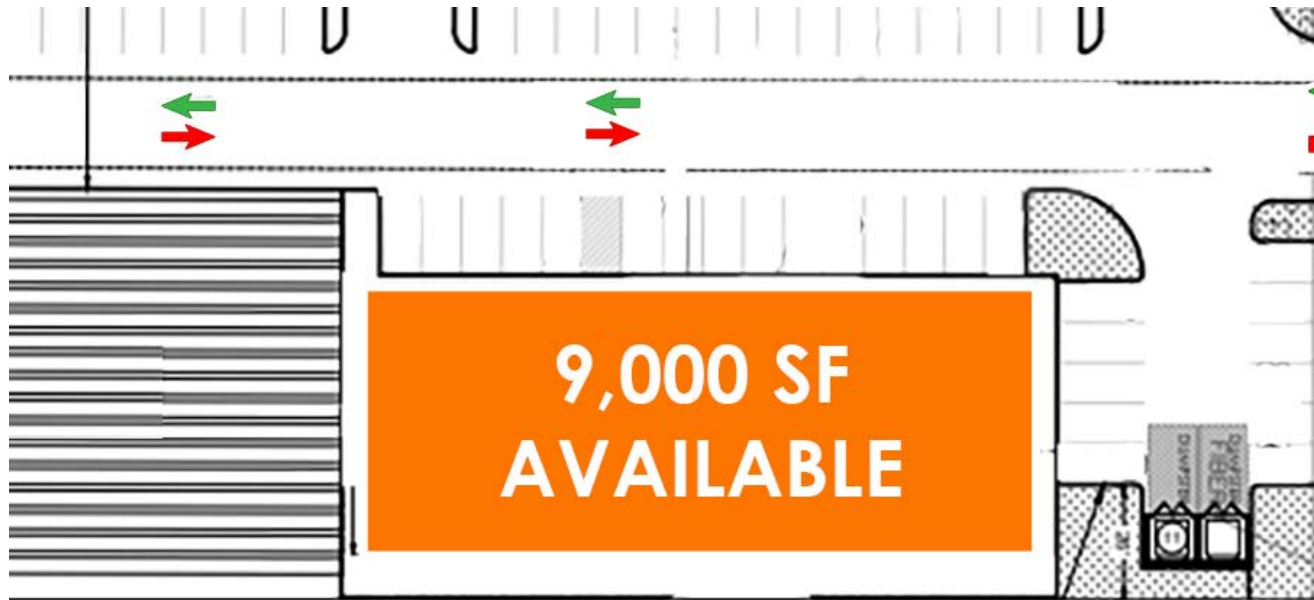
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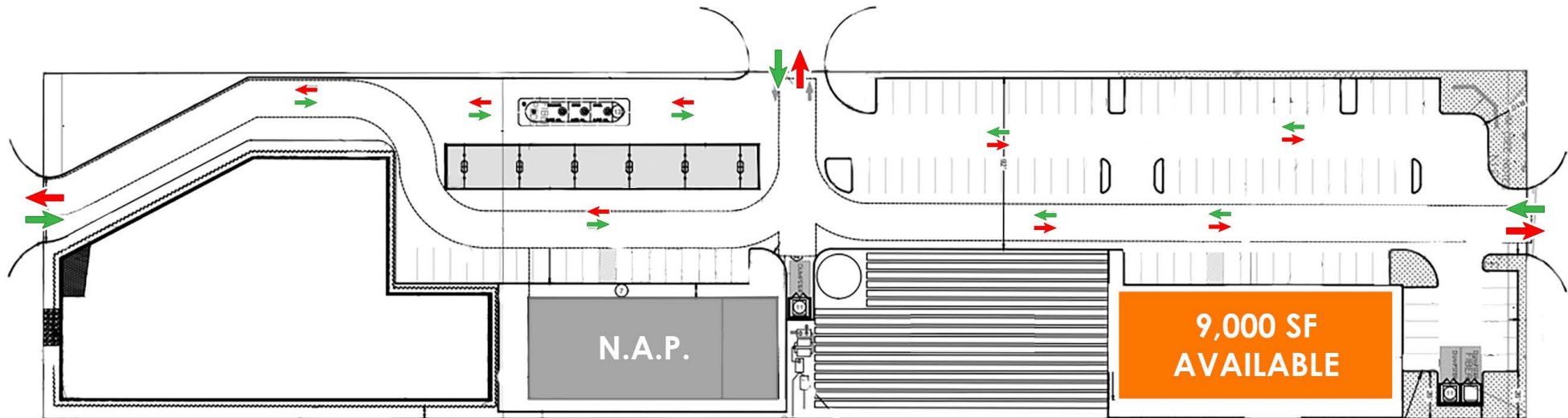
The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.




