

For Lease

Drive-Thru Available



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

hpiproperties.com

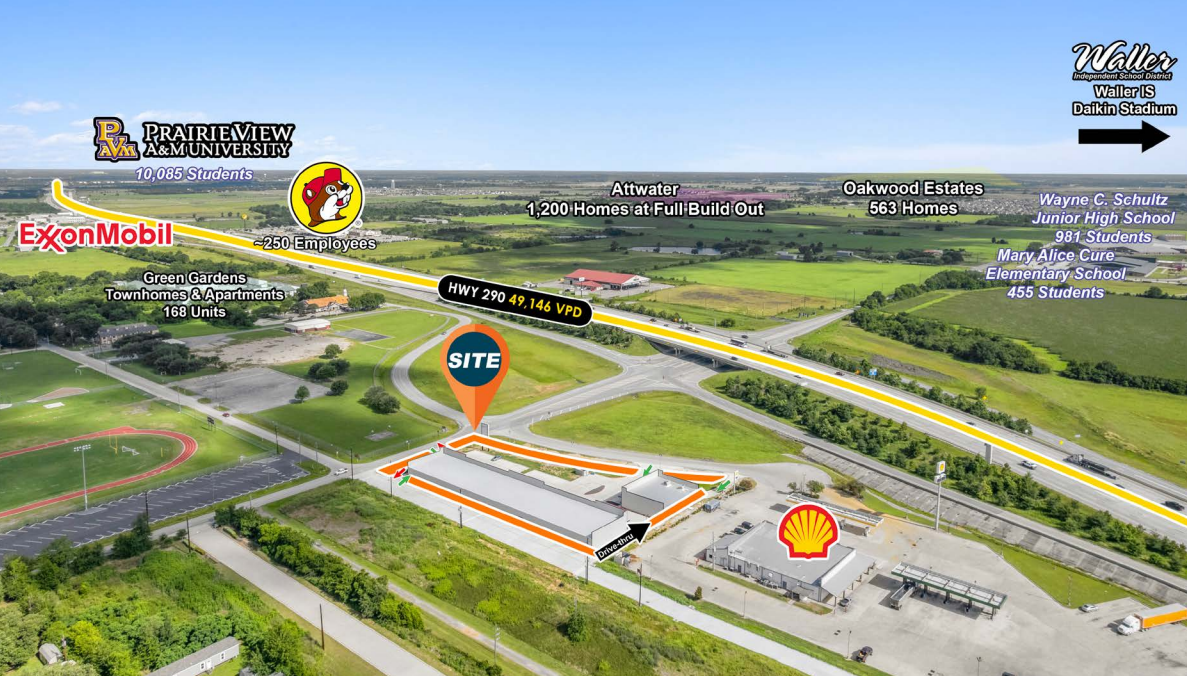
Shops at Waller

2200 Brazeal Street Waller, TX 77484

For Lease



Hunington



SHOPS AT WALLER

2200 Brazeal Street Waller, TX 77484

Property Information

Space For Lease	1,200 SF - 18,600 SF
Rental Rate	\$25.00 PSF
NNN	\$6.00 PSF
Total Building Space	23,040 SF
Year Built	2026

Property Highlights

- Located in Waller, one of the fastest-growing communities in the Greater Houston area, with strong residential and commercial development activity.
- Positioned along Highway 290, providing direct connectivity to Houston, Bryan/College Station, and major regional employment centers.
- Surrounded by expanding residential neighborhoods, industrial developments, and emerging retail corridors that continue to drive population growth and consumer demand.
- Planned retail component with prospective tenants identified; retail improvements are not included in the current delivery.

Demographics

Population (2025)	1 mi. - 1,976 3 mi. - 6,490 5 mi. - 18,041
Average Household Income	1 mi. - \$75,263 3 mi. - \$81,429 5 mi. - \$81,118
Traffic Counts	US-290, TX-6 - 48,808 VPD (combined)

For More Information

<p>Tooba Patoli Senior Associate Leasing tooba@hpiproperties.com</p> <p>Amir Hamed Associate Leasing ahamed@hpiproperties.com</p>	<p>Abdul Sabha VP Leasing abdul@hpiproperties.com</p> <p>Chris Basave Junior Associate Leasing chris@hpiproperties.com</p>
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For Lease



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SITE

PJ's COFFEE
of new orleans
**2,940 SF
AVAILABLE**

**18,600 SF
AVAILABLE**

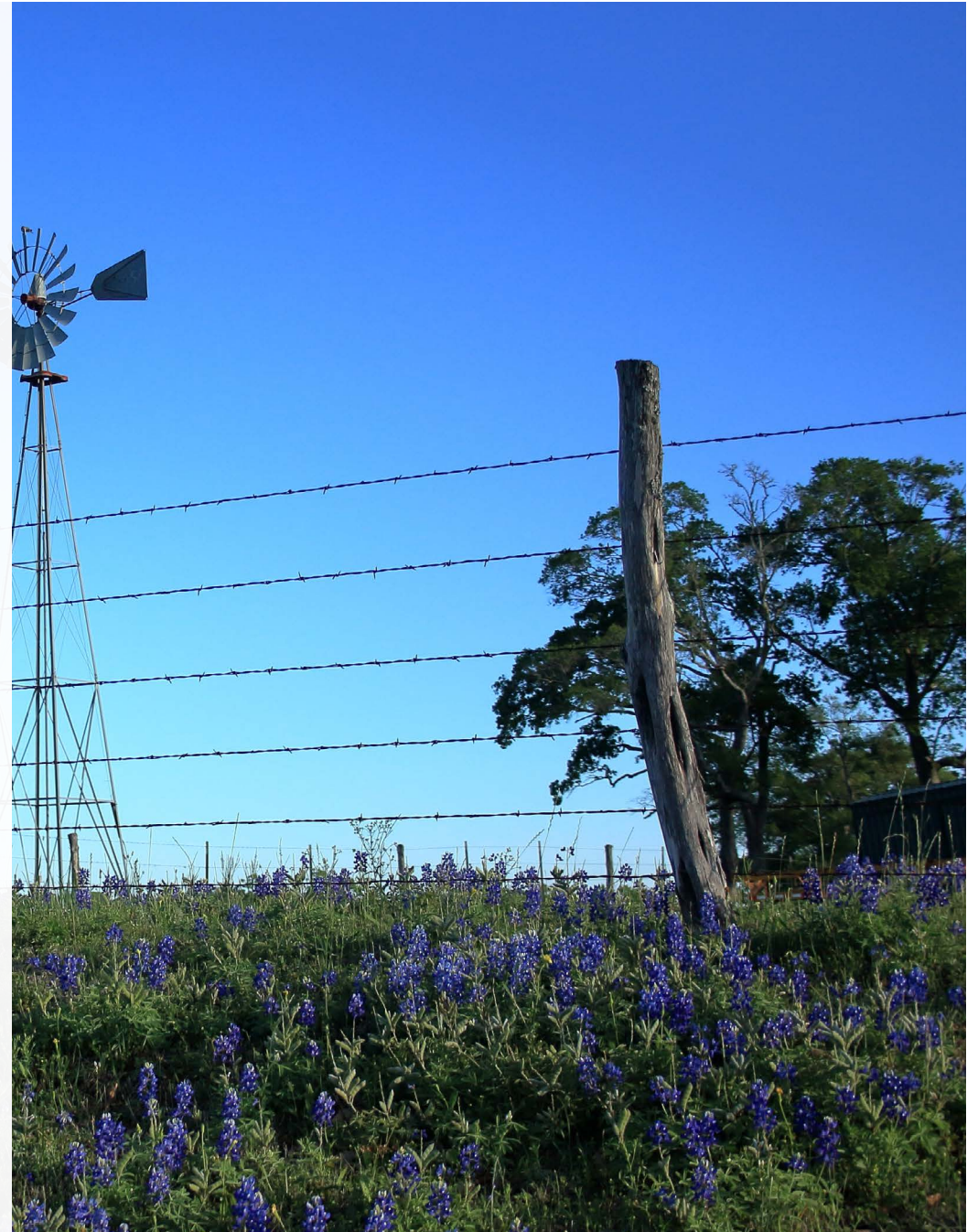
Drive-thru



Waller is a rapidly expanding community located in northwest Harris County and southern Waller County, approximately 40 miles northwest of downtown Houston along the U.S. Highway 290 corridor.

Strategically positioned within one of the Greater Houston area's most active growth corridors, Waller has experienced significant residential, industrial, and commercial development in recent years. The area's growth has been fueled by its proximity to major transportation routes, access to a growing workforce, and continued expansion of manufacturing, logistics, and distribution facilities throughout the region.

