

For Lease



**3,874 SF
AVAILABLE**



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

hpiproperties.com

Katy Freeway Marketplace

7613 Katy Freeway

Houston, TX 77024

For Lease



Hunington



**3,874 SF
AVAILABLE**

KATY FREEWAY MARKETPLACE

7613 Katy Freeway, Houston, TX 77024

PROPERTY INFORMATION

Space Available	3,874 SF
Rental Rate	\$32.00 PSF
NNN	\$11.00 PSF
Total Sq Ft:	15,387 SF

PROPERTY HIGHLIGHTS

- I-10 frontage location provides prime visibility with over 160,349 vpd
- Pylon Signage opportunity for added promotion to your business
- Adjacent to a mix of well-established retail outlets, restaurants, and businesses, a commercial environment.

CO-TENANTS



DEMOGRAPHICS

Population (2023)	1 mi. - 10,240
	3 mi. - 124,665
	5 mi. - 462,423
Average Household Income	1 mi. - \$221,754
	3 mi. - \$193,765
	5 mi. - \$166,580

Traffic Count Katy Fwy. 160,349 vpd
Silber Rd. 10,219 vpd

For More Information

Jonathan Aron
Principal | Brokerage
jonathan@hpiproperties.com

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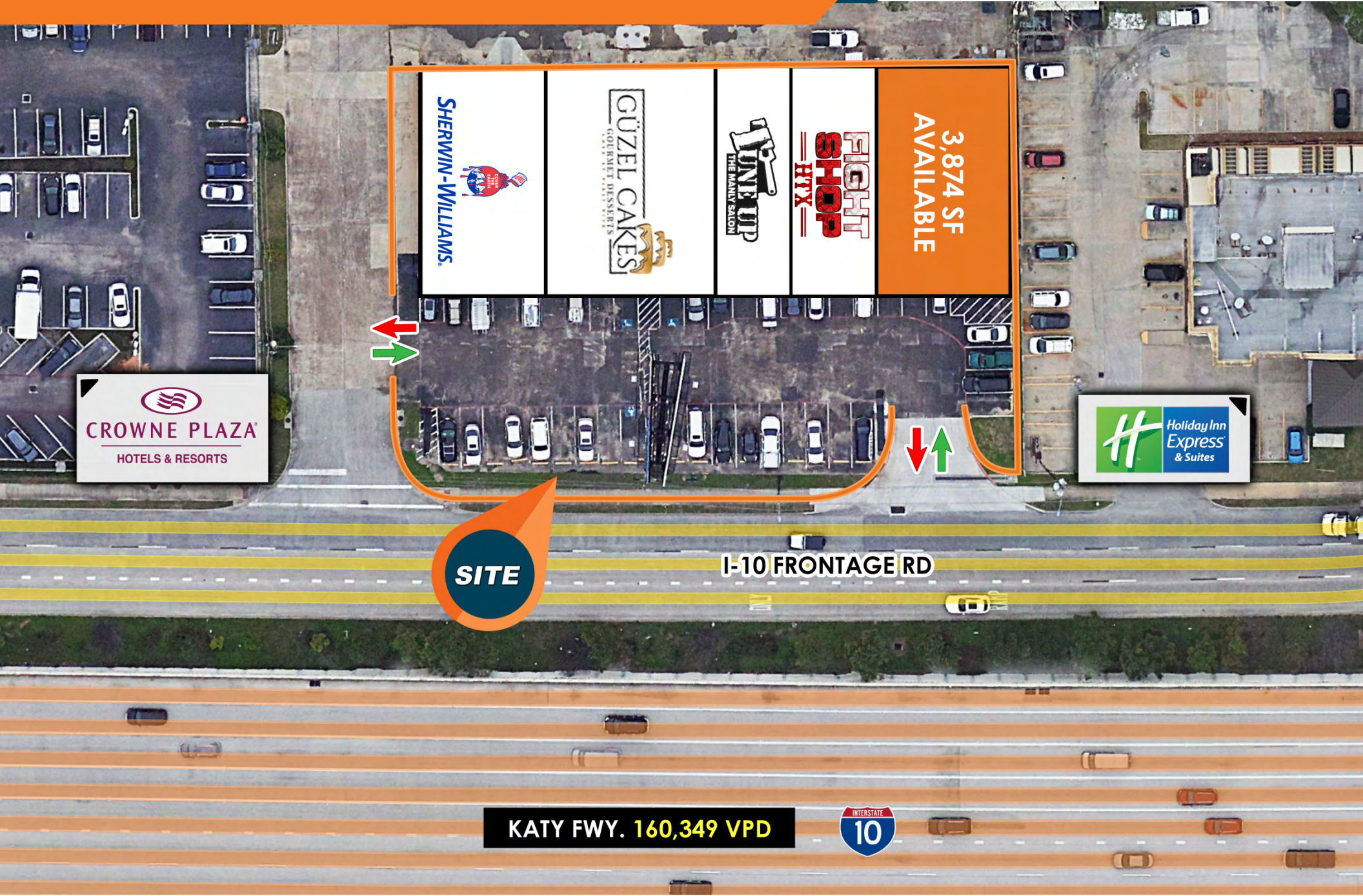
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SITE

For Lease



Hunington



SITE

**3,874 SF
AVAILABLE**

SHERWIN-WILLIAMS

GÜZEL CAKES
GOURMET DESSERTS

GUN UP
THE MANLY SALON

FIGHT SHOP
HTX

CROWNE PLAZA
HOTELS & RESORTS

Holiday Inn Express
& Suites

I-10 FRONTAGE RD

KATY FWY. 160,349 VPD

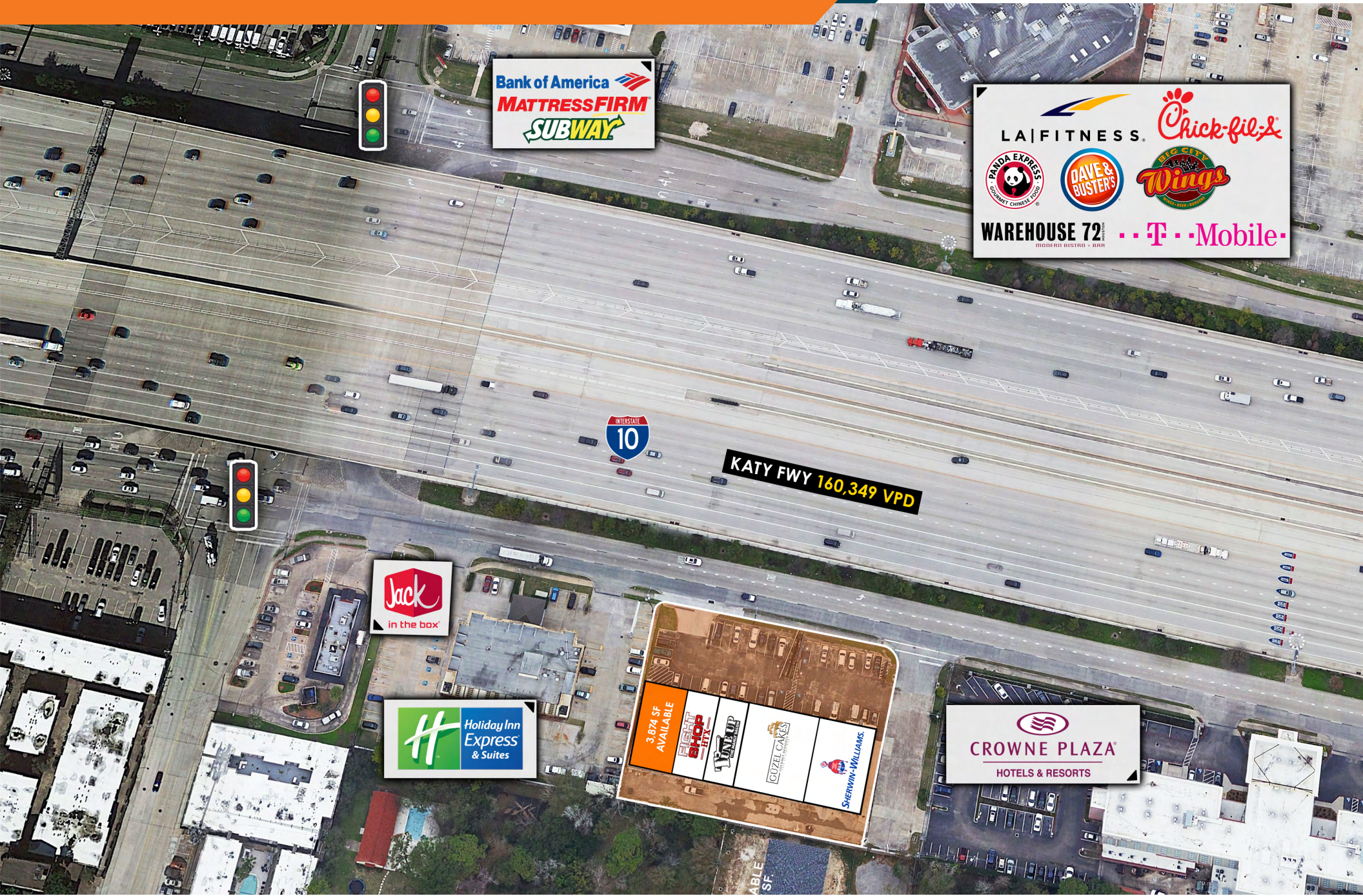


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For Lease



Hunington



Bank of America
MATTRESS FIRM
SUBWAY

LA FITNESS
Chick-fil-®
PANDA EXPRESS
DAVE & BUSTER'S
BIG CITY Wings
WAREHOUSE 72
T-Mobile

INTERSTATE
10

KATY FWY 160,349 VPD

Jack
in the box

H Holiday Inn
Express
& Suites

3,874 SF AVAILABLE
SHOP
TUNEUP
GUTZEL CAKES
SHERWIN-WILLIAMS

CROWNE PLAZA
HOTELS & RESORTS

For Lease



AMERICA'S BEST CONTACTS & EYEGLASSES
brident
SMOOTHIE KING

WHATABURGER

Walmart

CHASE

MURPHY USA

IKEA

HELFMAN MOTORS
HELFMAN MASERATI

SILBER RD 10,219 VPD

Bank of America
MATTRESS FIRM
SUBWAY

LAIFITNESS. Chick-fil& MARGIE REGAL CINEMAS
PANDA EXPRESS DAVE & BUSTERS Big Green WINGS Adobe Red Robin RUSSO'S PIZZERIA
WAREHOUSE 72 T-Mobile PUMPIUP IMPROV Comedy Theater & Restaurant

INTERSTATE 10 KATY FWY 160,349 VPD

SITE

INTERSTATE 10

Jack in the box

Holiday Inn Express & Suites

CROWNE PLAZA HOTELS & RESORTS

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For Lease



AMERICA'S BEST CONTACTS & EYEGLASSES
brident
SMOOTHIE KING

WHATABURGER

Walmart



CHASE

MURPHY USA

LA|FITNESS. Chick-fil-A. MOPPE. REGAL CINEMAS
PRADA EXPRESS. DAVE & BUSTERS. Wings. Adobe. Red Robin. RUSSO'S PIZZERIA
WAREHOUSE 72. T-Mobile. PUMPIUP. IMPROV Comedy Theater & Restaurant

IKEA

HELFMAN MOTORS
HELFMAN MASERATI

SITE



Bank of America
MATTRESS FIRM
SUBWAY

ups. Walmart. square LEGENDS
FUZZY'S. CUBESMART self storage. ExtraSpace Storage

Jack in the box

Holiday Inn Express & Suites

CROWNE PLAZA HOTELS & RESORTS



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.

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

Buyer/Tenant/Seller/Landlord Initials

Date