

For Lease



**1,600 SF
AVAILABLE**
(FORMER ICE CREAM SHOP)



Hunnington

Hunnington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

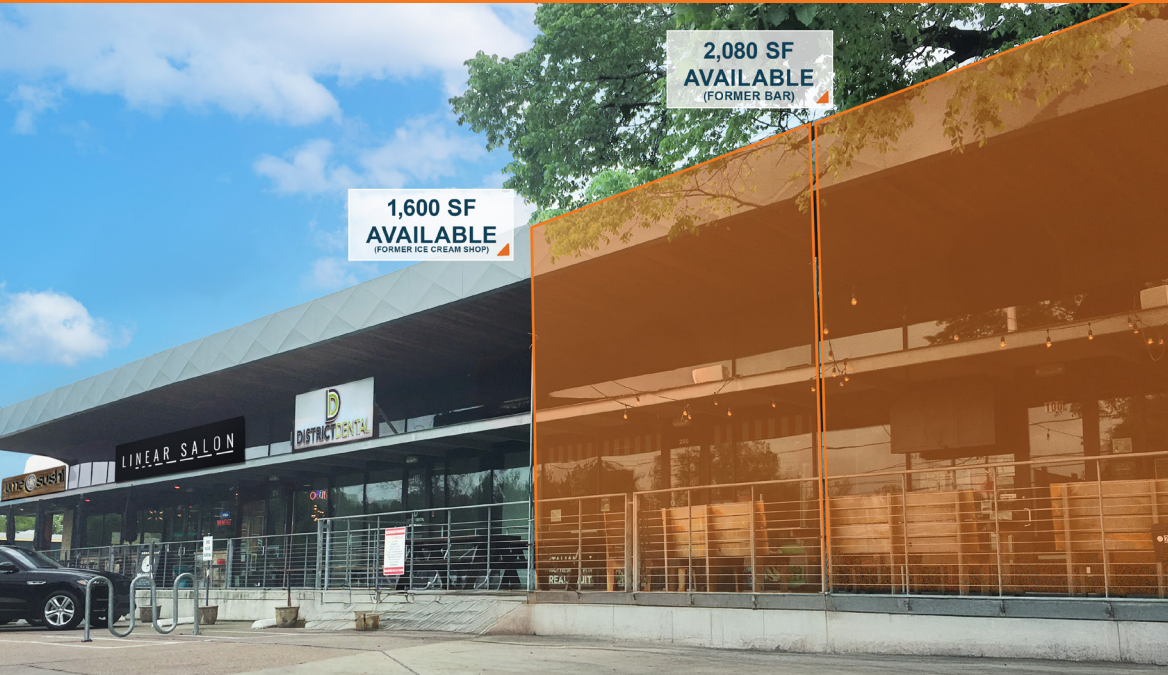
hpiproperties.com

Shops at South Heights

2802 White Oak Drive

Houston, Texas 77007

For Lease



SHOPS AT SOUTH HEIGHTS

2802 White Oak Drive, Houston, Texas 77007

Property Information

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|------------------|---|
| Space For Lease | 1,600 SF (Former Ice Cream Shop) 2,080 SF (Former Bar) |
| Rental Rate | \$60.00 PSF |
| NNN | \$17.00 PSF |
| Building Sq. Ft. | 10,240 SF |

Property Highlights

- Surrounded by a dense residential population with strong demographics and steady growth.
- Close proximity to major thoroughfares, including I-45 and I-10, for convenient commuter access.
- Located along a vibrant commercial corridor with strong foot traffic and local appeal.

Demographics

| | |
|--------------------------|---|
| Population (2025) | 1 mi. - 24,071 2 mi. - 99,296 3 mi. - 218,615 |
| Average Household Income | 1 mi. - \$214,788 2 mi. - \$190,782 3 mi. - \$181,707 |

| | |
|---------------|---|
| Traffic Count | White Oak Dr: 5,346 VPD Studemont St: 25,534 VPD |
|---------------|---|

For More Information

Jonathan Aron
Principal | Brokerage
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Amir Hamed
Associate | Brokerage
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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 Hunnington Properties or by any agent, independent associate, subsidiary or employee of Hunnington Properties. This information is subject to change.



