

# For Lease

**2,910 SF  
AVAILABLE**  
(2ND GEN  
MEDICAL OFFICE)

**1,600 SF  
AVAILABLE**

**1,000 SF  
AVAILABLE**  
(2ND GEN RETAIL)



## Hunington

**Hunington Properties, Inc.**

3773 Richmond Ave., Suite 800

Houston, Texas 77046

**713-623-6944**

[hpiproperties.com](http://hpiproperties.com)

## New Territory Country Shops

6350 Hwy 90A

Sugar Land, Texas 77498



# For Lease



# Hunington



## NEW TERRITORY COUNTRY SHOPS

6350 Hwy 90A, Sugar Land, Texas 77498

### Property Information

Space For Lease	1,000 SF (2nd Gen Retail) 1,600 SF 2,910 SF (2nd Gen Medical Office)
Rental Rate	Call for pricing
NNN	\$8.00 PSF
Total Size	14,228 SF
Parking	64 Spaces

### Property Highlights

- New Territory Country Shops features service and grocery based tenants including medical users, creating a neighborhood attraction while diminishing competition from e-commerce.

### Demographics

Population (2024)	2 mi. - 37,524 3 mi. - 70,820 5 mi. - 219,126
Average Household Income	2 mi. - \$186,293 3 mi. - \$168,186 5 mi. - \$157,034

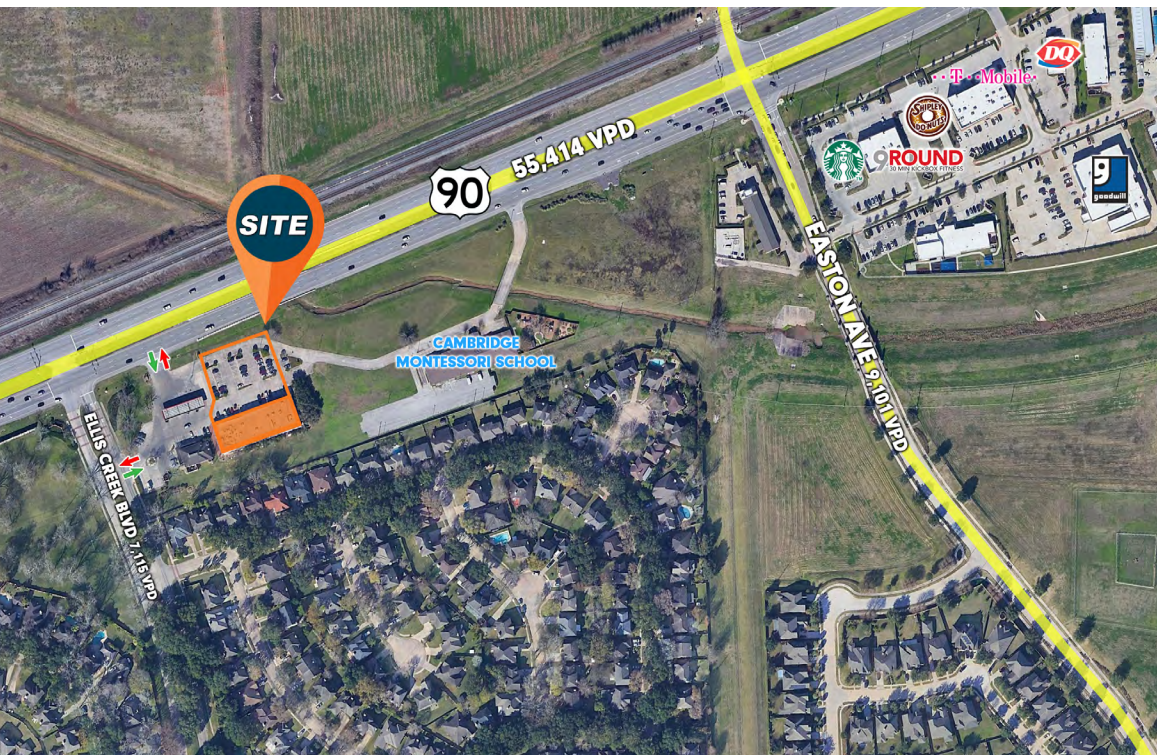
### For More Information

**Jonathan Aron**  
Principal | Brokerage  
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Vice President | Leasing  
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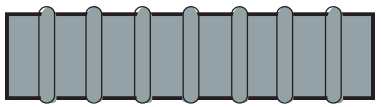
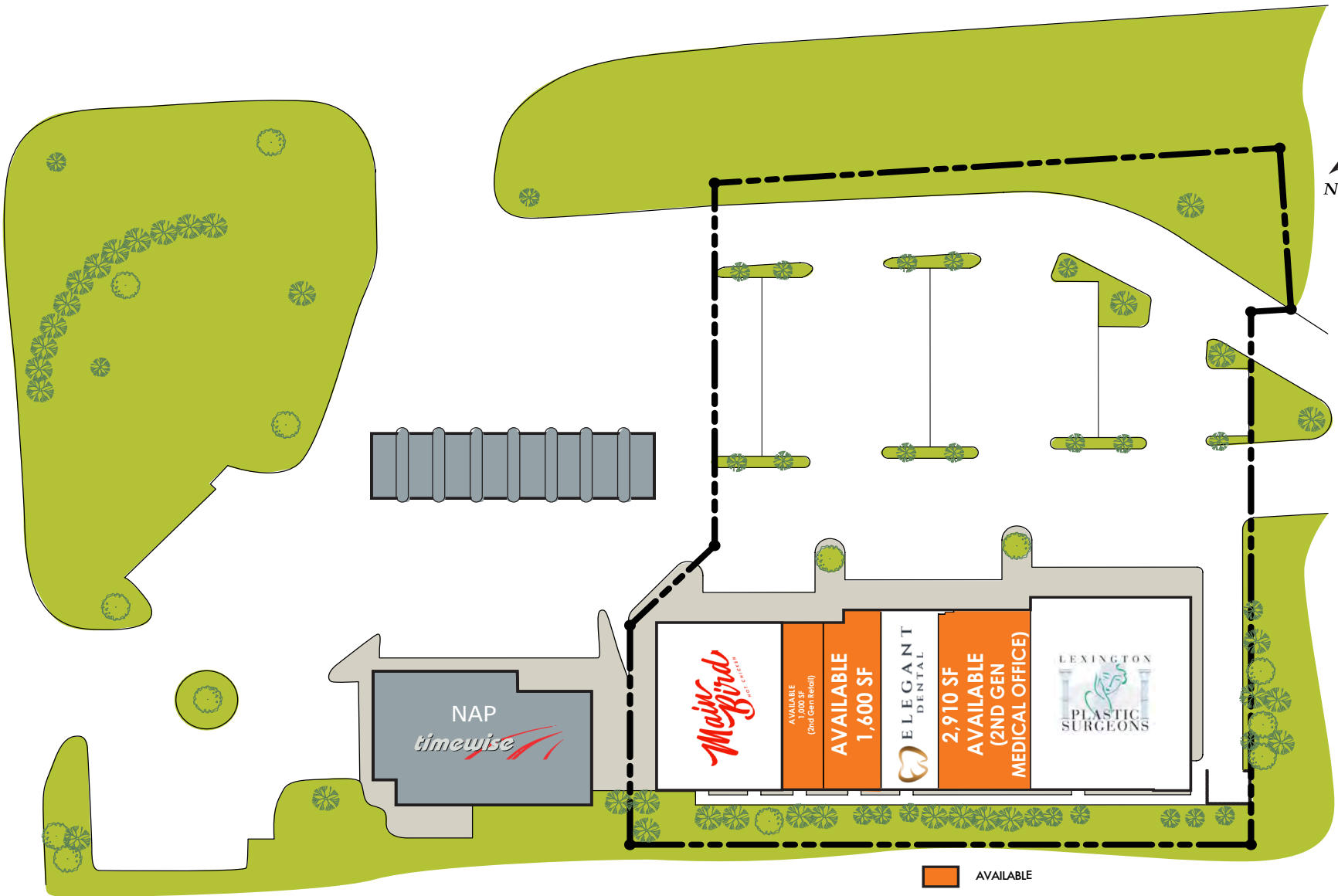
# For Lease



Hunington

Highway 90A (55,414 vpd)

Ellis Creek Blvd (7,115 vpd)



NAP  
*timewise*

*Mary Bird*  
and Associates

AVAILABLE  
1,000 SF  
(2nd Gen Retail)

AVAILABLE  
1,600 SF

ELEGANT  
DENTAL

2,910 SF  
AVAILABLE  
(2ND GEN  
MEDICAL OFFICE)

LXINGTON  
PLASTIC  
SURGEONS

 AVAILABLE  
 LEASED



# For Lease



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# For Lease



**SITE**

Sugar Land Business Park Development Phase II  
120 Acres & State Training  
21 Acres

Constellation Baseball Field  
7,500 Seats

Univerity Blvd Extension

NALCO Champion  
860 Employees

GameStop

Walmart

Sam's Club

SPEC'S WINES-SPRITS-FINER FOODS

PLATO'S CLOSET

BAJA GRILL CANTINA BERRYHILL

BLUE FIN CARWASH

NTB

DQ

CHURROS

Ashley HOMESTORE

DOLLAR TREE

PETSMART

PartyCity TOYS'R'US

JOANN fabric and craft stores

Banfield PET HOSPITAL

at home

LOWE'S

BEST BUY

FLUOR  
2,100 Employees

CHI St Luke's Health  
500 Employees

FIRST COLONY MALL

Methodist LEADING MEDICINE  
1,400 Employees

BARNES & NOBLE

The Biscake Factory

Dillard's

DAVID'S BRIDAL

jcpenney

★ macy's

DSW DESIGNER SHOE WAREHOUSE

COSTCO WHOLESALE

SUBWAY

TSO TEXAS STATE OPTICAL

McALISTER'S DELI

TACO BELL

Burlington

AMEGY BANK

ZAXBY'S



## 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>Abdul Sabha</b>	<b>644676</b> <b>731889</b>	<b>jonathan@hpiproperties.com</b> <b>abdul@hpiproperties.com</b>	<b>713.623.6944</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date