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# SHOPS AT GRAND PRAIRIE

SWC Kickapoo Rd and Betka Rd  
 Hockley, Texas 77447

## SHOPS AT GRAND PRAIRIE

Shops at Grand Prairie is ideally positioned within a 1,750-acre master-planned community in Hockley, TX, located just south of Highway 290 and approximately 36 miles from Downtown Houston. The property sits at the southwest corner of Kickapoo Road and Betka Road, offering convenient ingress and egress from both streets.

Homes within the master-planned community are priced from the mid \$200,000s to the \$700,000s, with more than 6,000 residences planned at full build-out. The Grand Prairie community is zoned to the Waller Independent School District, one of the fastest-growing districts in the Houston area.

## HOCKLEY, TEXAS IS GROWING COMMUNITY THAT RETAINS A SMALL-TOWN FEEL

**17,140+**

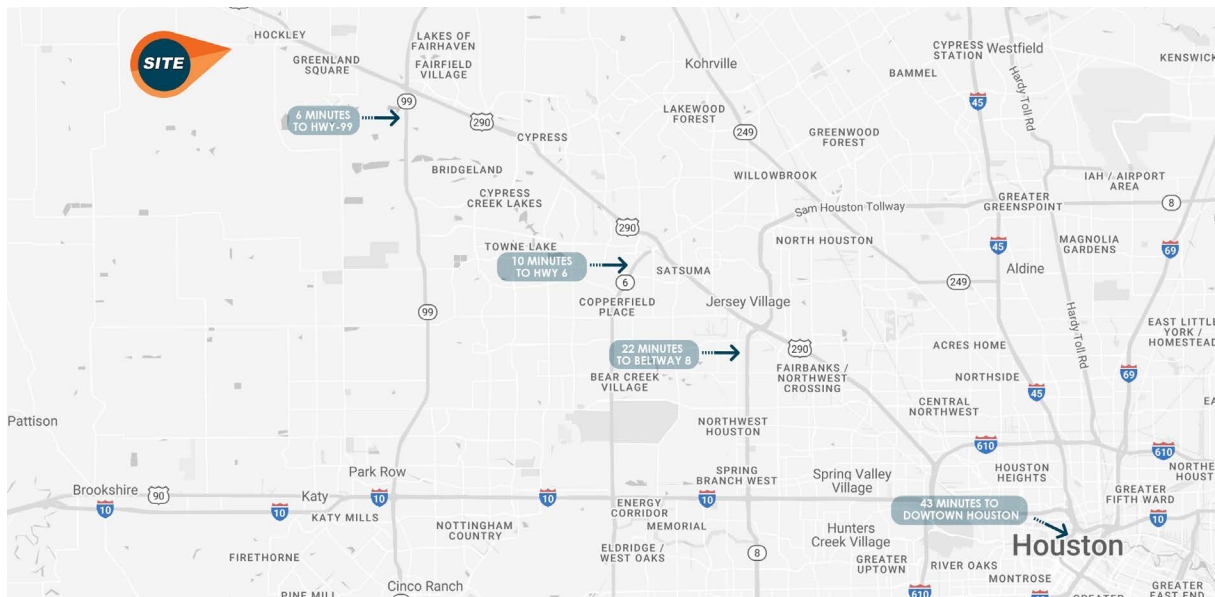
Planned residences at The Grand Prairie, Paloma, Sanford Farms, Jubilee, and Hockley Meadows

**41.1%**

Population growth as of 2025

**\$116,074**

Average Household Income in a 3 mile radius



### Property Information - Multi-Tenant Retail

Space Available ±10,500 SF (Building A) | ±10,500 SF (Building B)

Rental Rate Call for Pricing

NNN Call for Pricing

Building Size ±10,500 SF (Building A) | ±10,500 SF (Building B)

### Pad Sites Available

For Sale  
Ground Lease  
Build to Suit  
Pad 1: 1.00 AC

### Property Highlights

- Site has convenient access via Kickapoo Rd and Betka Rd
- Location is surrounded by multiple masterplanned communities
- The economic expansion in the region, particularly in sectors like manufacturing, energy, logistics, and retail, is attracting new residents. Companies are either expanding or relocating to the area

### Demographics

Population (2025)  
3 mi. - 4,291  
5 mi. - 17,361  
7 mi. - 37,752

Average Household Income  
3 mi. - \$105,177  
5 mi. - \$99,758  
7 mi. - \$119,337

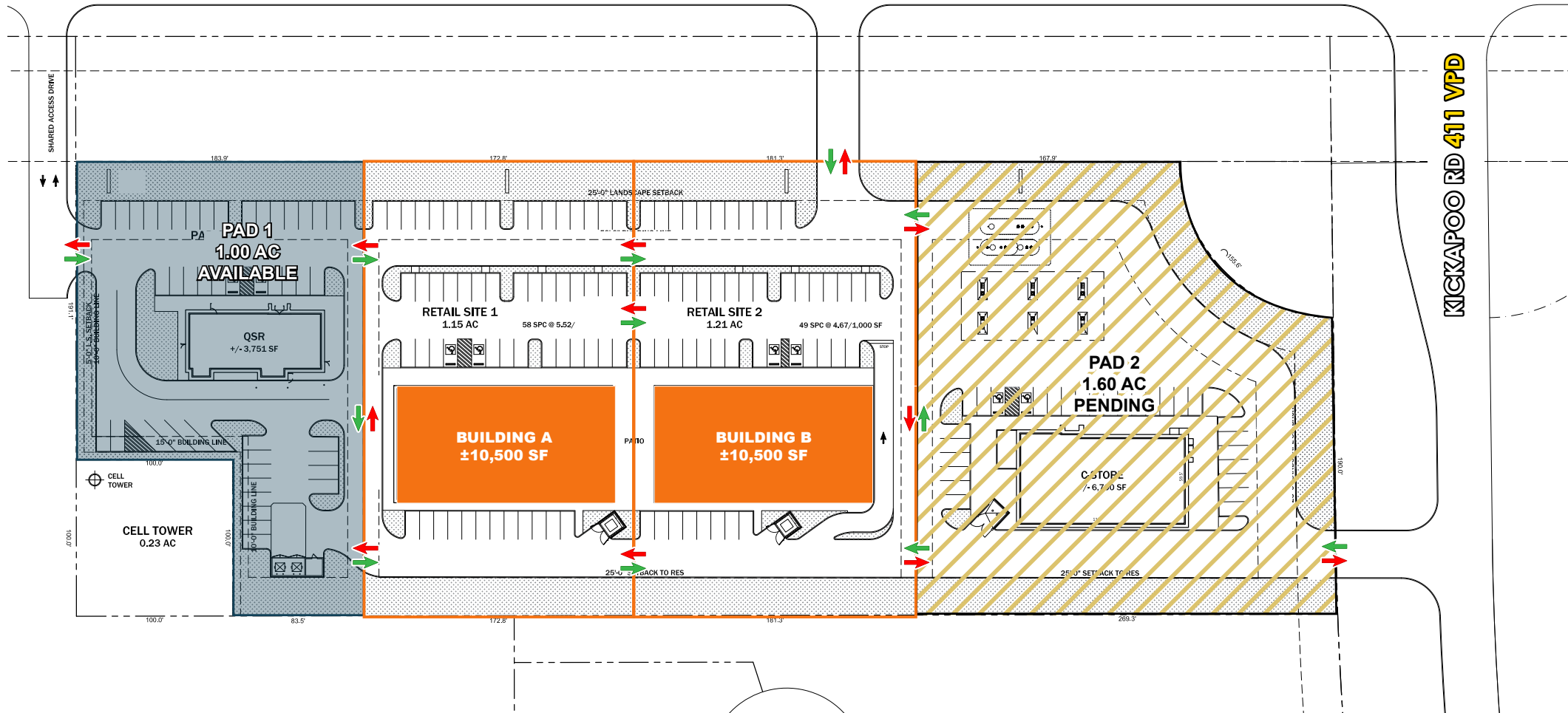
Projected Population (2029)  
3 mi. - 20,229  
5 mi. - 63,605  
7 mi. - 150,272

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BETKA RD 1,938 VPD

KICKAPOO RD 411 VPD



	SF/AC	STATUS
Building A	±10,500 SF	Available For Lease
Building B	±10,500 SF	Available For Lease
Pad 1	1.00 AC	Available

- Retail Space Available
- Pad Available
- Pending
- Leased | Sold

HWY 290 49,146 VPD

Kickapoo Farms  
67 Homes

Harris County  
Precinct 4  
Commissioner  
Service Center

Hockley  
Recreational  
Complex

Hegar  
Farms  
+4,000 AC



Sanford Farms  
267 Homes  
(Future)

KICKAPOO RD

VLS  
ENVIRONMENTAL  
SOLUTIONS

1,500 Employees  
Globally

Lone Star Ready  
Mix Plant 1 & 2  
20 Employees

madden

201-500 Employees

1 Source Storage

Curry Supply Co  
SINCE 1932  
201-500 Employees

BETKA RD



Grand Prairie Highlands  
1,585 Homes

serverfarm  
350,000 SF



JUBILEE  
~5,000 Homes  
(Future)

BAETHE RD.

THE GRAND PRAIRIE

Walter SD Elementary  
School Site  
COMING SOON!





## 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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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)