Site Plan



-  Available
-  Pending
-  Leased

Site Plan



-  Available
-  Pending
-  Leased

City Of
Montgomery
TEXAS

Montgomery is a growing community located in Montgomery County, approximately 55 miles northwest of downtown Houston within the Greater Houston metropolitan area.

Known as the birthplace of the Texas flag, Montgomery has experienced steady residential and commercial growth in recent years, driven by its proximity to Lake Conroe, expanding master-planned communities, and access to major employment centers throughout Montgomery County and the Houston region.

As population growth continues to reshape the area, Montgomery has evolved from a historic small town into one of the region's emerging growth markets. Supported by strong demographic trends, new housing development, and increasing consumer demand, the community continues to attract residents, businesses, and investment, reinforcing its position as a key growth corridor in North Texas.



For Lease



Hunington

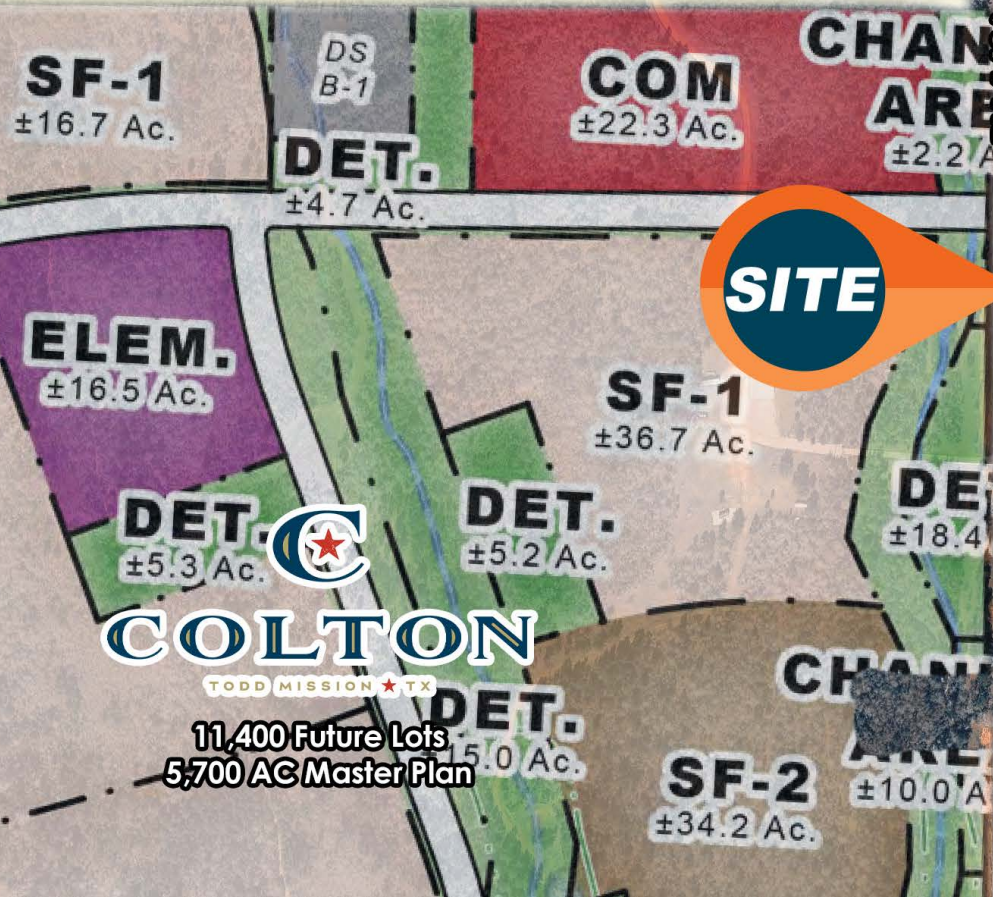
ISI
KRESSTON

Kresston Development
1,400 AC Master-Planned Community
Future community center, dog park, playground,
pickleball and tennis courts, pool, and splash pad