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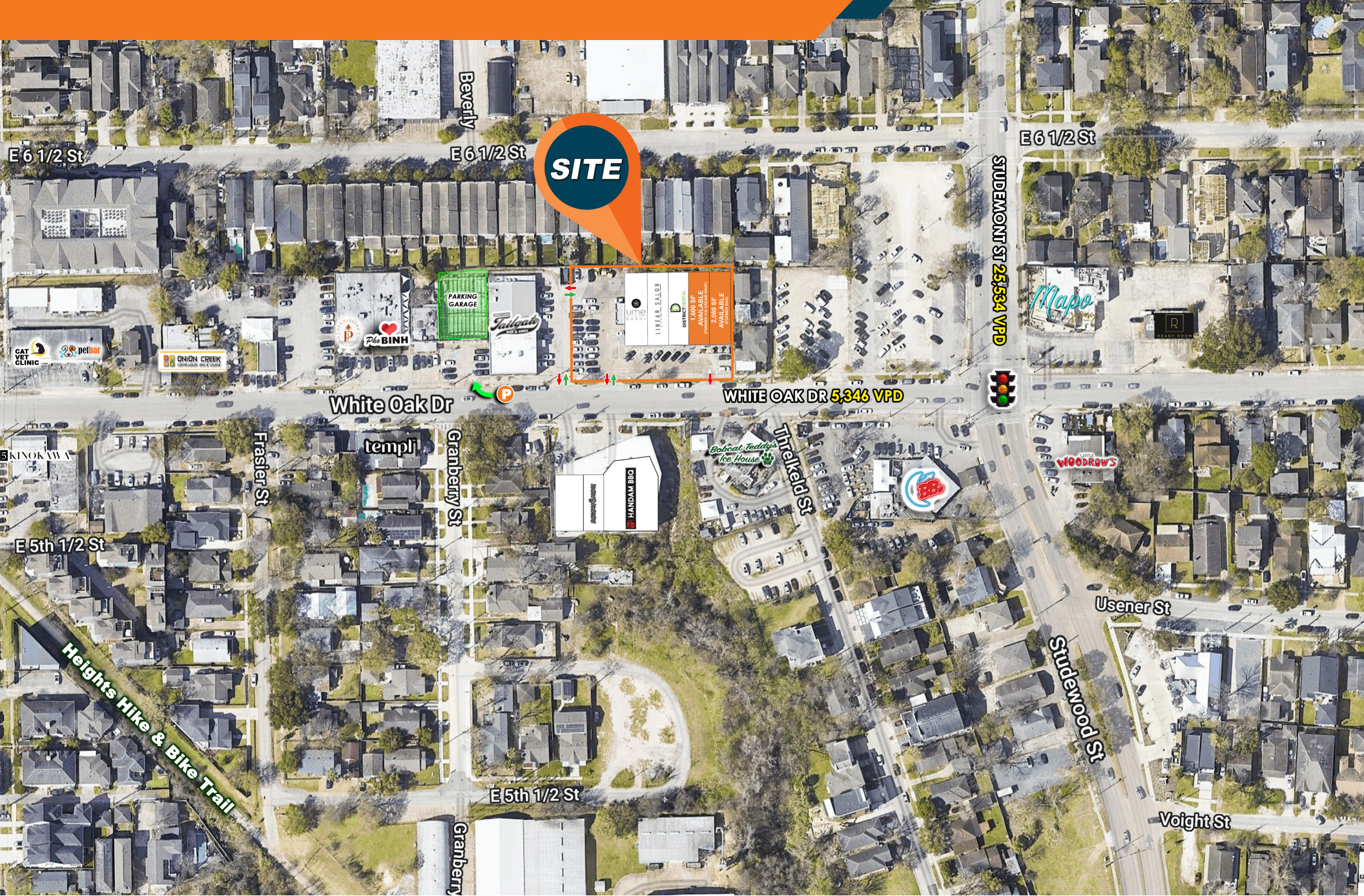


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|--|--------------|--|--|---------------------------------------|
| | LINEAR SALON | | 1,600 SF AVAILABLE (FORMER ICE CREAM SHOP) | 2,080 SF AVAILABLE (FORMER BAR) |
|--|--------------|--|--|---------------------------------------|

WHITE OAK DR 5,346 VPD

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For Lease



SITE

UNILAR SALON
AVAILABLE
AVAILABLE
AVAILABLE

For Lease



Hunington



1,600 SF

For Lease



Hunington



1,600 SF



2,080 SF

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 |
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| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov