



Hunington

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

SHOPS AT TAMARRON

30802 Tamarron Pkwy
Fulshear, TX 77441

SHOPS AT TAMARRON

Shops at Tamarron is situated at the northwest corner of Tamarron Parkway and Jordan Ranch Boulevard in Fulshear, TX. It is just a few miles away from I-10 and the Westpark Tollway in the heart of the Tamarron master-planned community. With over 4,000 homes, the community offers easy commutes and an abundance of shopping and dining options.

FULSHEAR RANKED #1 AS FASTEST GROWING CITY IN TEXAS 2023

194%
Population growth
Between 2020 and 2023,
the population increased
from 1,134 to over 16,000

33.8%
33.8% of households
in the town earn over
\$200,000 annually.

#4
Fort Bend County is
the 4th wealthiest
county in Texas in 2024



Property Information - Multi-Tenant Retail

Space Available	1,000 SF - 9,500 SF (Will Divide)
Rental Rate	\$33.00-\$36.00 PSF
NNN	\$10.00 PSF
Building Size	19,753 SF

Pad Sites Available

For Sale	Pad 3: 1.15 Ac	Pad 5: 0.98 Ac
Ground Lease	Pad 4: 0.88 Ac	Pad 6: 1.45 Ac
Build to Suit	Call for pricing	

Property Highlights

- Located in the affluent and fast growing Fulshear ETJ in Fort Bend County
- Situated in the heart of the thriving Tamarron community in Fulshear, Texas ranked 14th place as the Top-Selling masterplanned communities of 2023
- With the continuous growth and development of the Tamarron community and surrounding areas, our retail spaces offer excellent opportunities for businesses to thrive and expand.

Demographics

Population (2024)	3 mi. - 88,425
	5 mi. - 163,854
	7 mi. - 268,939
Average Household Income	3 mi. - \$178,905
	5 mi. - \$174,727
	7 mi. - \$164,266
Projected Population (2029)	3 mi. - 108,431
	5 mi. - 197,133
	7 mi. - 315,426

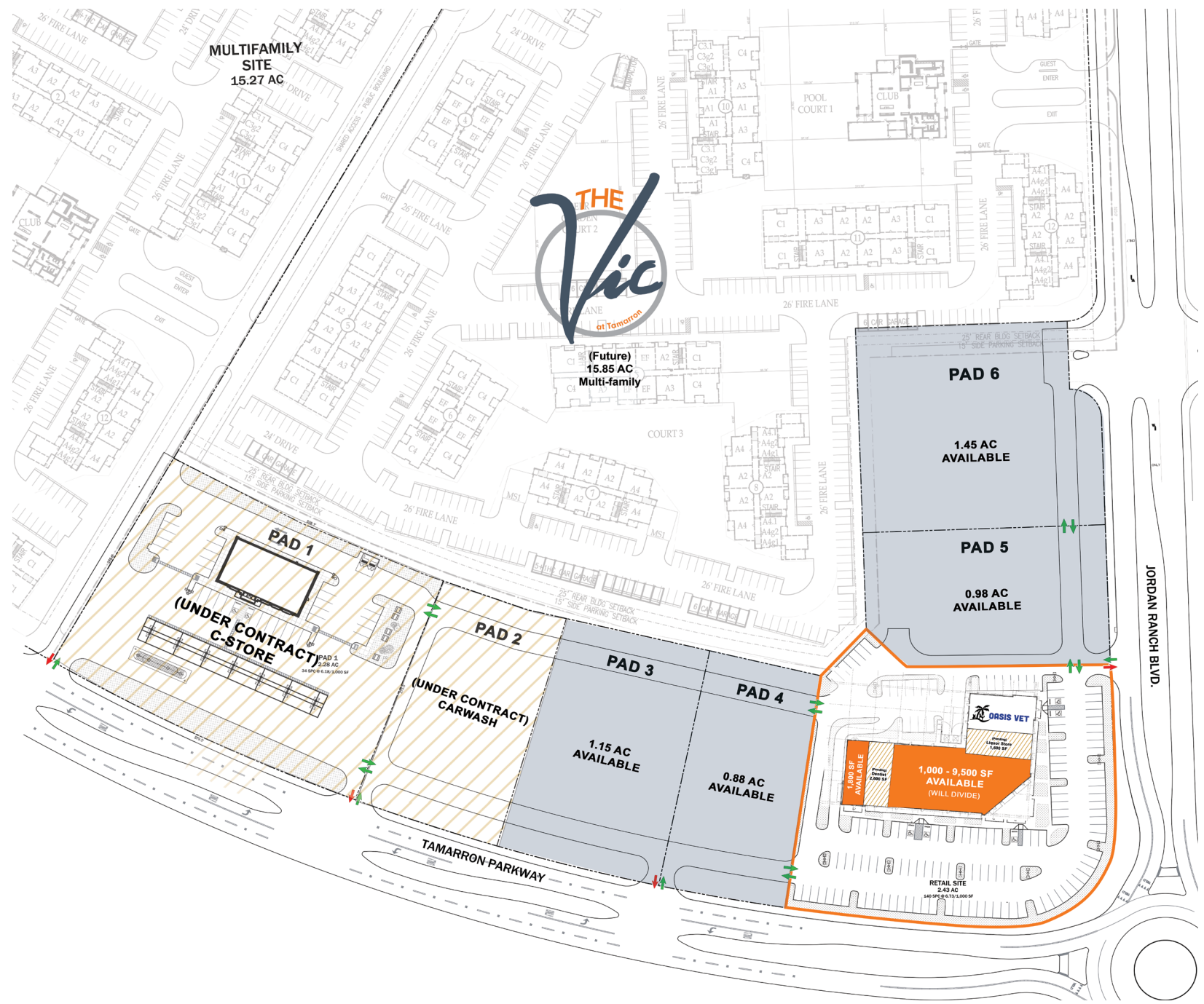
 <p>Jonathan Aron Principal Brokerage jonathan@hpiproperties.com</p>	<p>Jeffrey Aron Vice President Retail Development jeffrey@hpiproperties.com</p>
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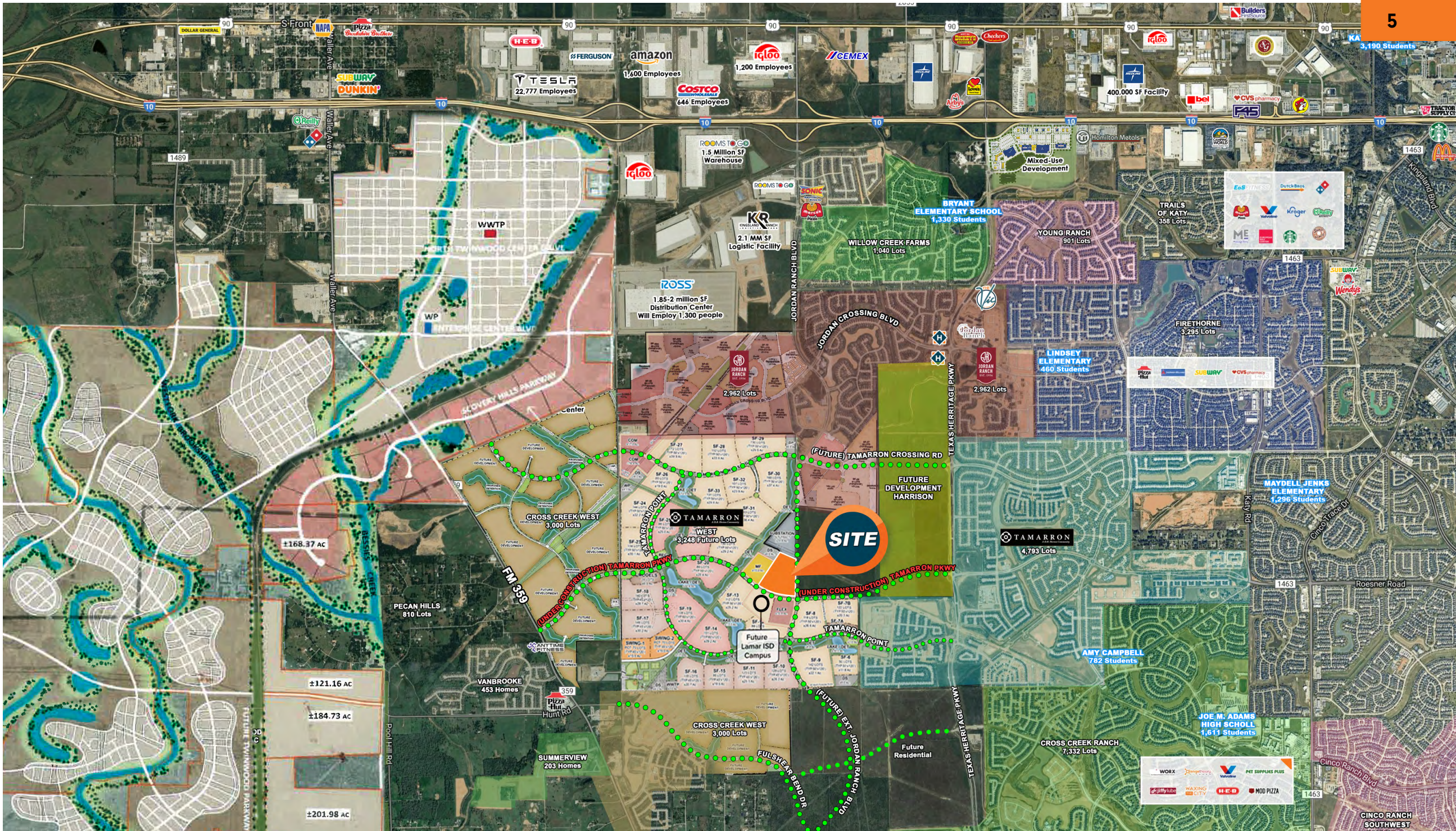
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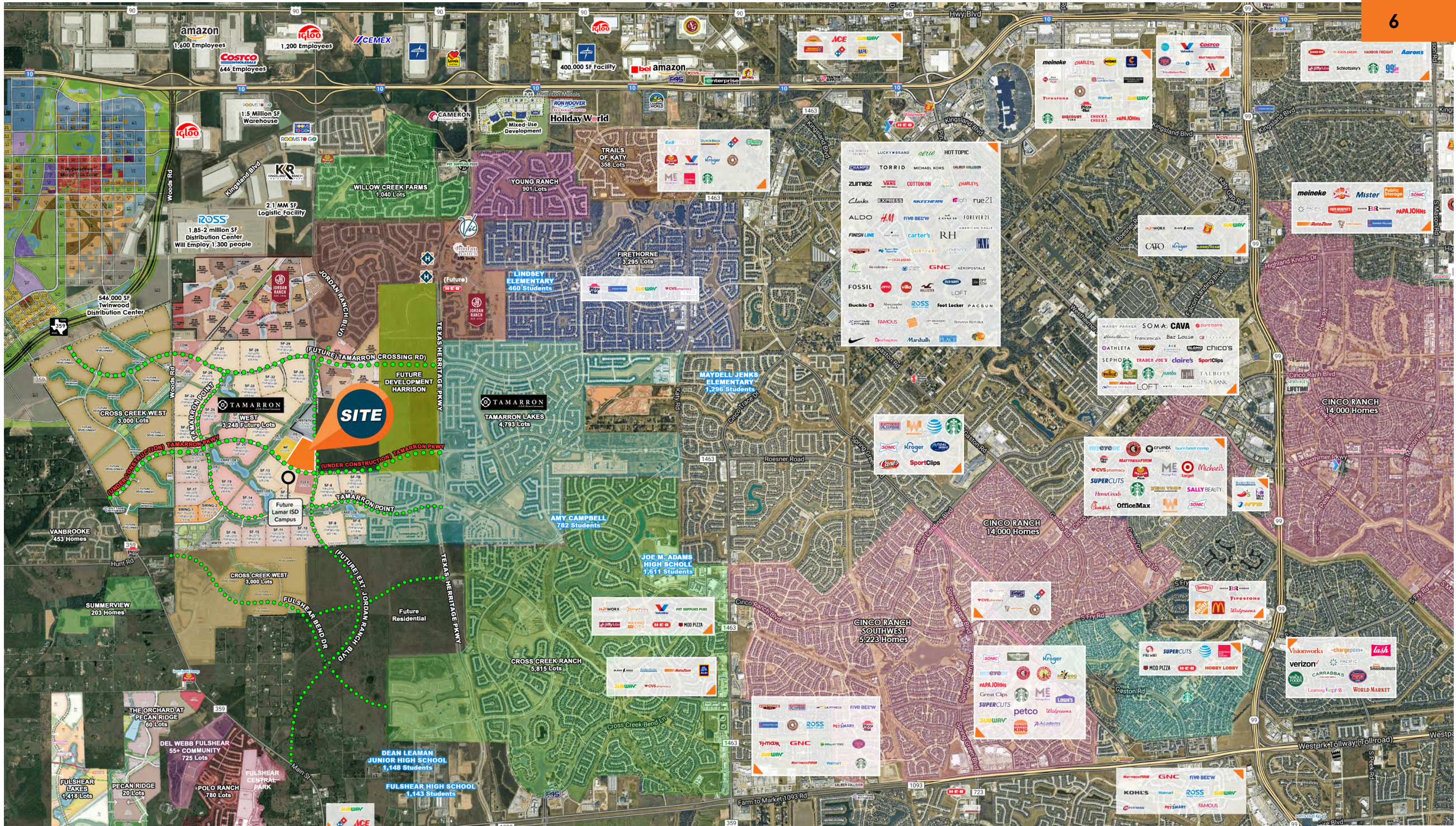
- Available
- In Negotiation
- Leased | Sold



	SF/AC	STATUS
Retail	9,500 SF	Available For Lease
Pad 1	2.28 Acres	Under Contract
Pad 2	1.00 Acre	Under Contract
Pad 3	1.15 Acres	Available
Pad 4	0.88 Acre	Available
Pad 5	0.98 Acre	Available
Pad 6	1.45 Acres	Available







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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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
Jonathan Aron	644676	jonathan@hpiproperties.com	713.623.6944
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jeffrey Aron	724858	jeffrey@hpiproperties.com	713.623.6944
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov