

For Lease

2nd Generation Restaurant

**5,417 SF
AVAILABLE**
(2nd Gen Retail | Will Divide)



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

hproperties.com

Aria Square

4125 Williams Way Blvd.

Richmond, TX 77469

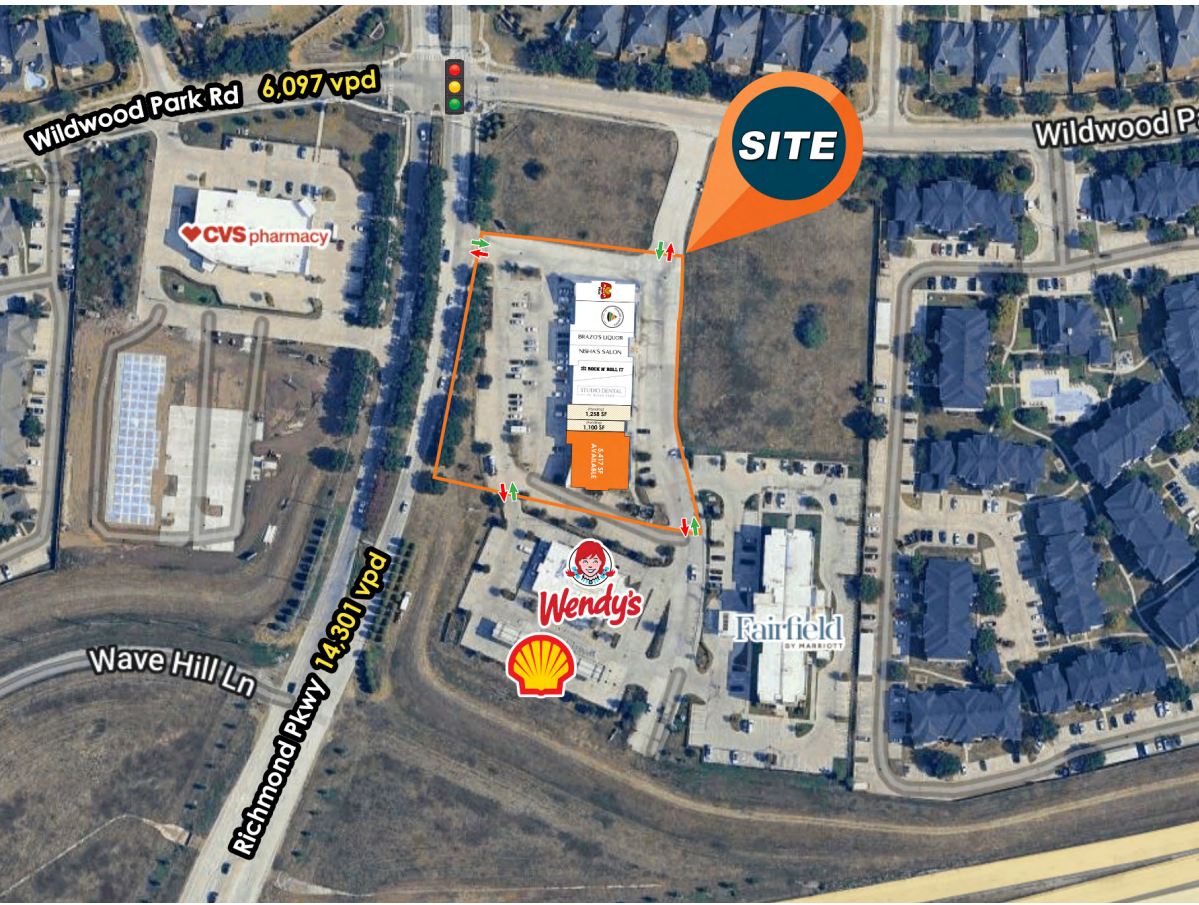
For Lease



Hunington

ARIA SQUARE

4125 Williams Way Blvd, Richmond, TX 77469



Property Information

Space For Lease	5,417 SF (2nd Gen Retail Will Divide)
Rental Rate	\$29.00 PSF
NNN	\$10.31 PSF
Building Size	19,428 SF

Property Highlights

- Superior visibility and easy access to I-69
- Prime retail/office development on Richmond Parkway
- Surrounded by over 2,500 residential homes
- 0.5 miles from Oakbend Medical Center

Demographics

Population	1 mi. - 9,600
	3 mi. - 63,423
	5 mi. - 151,347
Average Household Income	1 mi. - \$152,917
	3 mi. - \$154,386
	5 mi. - \$156,059
Traffic Count	I-69: 87,205 vpd

For More Information

Tooba Patoli Senior Associate Leasing tooba@hpiproperties.com	Abdul Sabha Vice President Leasing abdul@hpiproperties.com
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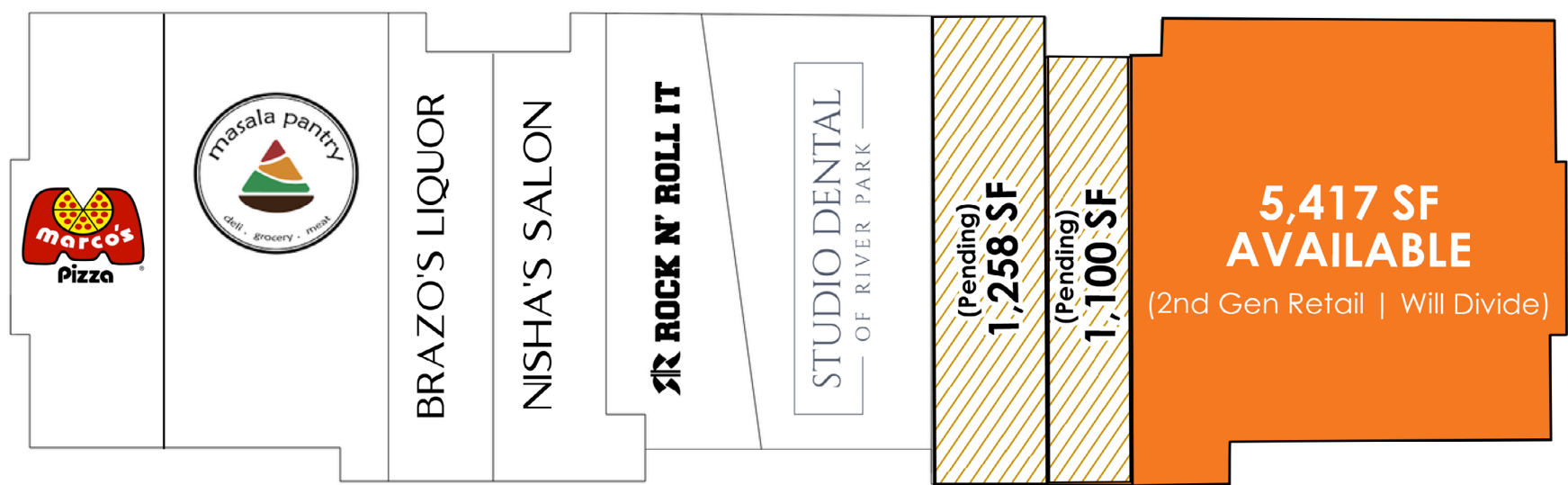
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Site Plan

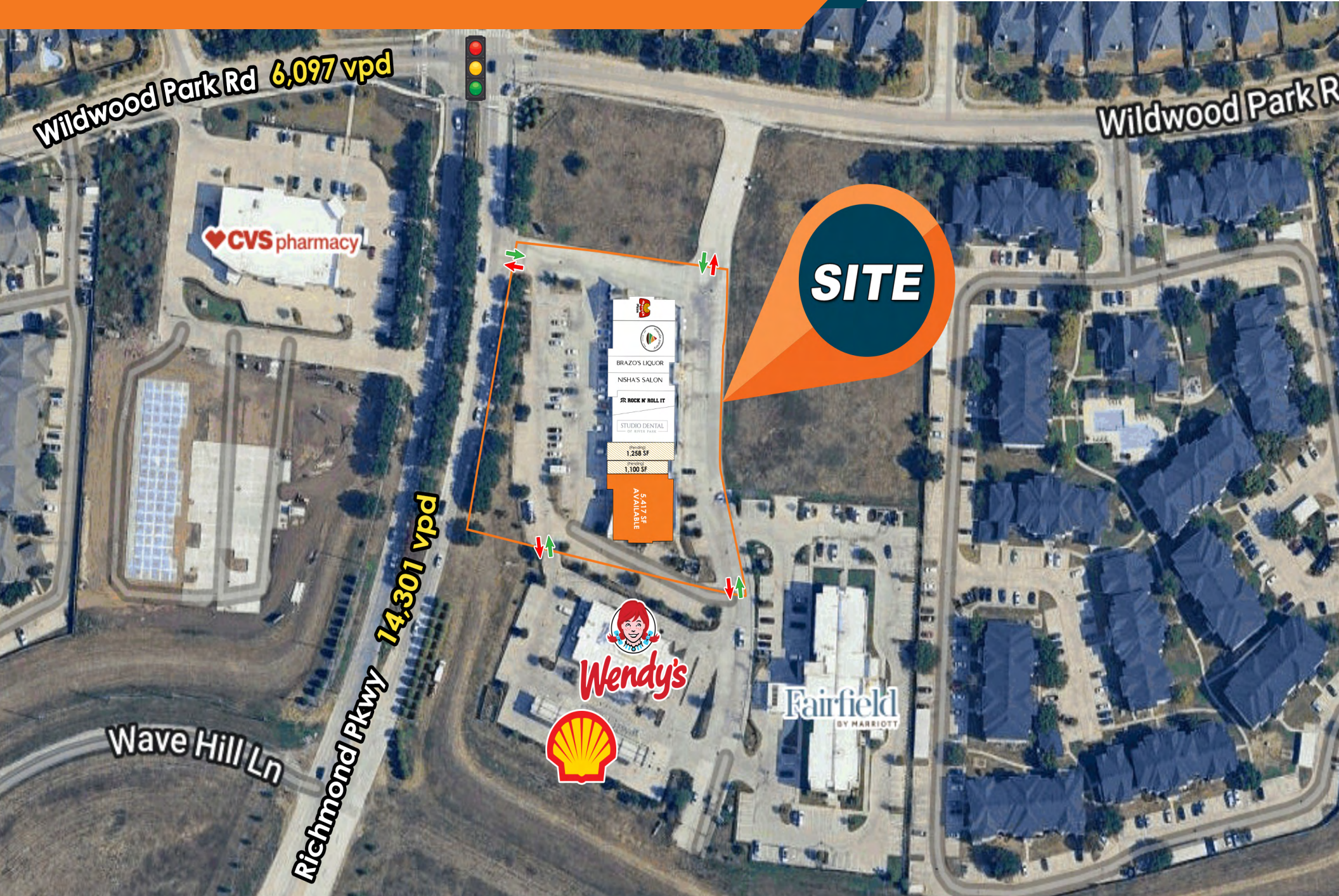
-  Available
-  Pending
-  Leased



For Lease



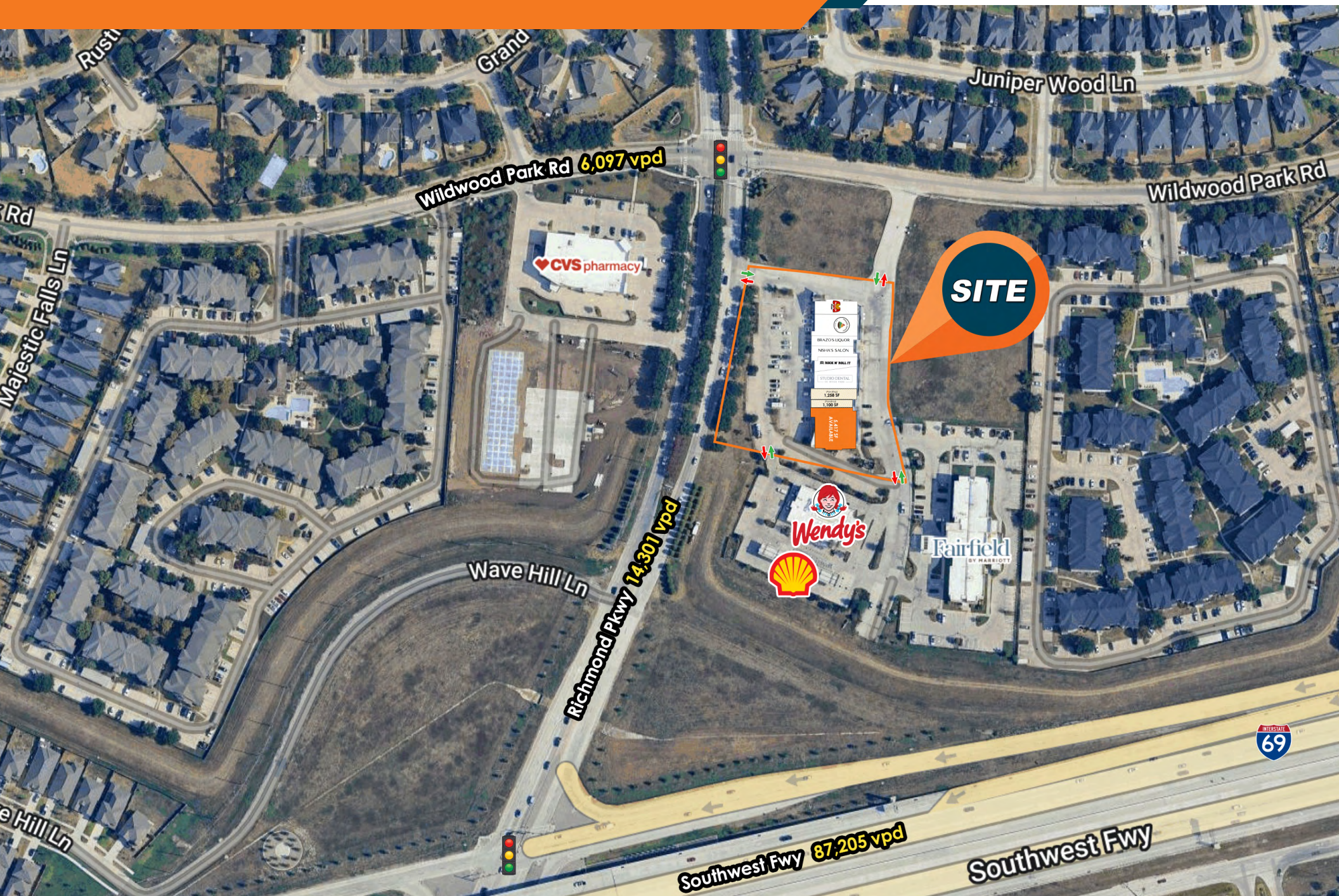
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For Lease



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For Lease



Fountains at Jane Long Farms
134 Homes

Veranda
2,500 Homes

Dell Webb Sweetgrass
1,500 Homes

Williams Ranch
180 Homes

Riverpark West
1,000 Homes

Riverpark
400 Homes

Canyon Gate at the Brazos
850 Homes

Canyon Lakes at the Brazos
370 Homes

Lakes of Williams Ranch
200 Homes

Brazos Village
350 Homes

Greatwood
4,500 Homes

Tara Estates
300 Homes

Crescent Park
319 Homes

SITE

Great Clips | PACIFIC | MOD PIZZA
Jasany deli | HEB | Shell | Marshalls
CHASE | petco | Firestone
BURGER KING | REGIONS

Krispy Kreme | AMERICA'S BEST | COST CUTTERS
O'Reilly | CURBSMART | TACO BELL | Exxon | Frost
Pizza Hut | FIREHOUSE SUBS | Michaels | Academy
SONIC | maurices | Wegmans | AutoZone

SAD | DurckBaos | stripes
PROGRESS BANK | ULTA | GYM

TOYOTA | TESLA
Exxon | HOME2U
TACO BELL | BURGER KING | Bank of America | Freddy's

INDEPENDENT | ME | BLU | Best Western
SportClips | LA FITNESS | DOLLAR TREE

Shell | FAS | Jack
McDonald's | SUBWAY | Jack
CVS pharmacy | Little Caesars

HOTWORX | SUBWAY | SWEET HOME
FIRST WASH | SUPERCUTS | MATTRESS FIRM | WAXING CITY
PACIFIC | Jiffy Lube | MOD PIZZA | Starbucks
RADON | ER ROBBING | Chick-fil-A | WENDY'S
WILD FLORIDA | Wegmans | Pizza Hut | SWEET HOME
Samsbury Blvd

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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.

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Buyer/Tenant/Seller/Landlord Initials

Date