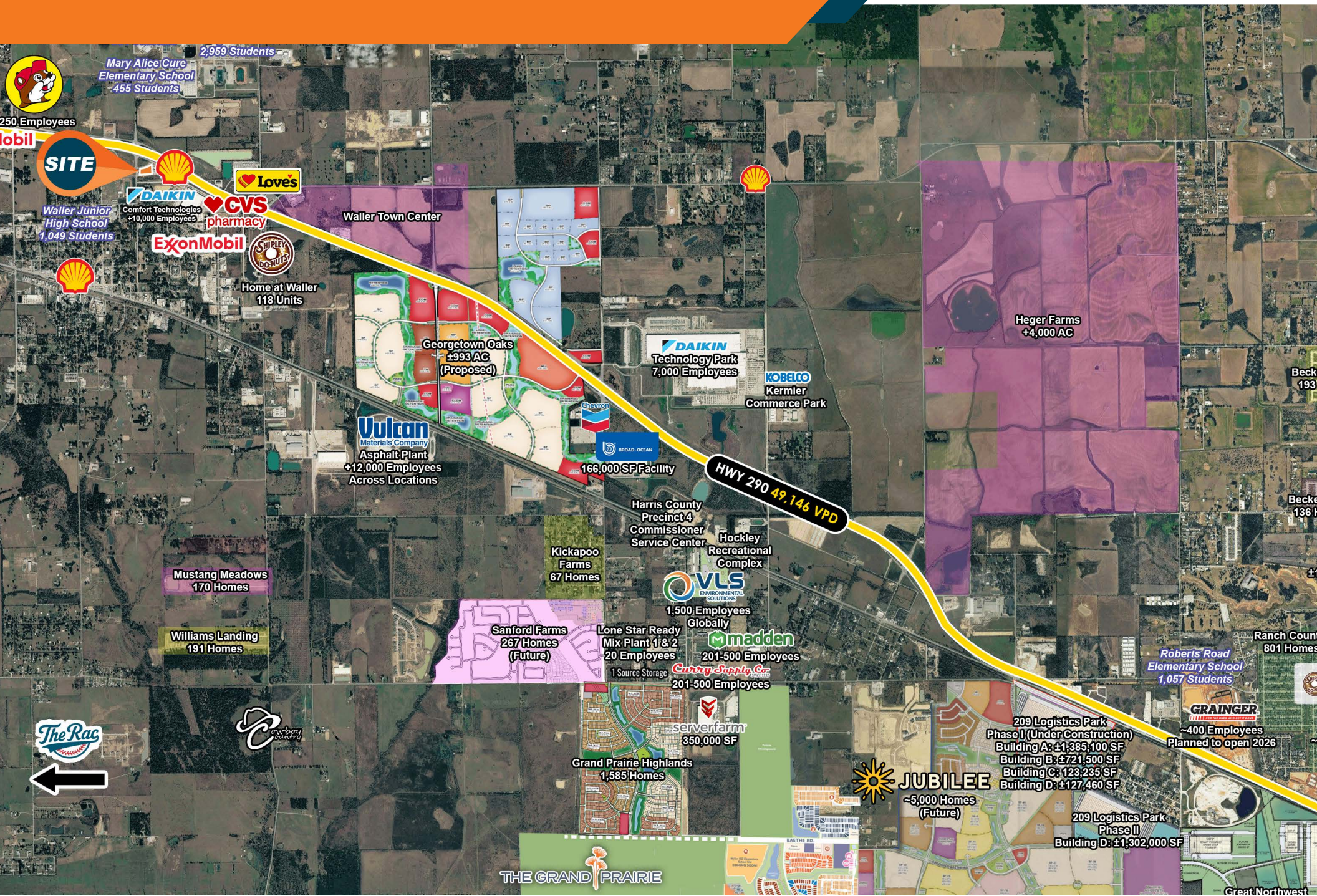
As population and business investment continue to accelerate, Waller has emerged as a key destination for new development and economic activity. Supported by strong demographic trends, expanding infrastructure, and increasing demand for industrial and commercial space, the community continues to attract residents, employers, and investors, reinforcing its position as one of Greater Houston's most dynamic growth markets.



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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.

Huntington 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
Tooba Patoli Licensed Supervisor of Sales Agent/ Associate Abdul Sabha Amir Hamed Christopher Basave	774821 License No. 731889 796789 849420	tooba@hpiproperties.com Email abdul@hpiproperties.com ahamed@hpiproperties.com chris@hpiproperties.com	713.623.6944 Phone 713.623.6944
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date