

For Lease

DRIVE-THRU AVAILABLE



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

hproperties.com

Reading Alliance Retail Shopping Center

635 Benton Road

Rosenberg, TX 77469

For Lease



Hunington



READING ALLIANCE RETAIL

635 Benton Road, Rosenberg, Texas 77469

Property Information

Space For Lease	1,200 SF - 9,320 SF (Will Divide) Drive-thru Available
Rental Rate	\$28.00 - \$30.00 PSF
NNN	\$7.00 PSF
Building Size	12,320 SF

Property Highlights

- The site is in a high-income area, surrounded by single-family home communities: Summer Lakes (1,070 homes), Bonbrook Plantation (1,297 homes), and River Run at Brazos (580 homes). The average household income within a 1-mile radius is \$159,100. House hold income
- Benton Road recently expanded into a four-lane thoroughfare with raised medians, curb and gutter, and underground storm sewer

Demographics

Population (2026)	1 mi. - 12,752
	3 mi. - 65,190
	5 mi. - 132,355
Average Household Income	1 mi. - \$126,964
	3 mi. - \$112,613
	5 mi. - \$105,107
Traffic Count	Benton Rd: 10,292 vpd Reading Rd: 19,936 vpd

For More Information

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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.

For Lease



Benton Rd 10,292 VPD

Reading Rd 19,936 VPD

1,200 SF - 9,320 SF
AVAILABLE
(Will Divide)

Coffee
3,000 SF
(Pending)

Drive-Thru



For Lease



Hunington



Kroger

EoS
FITNESS

River Mist
183 Lots

Summer Lakes
1,070 Lots

River Run at Brazos
580 Lots

SITE

Reading Rd 19,936 VPD

Benton Rd 10,292 VPD



For Lease



- GameStop
- claire's
- SEPHORA
- Target
- SALLY BEAUTY
- FAMOUS SportClips
- ROSS
- Marshall's
- KOHL'S
- petco
- Walmart
- Home Depot
- Chase
- Verizon
- McDonald's
- Kroger
- Exxon
- CVS
- Walgreens
- Wendy's
- Subway
- Firestone
- Mod Pizza
- HEB
- Target
- Walmart
- Home Depot
- Chase
- Verizon
- McDonald's
- Kroger
- Exxon
- CVS
- Walgreens
- Wendy's
- Subway
- Firestone
- Mod Pizza
- HEB

- FIVE BEEW
- Smile Brands
- CAFO
- JCPenney
- maurices
- Academy
- benefit
- Pizza Hut
- Prost
- Walgreens
- Wendy's
- Subway
- Firestone
- Mod Pizza
- HEB

SITE

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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:
 - 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.

<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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<u>Abdul Sabha</u> Sales Agent/Associate's Name	<u>731889</u> License No.	<u>abdul@hpiproperties.com</u> Email	<u>713.623.6944</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date