

# For Lease



**1,786 SF  
AVAILABLE**



## Hunington

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

## Shops at Aliana II

18310 W. Airport Blvd, Richmond, TX 77407

# For Lease



# Hunington



## SHOPS AT ALIANA II

18310 W. Airport Blvd, Richmond, TX 77407

### Property Information

Space for Lease	1,786 SF
Rental Rate	\$34.00 PSF
NNN	\$12.35 PSF
Building Size	12,049 SF

### Property Highlights

- Located at the main entrance to Aliana, a 4,200 home master planned community off Grand Parkway and W. Airport Blvd.
- Four public schools ranked in top ten
- Fort Bend county ranks 3rd for purchasing power in Texas, and 2nd on "Texas Counties Where Wealthy People are Moving" list

### Demographics

Population (2025)	2 mi. - 40,605
	3 mi. - 112,547
	5 mi. - 270,736
Average Household Income	2 mi. - \$154,441
	3 mi. - \$146,190
	5 mi. - \$137,770

Traffic Counts	Westmoor Dr: 1,784 vpd
	W Airport Blvd: 10,546 vpd
	W Grand Pkwy S: 33,949 vpd

### For More Information

**Jonathan Aron**  
Principal | Brokerage  
jonathan@hpiproperties.com

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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.

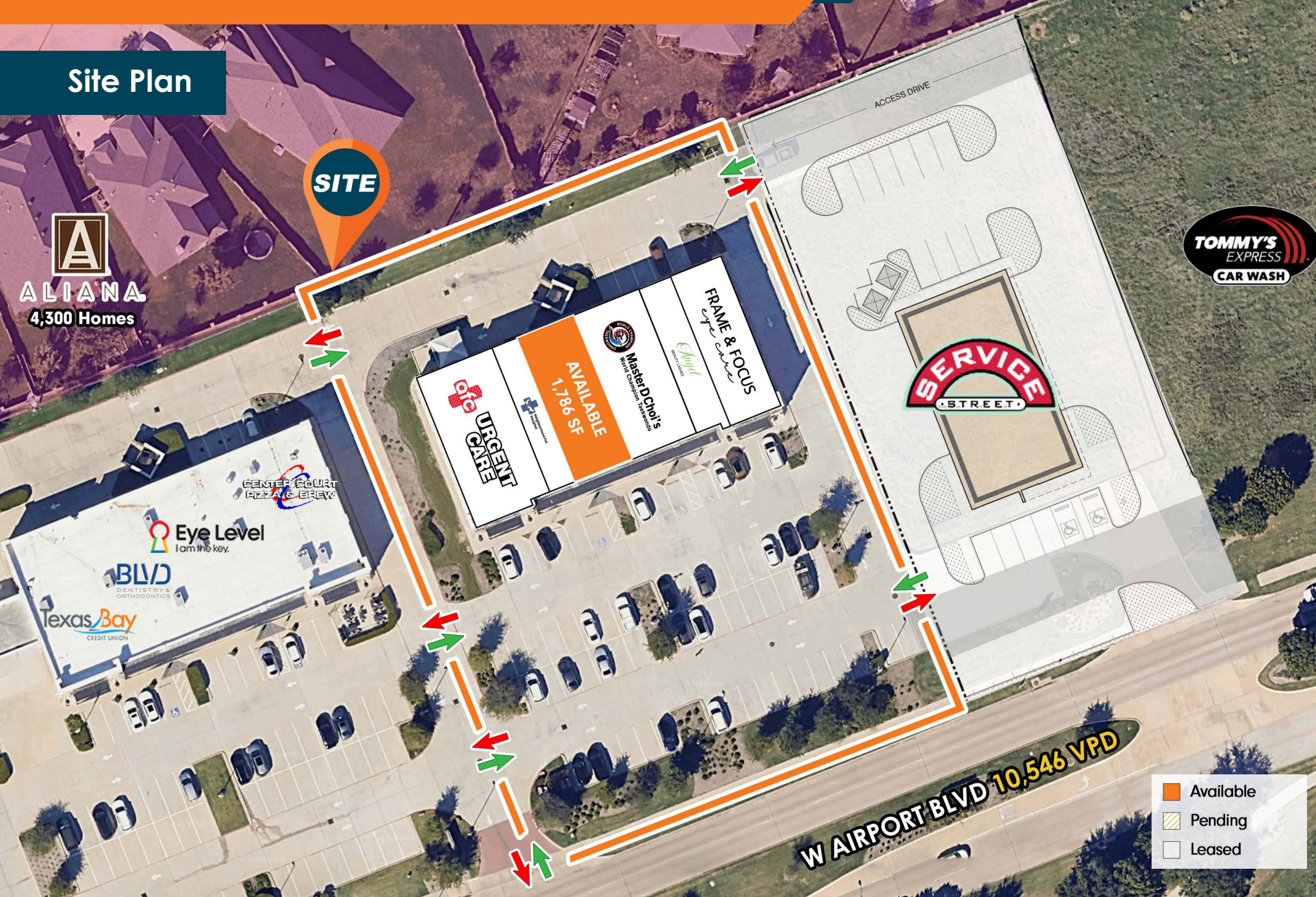


# For Lease

## Site Plan



**ALIANA**  
4,300 Homes



**W AIRPORT BLVD 10,546 VPD**

- Available
- Pending
- Leased

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**ALIANA**  
4,300 Homes

**SITE**

Eye Level I am the key. CENTER COURT PIZZERIA-BREW  
Texas Bay CREDIT UNION BLVD DENTISTRY & ORTHODONTICS

Retail at Aliana

W AIRPORT BLVD 10,546 VPD

WESTMOR 1,784 VPD

W GRAND PKWY 33,949 VPD

Harvest Green

The Grand at Aliana Phase III

DUNKIN' AMERICA'S BEST CONTACTS & EYEGLASSES Portillo's HOT DOGS • BEER BURGERS • SALADS  
DENTISTRY FIVE GUYS COOPER'S HAWK PIZZA & RESTAURANTS  
FIREHOUSE SUBS BUFFALO WILD WINGS Jimmy Chargas  
Bank OZK THE VITAMIN SHOPPE Kelsey-Seybold Clinic

GIDEON MATH & READING CENTER ginsley salons by jc  
PET EVOLUTION GRAIN & BERRY  
Glow n Brew CM CHICKEN WAYBACK BURGERS

(Future)  
LIFETIME FITNESS

Marcel Harvest Green Development ±33,600 SF

**ALIANA**  
4,300 Homes

# For Lease



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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.

<b>Hunington Properties, Inc.</b>	<b>454676</b>	<b>sandy@hpiproperties.com</b>	<b>713.623.6944</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Sanford Paul Aron</b>	<b>218898</b>	<b>sandy@hpiproperties.com</b>	<b>713.623.6944</b>
Designated Broker of Firm	License No.	Email	Phone
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Jonathan Aron</b>	<b>644676</b>	<b>jonathan@hpiproperties.com</b>	<b>713.623.6944</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date