

An aerial photograph of a commercial property development. A large, irregularly shaped brown field is outlined in orange and labeled 'PAD SITE 26,384 SF (0.605 AC)'. To the left of the pad site is a road labeled 'Barkers Branch Dr 2,128 vpd'. To the right is a road labeled 'Barker Cypress Rd 34,646 vpd'. Several commercial buildings are visible, including one with a 'CREDIBLE DENTAL' sign and another with a 'Lounge' sign. A speech bubble in the top left corner lists several business names: 'WORKHUB', 'BLACK SWAN', 'PREMIER MENTAL HEALTH', 'behavioral', and 'ALLNATT'. A speech bubble in the top right corner says 'Under Construction Esperanza at Wild Orchid 330 Units'. A speech bubble in the bottom left corner says 'LA ANCHOVITA MEAT MARKET'. A speech bubble in the bottom right corner says 'SITE'. The background shows a mix of commercial buildings, parking lots, and green spaces.

For Sale | Lease

Under Construction
Esperanza at Wild Orchid
330 Units

SITE

PAD SITE
26,384 SF
(0.605 AC)

Barkers Branch Dr 2,128 vpd

Barker Cypress Rd 34,646 vpd

Barkers Village Square Pad Site

3690 Barker Cypress Rd.,
Houston, TX 77084

Hunington

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

An aerial photograph showing a large, rectangular, brownish-orange pad site outlined in orange. The site is located at the corner of Bakers Branch Dr (labeled "Barkers Branch Dr 2,128 vpd") and Barker Cypress Rd (labeled "Barker Cypress Rd 34,646 vpd"). To the north of the pad site are several commercial buildings. One building has a sign for "CREDIBLE DENTAL". Another building has a sign for "Under Construction Esperanza at Wild Orchid 330 Units". A callout bubble labeled "SITE" points to the pad site. Other callout bubbles show logos for "WORKHUB", "BLACK SWAN", "PREMIER MEDICAL GROUP", "behavioral HEALTH SERVICES", "ALLNATT VENTURE", and "LA ANCHOVETA MEAT MARKET". Red and green arrows indicate traffic flow at the intersection.

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BARKERS VILLAGE SQUARE-PAD SITE

3690 Barker Cypress Rd., Houston, TX 77084



Property Information

Sale Price	\$700,000.00
Ground Lease Price	\$49,000.00 Annually
Land Size:	26,384 SF (0.605 AC)



Property Highlights

- Pad Site Located at the intersection of Barkers Cypress Rd and Barkers Branch Dr. and less than 3 miles north of I-10
- Corner location at a high traffic instruction w/ high household income 2-Mile Radius: Approx. 17,500 households



Demographics

Population (2024)	2 mi. - 47,004
	3 mi. - 120,054
	5 mi. - 308,919

Average Household Income	2 mi. - \$114,215
	3 mi. - \$108,641
	5 mi. - \$112,780

Traffic Count

Barker Cypress Rd.- 34,646 vpd
Clay Rd. - 28,765 vpd
Morton Rd- 12,282 vpd



Jonathan Aron
Principal | Brokerage
jonathan@hpiproperties.com

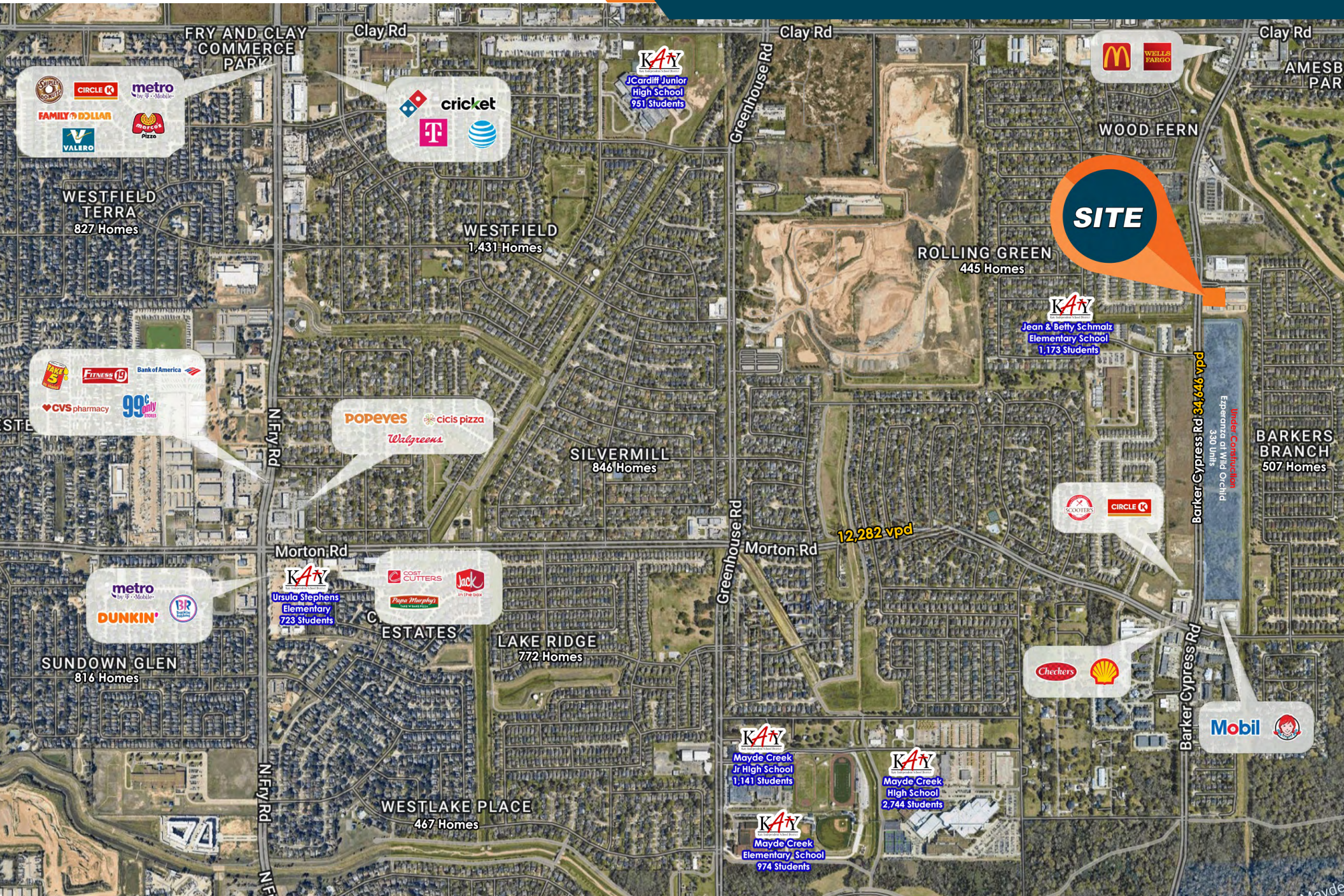
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The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.





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
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jonathan Aron	644676	jonathan@hpiproperties.com	713.623.6944
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date