

For Lease

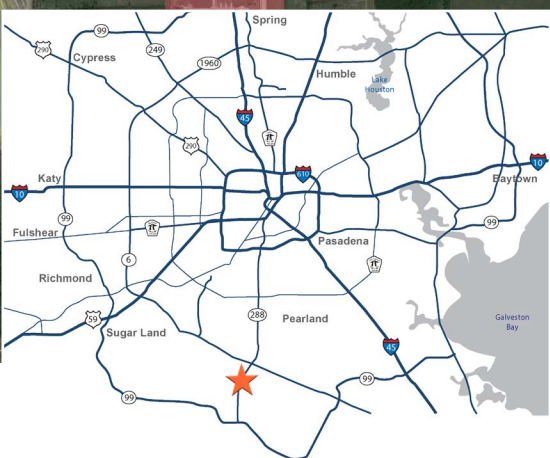


Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Suite 800
Houston, Texas 77046
713-623-6944
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Shops at Sterling Lakes

3233 Meridiana Pkwy
Iowa Colony, TX 77583



SHOPS AT STERLING LAKES

3233 Meridiana Pkwy, Iowa Colony, Texas 77583

PROPERTY INFORMATION

| | |
|-----------------|------------------------|
| Space For Lease | 2,025 SF (Will Divide) |
| Rental Rate | Call for Pricing |
| NNN | \$9.00 PSF |
| Building Size | 17,625 SF |

PROPERTY HIGHLIGHTS

- Extremely limited retail supply in the submarket constrains market access
- Newly built elementary school now open .65 mi from the site drives both foot and automobile traffic, 2 new highschools to open summer 2021 and 2022
- High end suburban home construction provides tenants with favorable population demographics
- Located along Highway 288, a major thoroughfare connecting the city of Houston and many of its suburbs

DEMOGRAPHICS

| | |
|---------------------------------|----------------------|
| Population (2024) | 2 mi. - 11,864 |
| | 3 mi. - 14,928 |
| | 5 mi. - 44,469 |
| Average Household Income (2024) | 2 mi. - \$114,155 |
| | 3 mi. - \$114,117 |
| | 5 mi. - \$103,647 |
| Traffic Counts | Hwy 288 - 22,992 vpd |

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|---|--|
|  Jonathan Aron Principal Brokerage jonathan@hpiproperties.com | Tooba Patoli Senior Associate Leasing tooba@hpiproperties.com |
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For Lease

- Available
- Pending
- Leased

SITE

Sterling Lakes
4,135 Homes at Buildout



MERIDIANA PARKWAY

Civic Center
Under Construction

Future Retail Future DayCare
PULASKI CHERRY PLAZA RIVERSTONE MONTESSORI

SIERRA VISTA
A Land Texas Community
2,000 Homes at Buildout

Exxon

CVS
pharmacy

Pizza Hut

288 TEXAS
22,992 vpd

288 TEXAS
22,992 vpd

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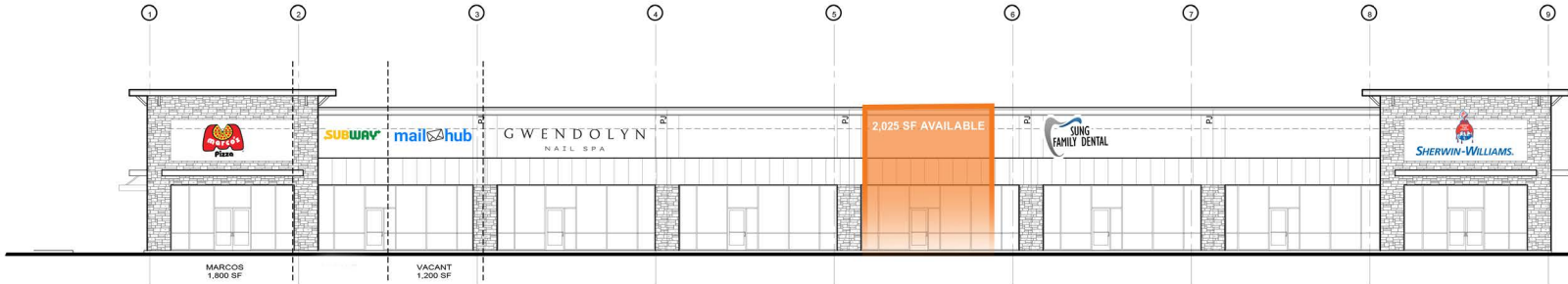


Hunington

- Available
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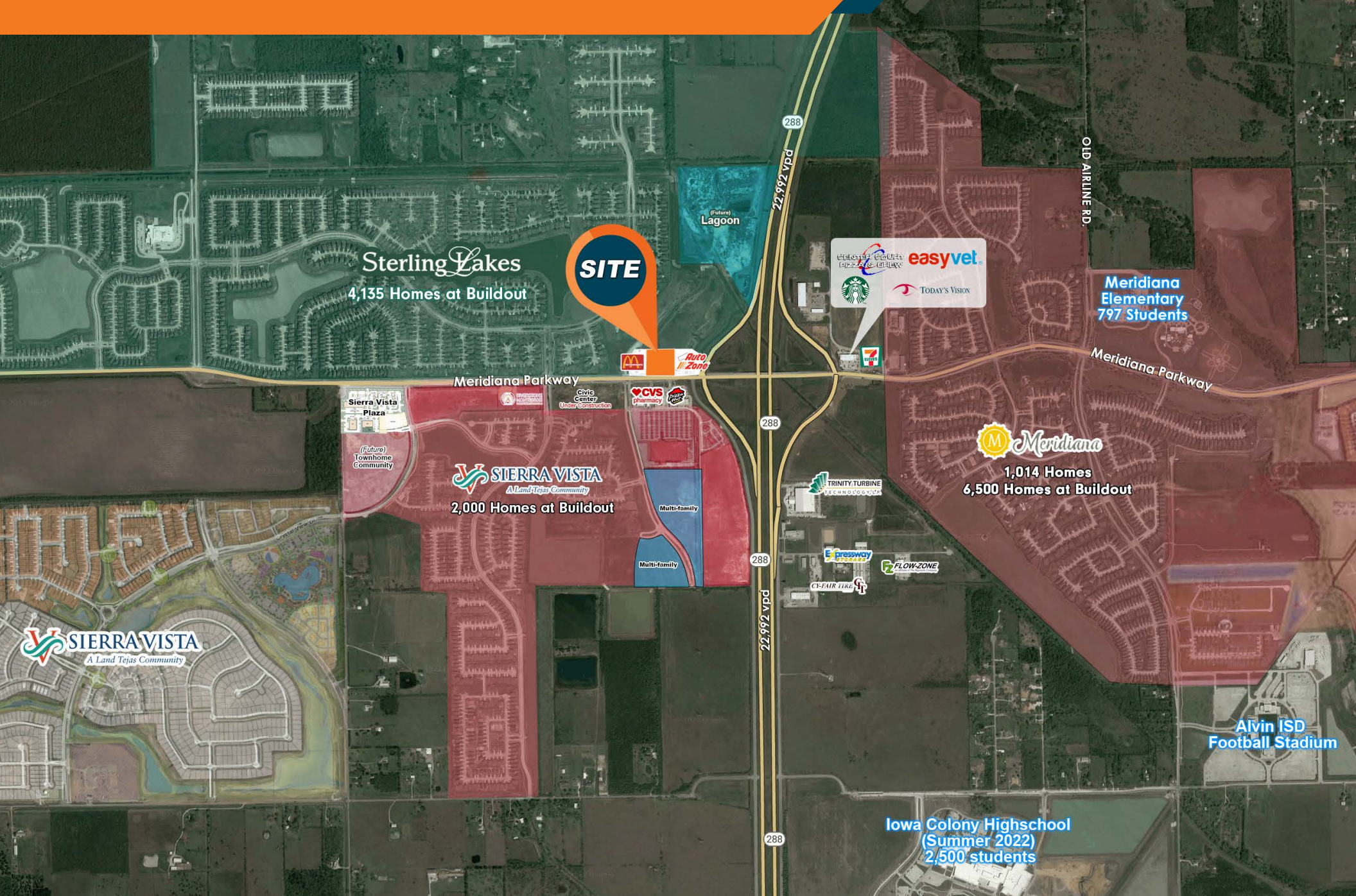


1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

For Lease



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.

For Lease



SITE

MANVEL TOWN CENTER
Great Clips, McDonald's, Dunkin', etc.

Meridiana Future Phases
SIMPLY, DQ, Exxon, TACO BELL, Shell, SUBWAY, Valero, Sonic, Burger King, Jack in the Box

Manvel Jr School 910 Students
Manvel High School 2,337 Students
DOLLAR GENERAL, Starbucks, Dunkin', Best Western PLUS, O'Reilly

Meridiana Elementary 797 Students
easyvet, Starbucks, Today's Vision, 7-Eleven

Sierra Vista 2,000 Homes at Buildout
CVS pharmacy, Pizza-hut, Exxon

Meridiana 6,500 Homes
6,500 Homes at Buildout
Trinity Turbine, E-Gateway, E-Gateway, CF-Fair Tire

Jackie Doucet Caffey Jr. High School (Summer 2021) 1,000 students

Iowa Colony Highschool (Summer 2022) 2,500 students

Alvin ISD Football Stadium

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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| <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 |
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Buyer/Tenant/Seller/Landlord Initials

Date