

For Sale



3570 US-90

3570 US-90, Liberty, TX 77575



Hunnington

Hunnington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

hpiproperties.com



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PROPERTY INFORMATION

Sale Price	Call for pricing
Lot Size	± 3.47 AC
Utilities	Available
Zoning	None



PROPERTY HIGHLIGHTS

- Prime frontage along US-90, providing high visibility and benefiting from steady daily traffic
- Conveniently located near SH-146 and just minutes from downtown Liberty, making it easily accessible for local residents and visitors
- Surrounding area includes a mix of residential neighborhoods, schools, and civic offices, supporting strong daytime and evening traffic
- Site has direct access to Houston via US-90 and FM 563, connecting it to major regional corridors for both commuters and commercial activity.
- Property is not in a flood zone



DEMOGRAPHICS

Population (2025)	2 mi. - 6,763
	3 mi. - 8,768
	5 mi. - 10,383
Average Household Income	2 mi. - \$94,208
	3 mi. - \$93,615
	5 mi. - \$94,366

Traffic Counts	US 90: 20,429 vpd FM 146: 9,907 vpd
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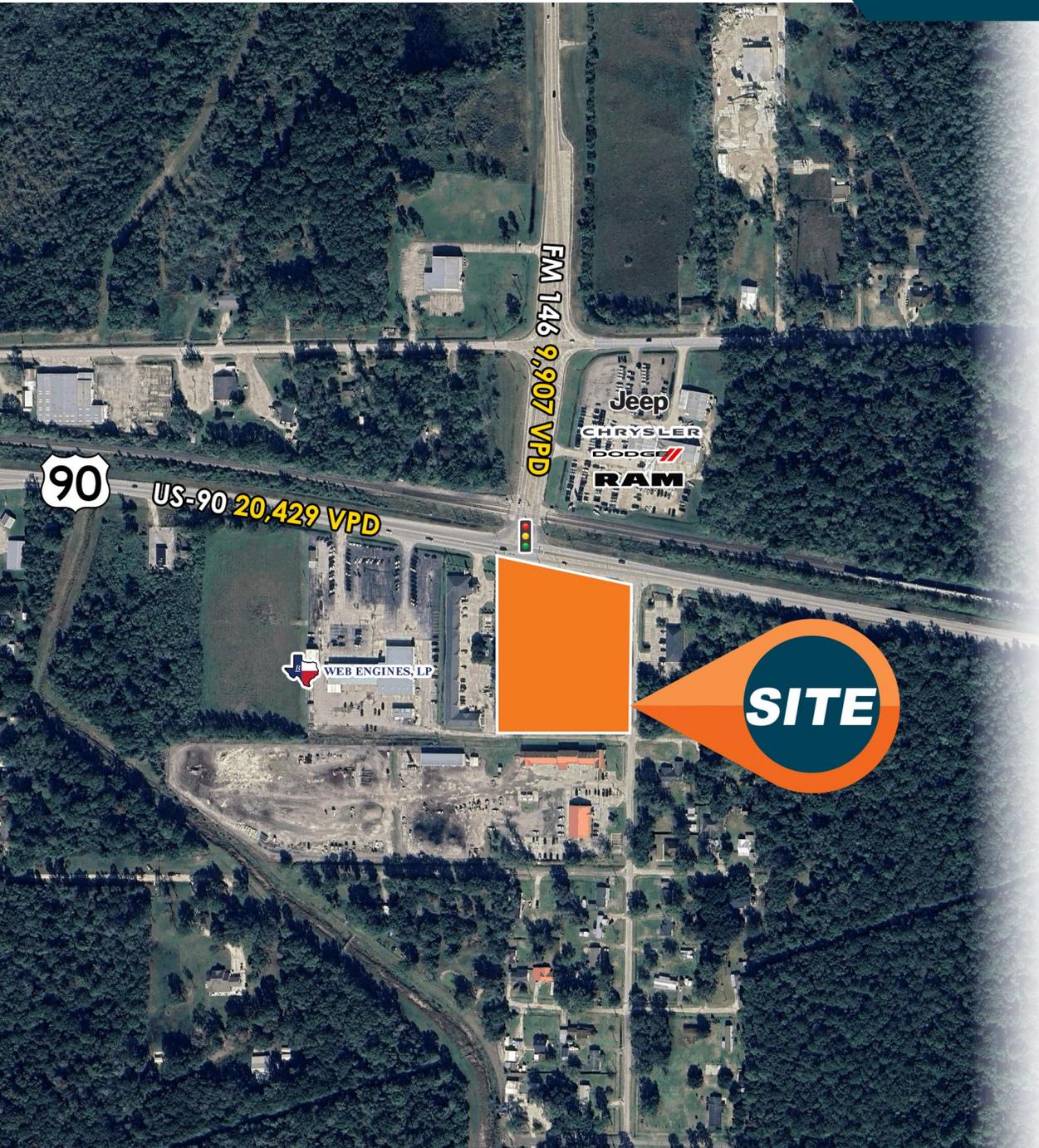
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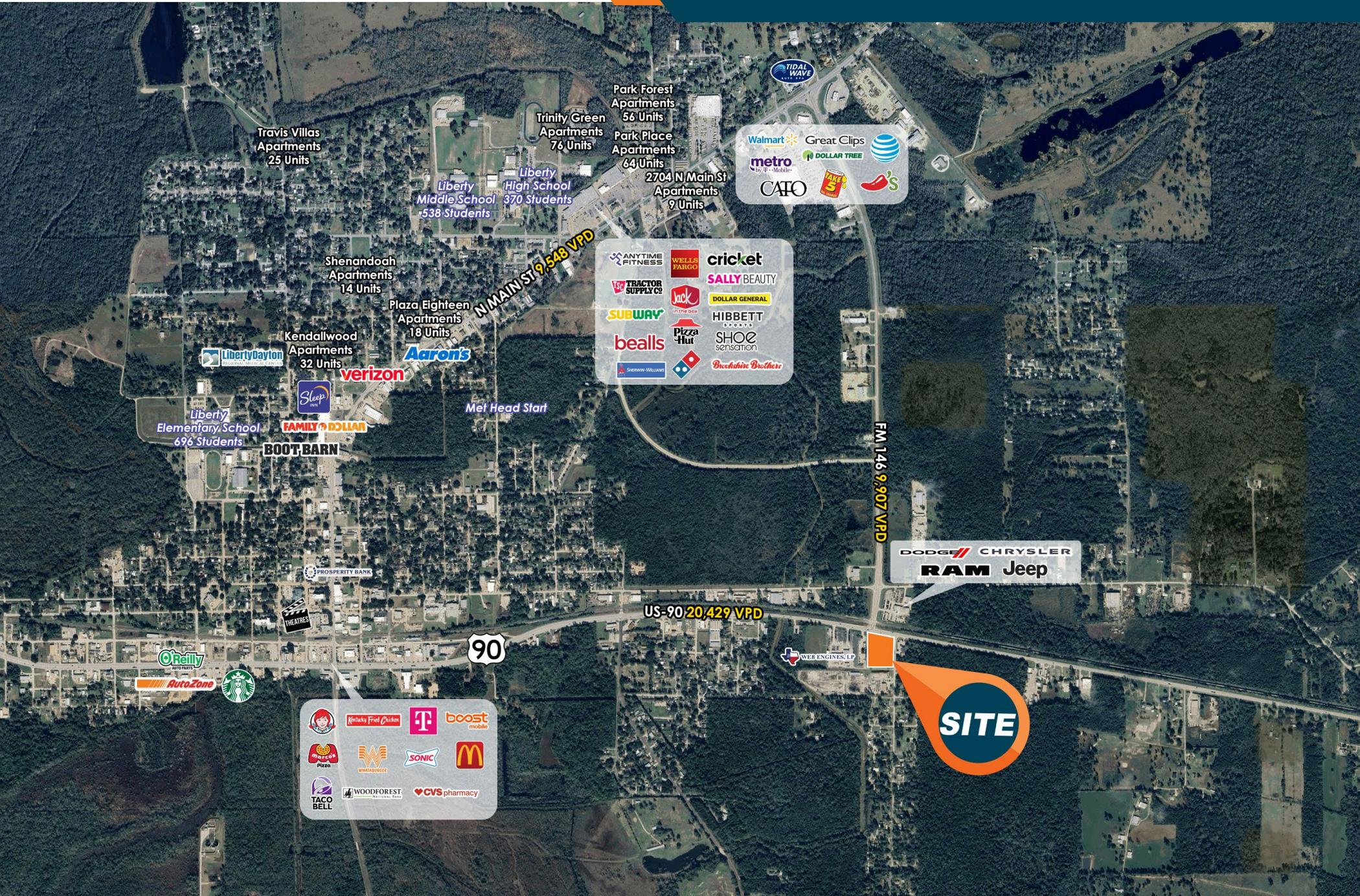
Projected Site Performance



Based on IMST modeling for the subject site, the following figures represent the most conservative ("floor") performance estimates for a standard fuel and convenience strategy:

- Auto Fuel Gallons (Conservative Minimum): ~90,000 gallons/month**
- Diesel Fuel Gallons (Conservative Minimum): ~39,000 gallons/month**
- C-Store Sales (Including Deli — Minimum Estimate): ~\$165,000/month**

These conservative projections reflect the lowest expected performance levels based on current trade-area demand. Actual operator performance may exceed these thresholds depending on branding, fuel strategy, and operational efficiencies.



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