

For Lease

**2,874 SF
AVAILABLE**

**4,874 SF
AVAILABLE**



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

hproperties.com

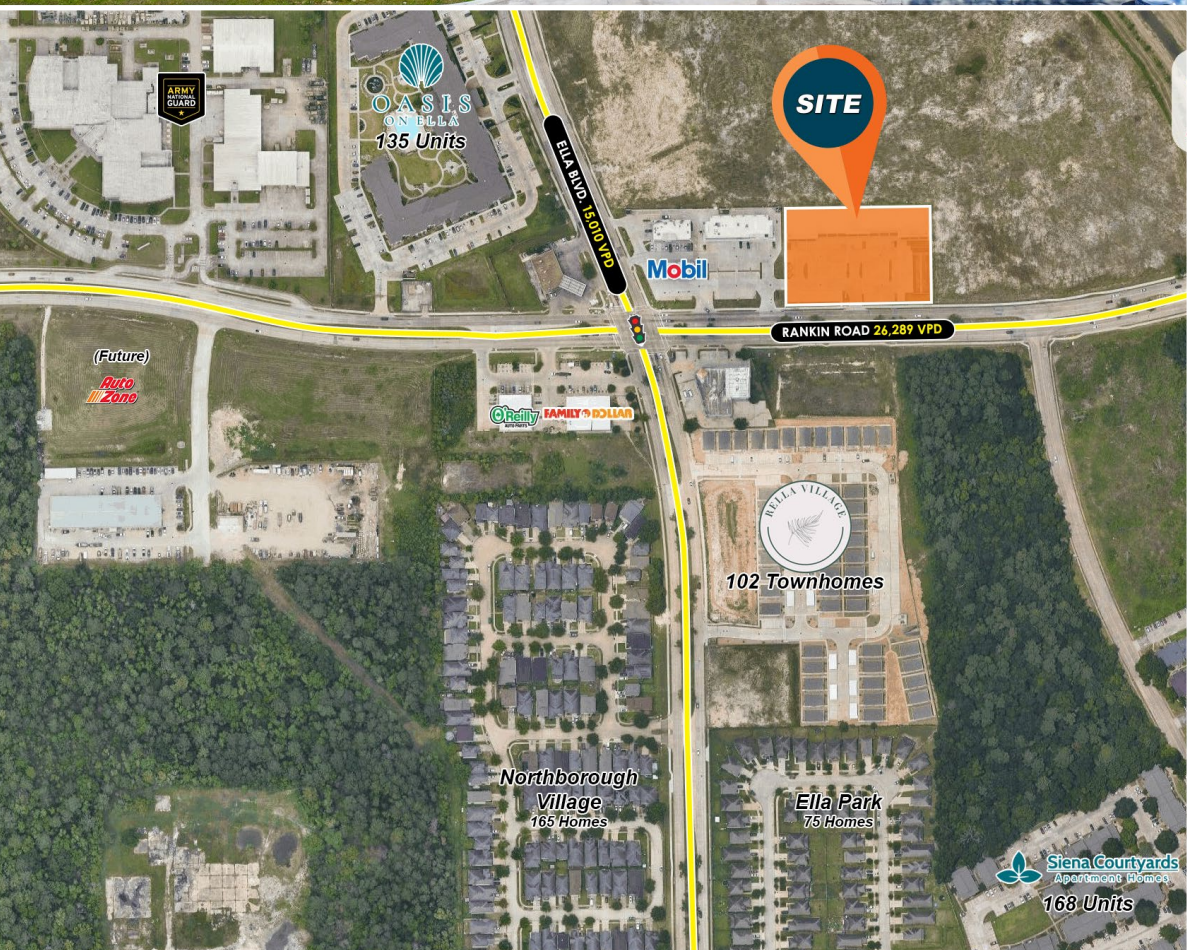
Pinnacle Plaza at Rankin

644 W. Rankin Road,
Houston, Texas 77014

For Lease



Hunington



PINNACLE PLAZA AT RANKIN

644 W. Rankin Road, Houston, Texas 77014

Property Information

Space For Lease 2,874 SF Available (Will Divide)
 4,874 SF Available (Will Divide)

Rental Rate \$27.00 PSF

NNN \$7.00 PSF

Property Highlights

- **Modern Design:** The center features contemporary architecture with white box construction, providing a versatile interior ready for tenant-specific build-outs
- **Ample Parking**
- **Strategically positioned** near several major corporations and business districts, enhancing its appeal to potential tenants and customers.
- **Established Tenancy:** Notably, an Advance Auto Parts store operates at this location, enhancing foot traffic and consumer draw to the center.
- **Excellent visibility-** 27,493 vpd on Rankin Rd.

Demographics

Population (2024)
 1 mi. - 18,620
 2 mi. - 60,966
 3 mi. - 127,690

Average Household Income
 1 mi. - \$7,147
 3 mi. - \$20,934
 5 mi. - \$43,122

Traffic Counts
 Rankin Rd (W of Site): 25,791 VPD
 Rankin Rd (E of Site): 26,289 VPD
 Ella Blvd: 15,010 VPD
 Interstate 45: 224,857 VPD

 <p>Tooba Patoli Senior Associate Leasing tooba@hpiproperties.com</p>	<p>Abdul Sabha Vice President Leasing abdul@hpiproperties.com</p>
---	--

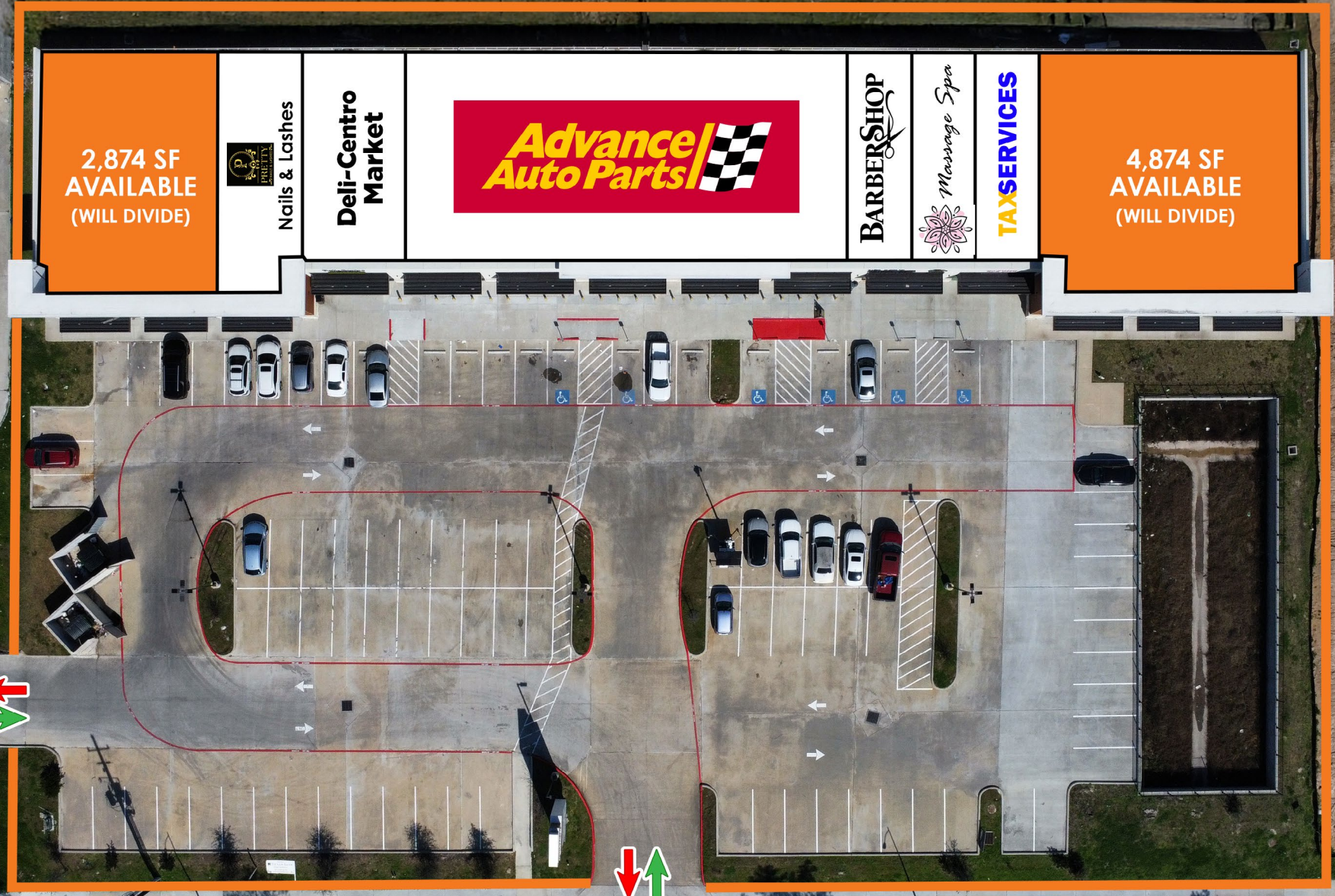
Hunington Properties, Inc.
 3773 Richmond Ave., Suite 800 • Houston, Texas 77046 • 713-623-6944
hpiproperties.com

