

For Lease

MOVE-IN READY SPACE

**2,833 SF
AVAILABLE**
(2ND GEN MUSIC SCHOOL)

**1,368 SF
AVAILABLE**
(2ND GEN SALON)

**1,520 SF
AVAILABLE**
(2ND GEN MASSAGE)

**2,000 SF
AVAILABLE**
(2ND GEN RETAIL BOUTIQUE)



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

hpiproperties.com

Marcel Plaza

25830 Westheimer Pkwy.,

Katy, Texas 77494

For Lease



Hunington

MARCEL PLAZA

25830 Westheimer Pkwy., Katy, Texas 77494

Property Information

Space For Lease	1,368 SF (2nd Gen Salon) 1,520 SF (2nd Gen Massage)
	2,000 SF (2nd Gen Retail)
	2,833 SF (2nd Gen Music School)
	3,555 SF (2nd Gen Medical)

Rental Rate \$32.00 PSF

NNN \$10.74 PSF

PAD SITE

Pad Site Available: 6,000 SF | Build to Suit, For Lease, For Sale

Property Highlights

- Over 109,000 residents and average household incomes exceeding \$150,000 within a 3-mile radius
- Close proximity to Katy Mills Mall and major retailers: H-E-B, Walmart, Target
- Property is surrounded by master-planned housing communities