High Meadow Estates
268 Homes

FM 1486 6,498 VPD



Shady Oaks Blvd 489 VPD

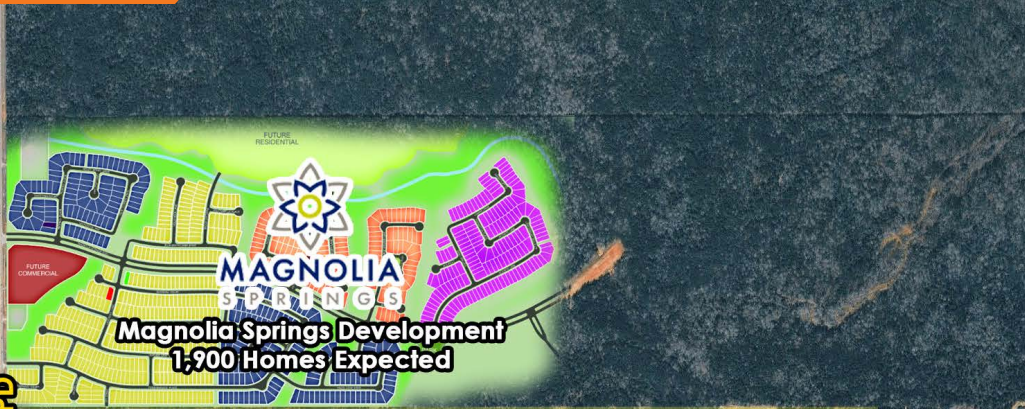
Shady Oak Estates
277 Homes

DOLLAR GENERAL

For Lease



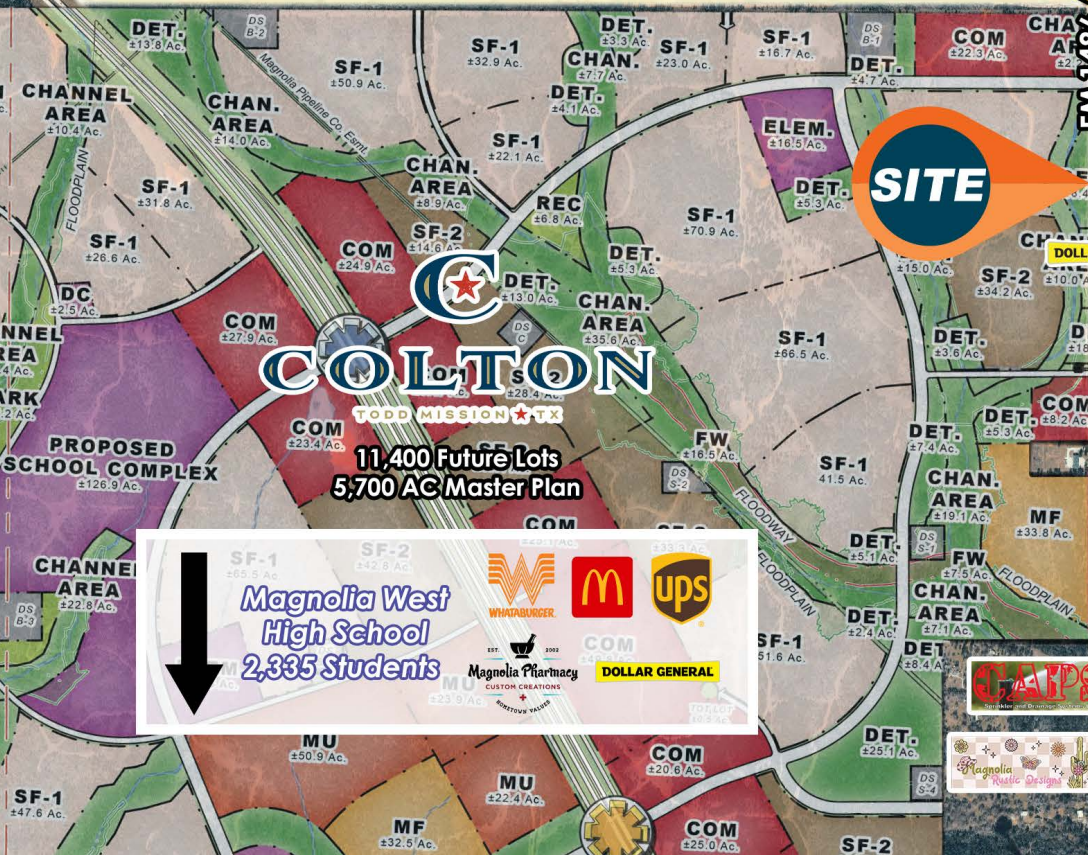
ISI KRESSTON
 Kresston Development
 1,400 AC Master-Planned Community
 Future community center, dog park, playground, pickleball and tennis courts, pool, and splash pad