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



Hunington



2,874 SF
AVAILABLE
(WILL DIVIDE)



Nails & Lashes

Deli-Centro
Market



BARBERSHOP



TAXSERVICES

4,874 SF
AVAILABLE
(WILL DIVIDE)

RANKIN ROAD 26,289 VPD

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

ELLA BLVD. 15,010 VPD

RANKIN RD. 26,289 VPD

Interstates 45/10

Clark Elementary 1,009 Students

Legacy Park D.R. HORTON

Benjamin O. Davis Jr High School 2,528 Students

Spence Elementary 637 Students

Plummer Middle 1,026 Students

North Houston District
INDUSTRIAL/FLEX - 9.58 MILLION SF
OFFICE - 10.82 MILLION SF

BAKER 101,111 SF	vantiv 41,000 SF	POWER ENGINEERS 13,900 SF
Centre 18,073 SF	PORSCHE NORTH HOUSTON 64,000 SF	amazon 855,000 SF

Other nearby businesses and schools include: Valero, Golden Chick, Checkers, boost mobile, 7-Eleven, Mister metro, CRUE SMART, SONIC, Shell, 6, RLH, Walgreens, McDonald's, Chevron, Family Dollar, AutoZone, Stripes, AutoZone, Metro, Jack in the Box, Subway, Dunkin', Walgreens, Mobil, Family Dollar, C'Reilly, Sago Palms 220 Units, Siena Courtyards, Canfield Lakes 412 Units, Houston at Ella 146 Units, In Town, Wells Fargo, Dollar Tree, Bank of America, Exxon, IHOP, Jack in the Box, McDonald's, RainBOW, Burlington, Metro, Cricket, Subway, Burger King, Dunkin', Shell, Hilton, Exon, Schlottsky's, Champs, TACO BELL, Smoothie King, and TEXACO.

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 Hunnington Properties or by any agent, independent associate, subsidiary or employee of Hunnington Properties This information is subject to change.

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.

Hunington Properties, Inc.	454676	sandy@hpiproperties.com	713.623.6944
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sanford Paul Aron	218898	sandy@hpiproperties.com	713.623.6944
Designated Broker of Firm	License No.	Email	Phone
AJ Loudermilk	693472	aj@hpiproperties.com	713.623.6944
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Abdul Sabha	731889	abdul@hpiproperties.com	713.623.6944
Tooba Patoli	774821	tooba@hpiproperties.com	713.623.6944
Sales Agent/Associate’s Name	License No.	Email	Phone