Demographics

Population (2025)
1 mi. - 11,672
3 mi. - 115,454
5 mi. - 316,229

Average Household Income
1 mi. - \$150,279
3 mi. - \$165,707
5 mi. - \$162,398

Traffic Count Westheimer Pkwy – 25,115 vpd

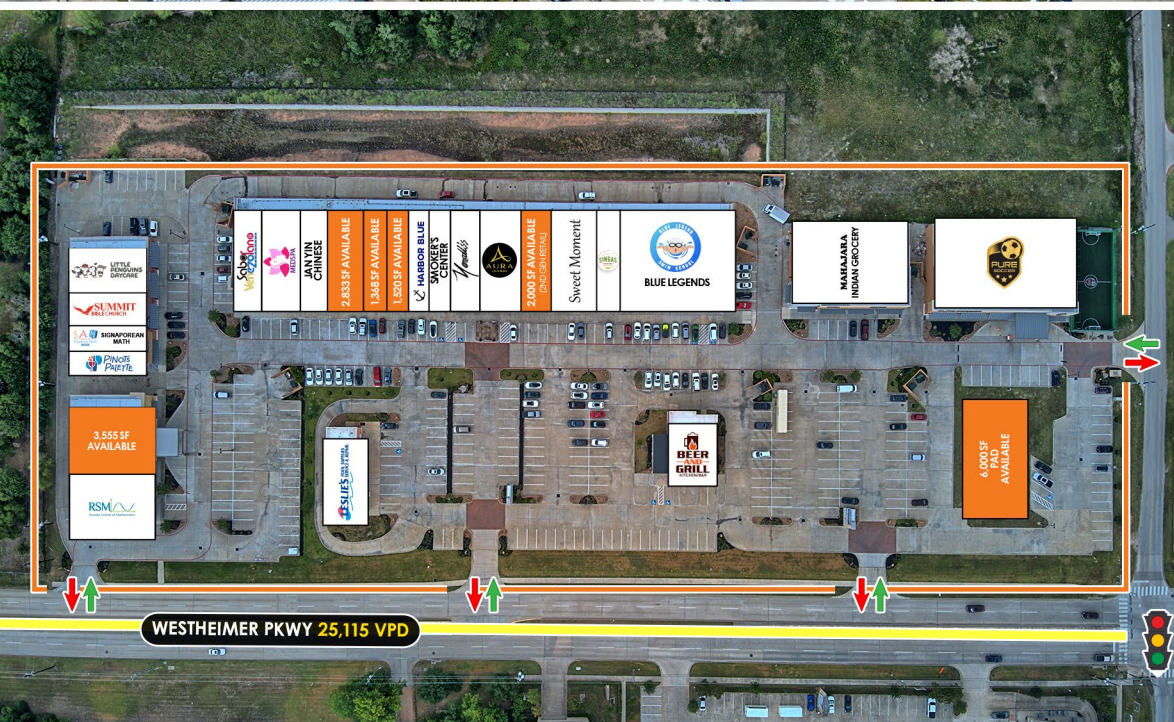
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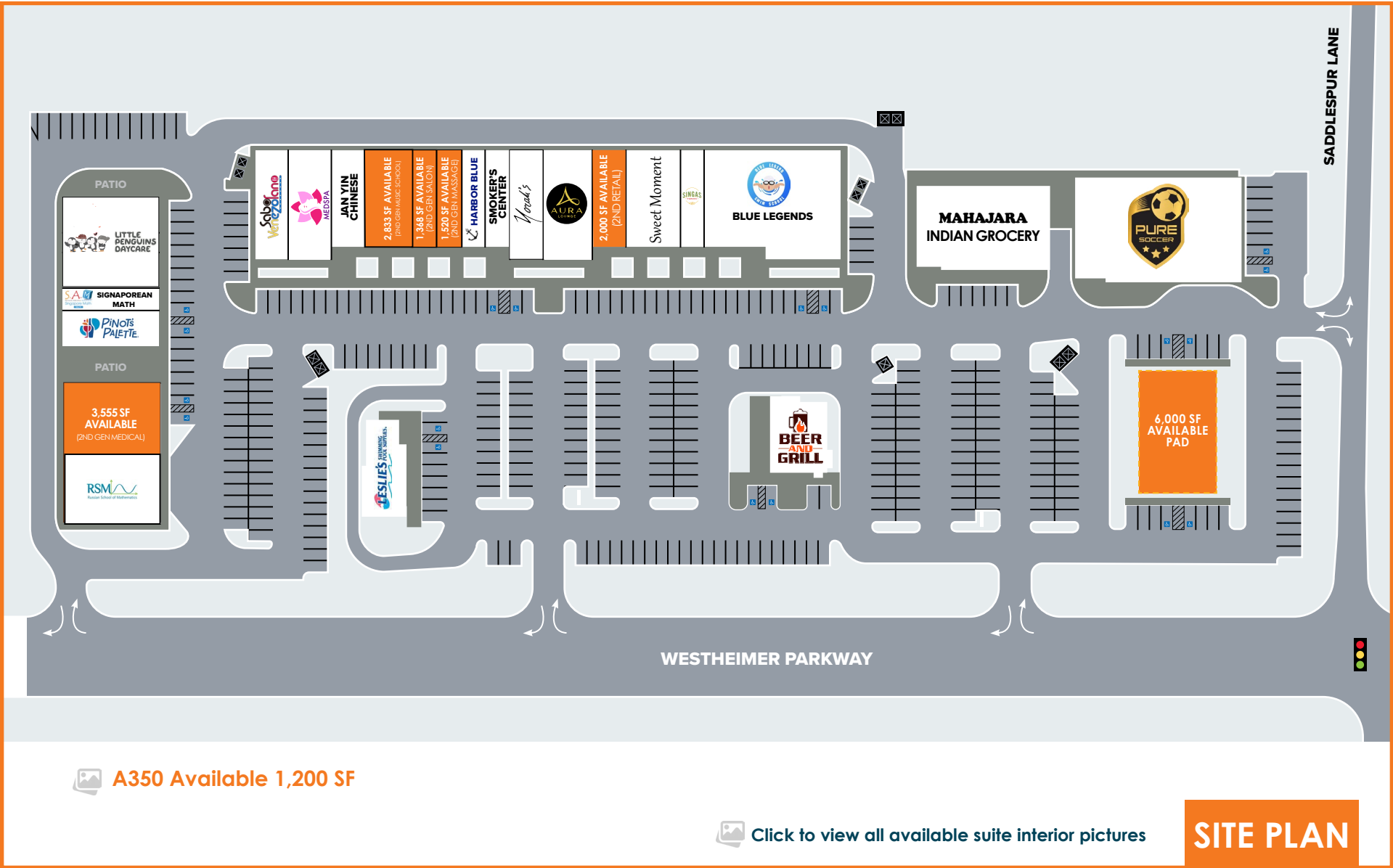
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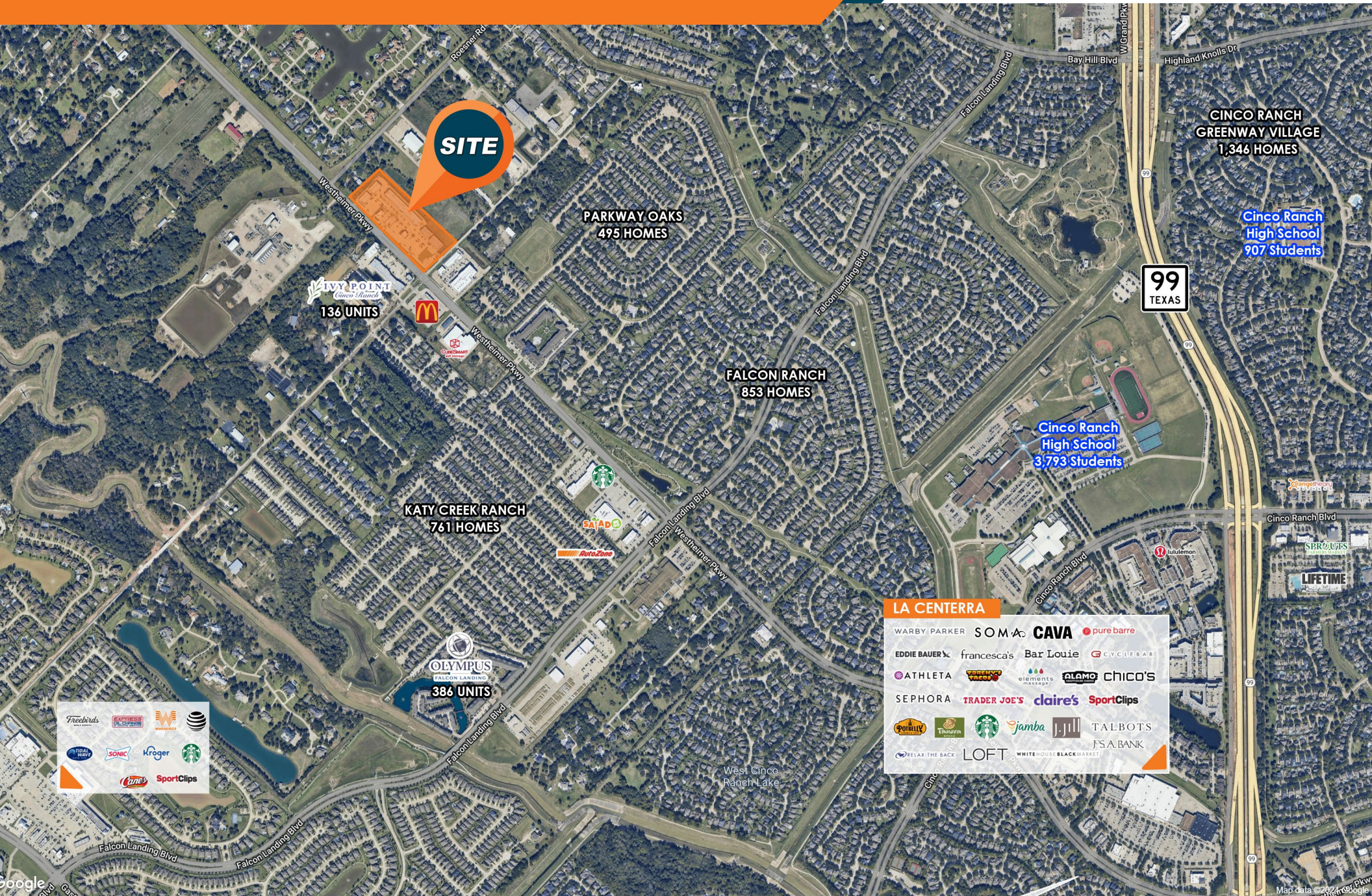
For Lease