MAGNOLIA SPRINGS
 Magnolia Springs Development
 1,900 Homes Expected



High Meadow Estates
 268 Homes

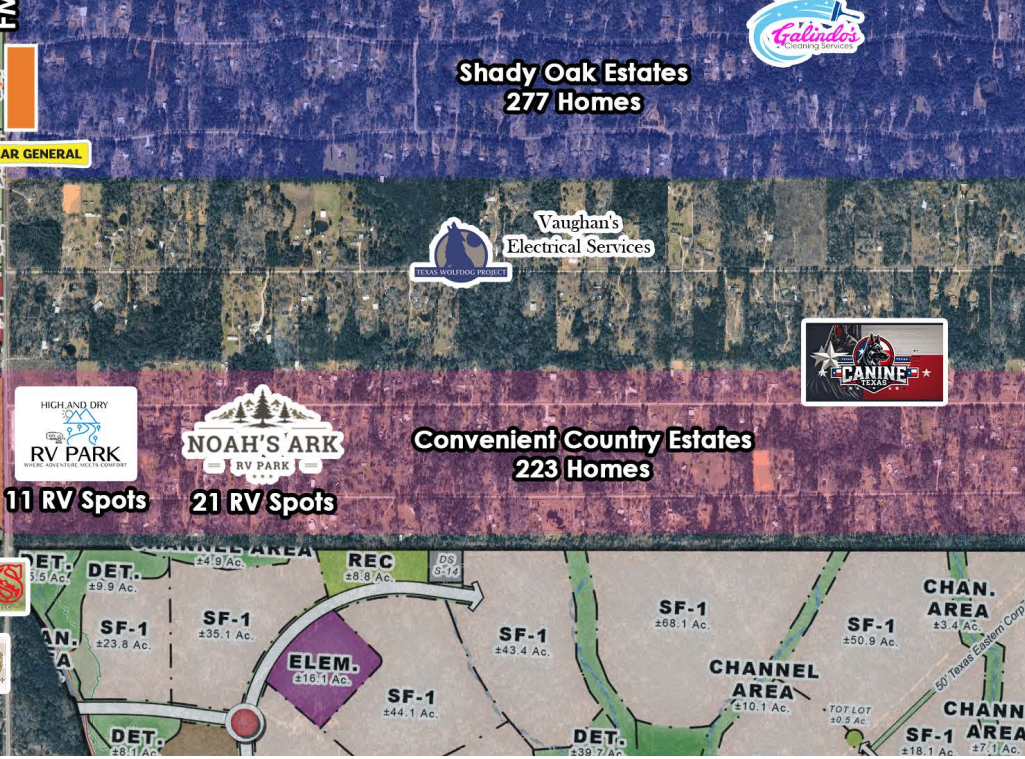


SITE

FM 1486 6,498 VPD

COLTON
 TODD MISSION TX
 11,400 Future Lots
 5,700 AC Master Plan

Magnolia West High School
 2,335 Students



Shady Oak Estates
 277 Homes

Vaughan's Electrical Services

RV PARK
 11 RV Spots

NOAH'S ARK RV PARK
 21 RV Spots

Convenient Country Estates
 223 Homes

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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N/A Licensed Supervisor of Sales Agent/ Associate	N/A License No.	N/A Email	N/A Phone
Abdul Sabha Tooba Patoli Sales Agent/Associate's Name	731889 774821 License No.	abdul@hpiproperties.com tooba@hpiproperties.com Email	713.623.6944 Phone

Buyer/Tenant/Seller/Landlord Initials

Date