Hunington



For Lease



SITE

PARKWAY OAKS
495 HOMES

CINCO RANCH GREENWAY VILLAGE
1,346 HOMES

Cinco Ranch High School
907 Students

IVY POINT
Cinco Ranch
136 UNITS

FALCON RANCH
853 HOMES

Cinco Ranch High School
3,793 Students

KATY CREEK RANCH
761 HOMES

OLYMPUS
FALCON LANDING
386 UNITS

LA CENTERRA

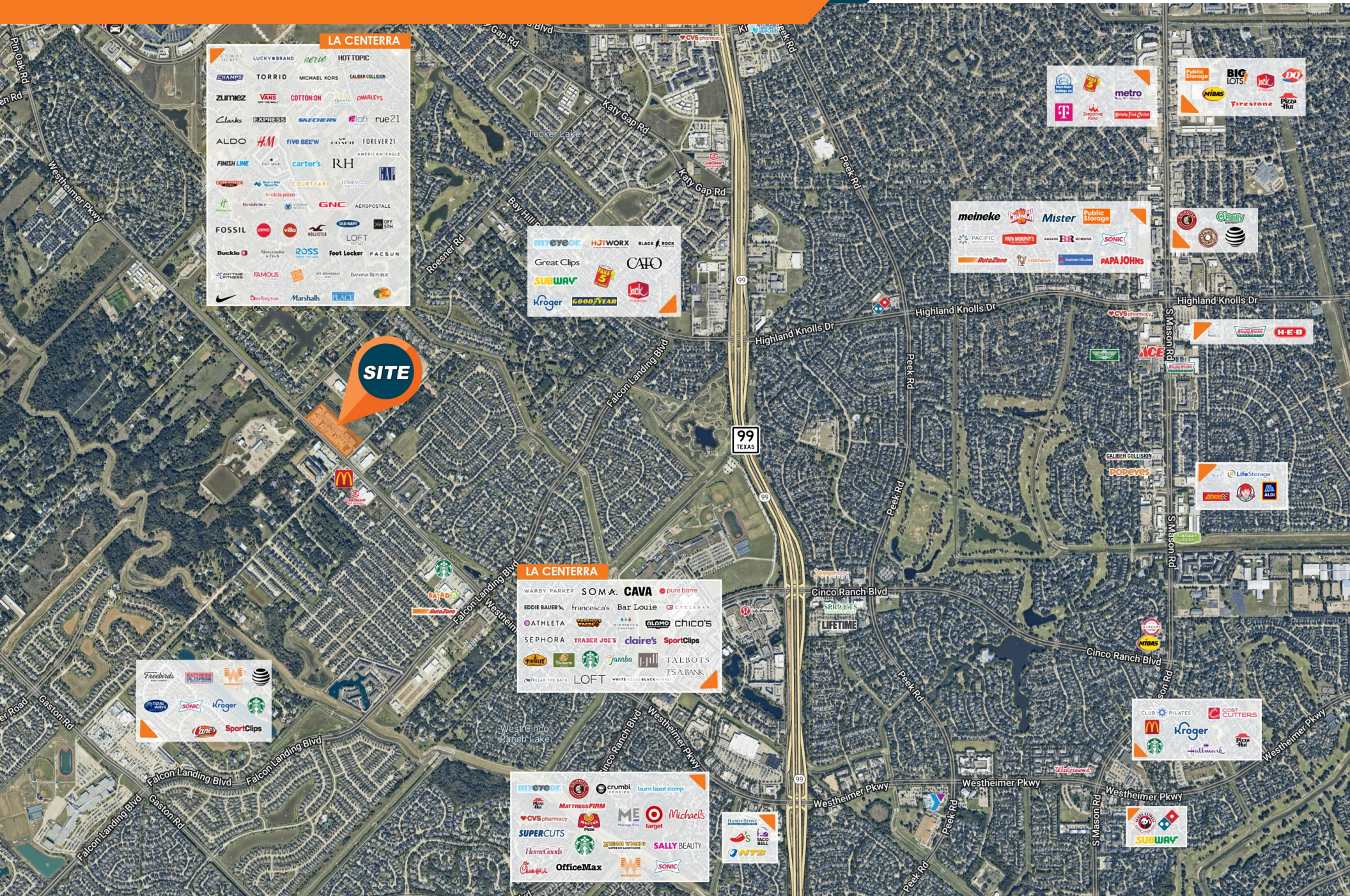
WARBY PARKER	SOMA	CAVA	pure barre
EDDIE BAUER	francesca's	Bar Louie	CYCLEBAR
ATHLETA	WARMY TACO	elements massage	FALAM
SEPHORA	TRADER JOE'S	claire's	SportClips
POURLY	Tanner	Starbucks	Jamba
RELAX THE BACK	LOFT	WHITEHOUSE BLACKMARKET	TALBOTS
			J&A BANK

Freebirds
SONIC
Kroger
Starbucks
Cine
SportClips

Falcon Landing Blvd

Google

For Lease



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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.

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Buyer/Tenant/Seller/Landlord Initials

Date