

# For Lease

## 2nd Generation Restaurant



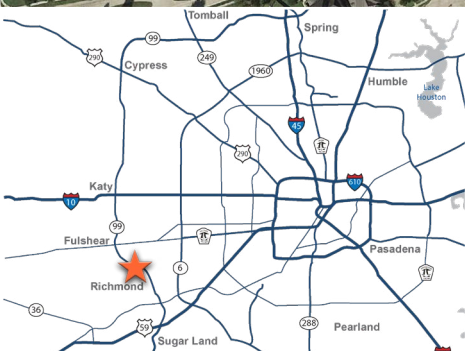
## Hunington

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**713-623-6944**  
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## The Shops at Grove Park

7850 W Grand Parkway South  
Richmond, Texas 77406

# For Lease



## THE SHOPS AT GROVE PARK

7850 W Grand Parkway S, Richmond, Texas 77406

### Property Information

Space For Lease	1,800 SF (2nd Gen Restaurant) 1,885 SF (2nd Gen White-Box)
Rental Rate	\$32.00 PSF
NNN	\$9.10 PSF

### Property Highlights

- Located along Grand Pkwy, in Fort Bend County, just south of Cinco Ranch/Katy
- Explosive residential growth - over 26% growth projected in the next 5 years.
- Close proximity to Kroger, Regal Grand Parkway 22, Goddard School & Oak Bend Hospital

### Demographics

Population (2025)	2 mi. - 45,325
	3 mi. - 93,045
	5 mi. - 221,168
Average Household Income	2 mi. - \$151,338
	3 mi. - \$148,204
	5 mi. - \$153,426

Traffic Count	Grand Pkwy: 36,992 VPD W Belfort St: 13,304 VPD
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### For More Information

**Jonathan Aron**  
Principal | Brokerage  
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# For Lease



OAKBEND  
MEDICAL CENTER

Meadow  
MONTESSORI SCHOOL

Access Road

2nd Gen  
White Box

1,885 SF  
AVAILABLE  
(2nd Gen White-Box)

AVIS  
Budget

Violet Music Academy

SHERWIN  
WILLIAMS

Inspire  
KIDZ

1,800 SF  
AVAILABLE  
(2nd Gen Restaurant)

SUNSHINE  
TASTA

LASH

ANYTIME  
FITNESS

BRICKS & MINIFIGS

West Grand Parkway South 36,992 VPD

ATM Drive-Thru  
AVAILABLE

Pylon Sign →

Main Entrance  
Long Meadow  
FARMS

Long Meadow Farms Pkwy

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# For Lease

# H Hunington



Walmart  
KOHLS  
PETSMART  
IHOP  
SportClips  
AT&T

24 HOUR FITNESS  
PALAIS ROYAL  
ROSS  
Pier 1 imports  
POPEYE'S  
SPORTS AUTHORITY

BEST BUY  
BUFFALO WILD WINGS  
Chick-fil-A  
McDonald's  
TACO BELL

DISCOUNT TIRE  
Auto Zone  
apple car wash lube  
Kids R Kids Learning Academy

Marco's Pizza  
PEARLE VISION  
next level  
PARTNERS IN BUILDING

SHOGUN  
SUBWAY  
MATTRESS FIRM  
CherryBerry

PRIMOS  
KUMON  
STARBUCKS COFFEE  
SPEEDY MAIL  
Great Clips  
WELLS FARGO  
CHASE  
FOSSUM  
State Farm

(Proposed)  
RUSSO'S PIZZERIA  
DECA  
NAIL SALON  
OPTOMETRIST  
URGENT CARE

The Grand at Aliana  
PROPOSED  
FITNESS  
ROSS  
FIVE BELOW  
petco  
Burlington  
MICHAEL'S  
ULTRA  
LOWE'S  
Famous Footwear  
Texas Bay  
GENIE POWER  
RIZZO'S GRILL

**SITE**

Edible ARRANGEMENTS  
Breakfast  
KIEVO

Bank of America  
ACE Hardware  
SONIC  
SUBWAY

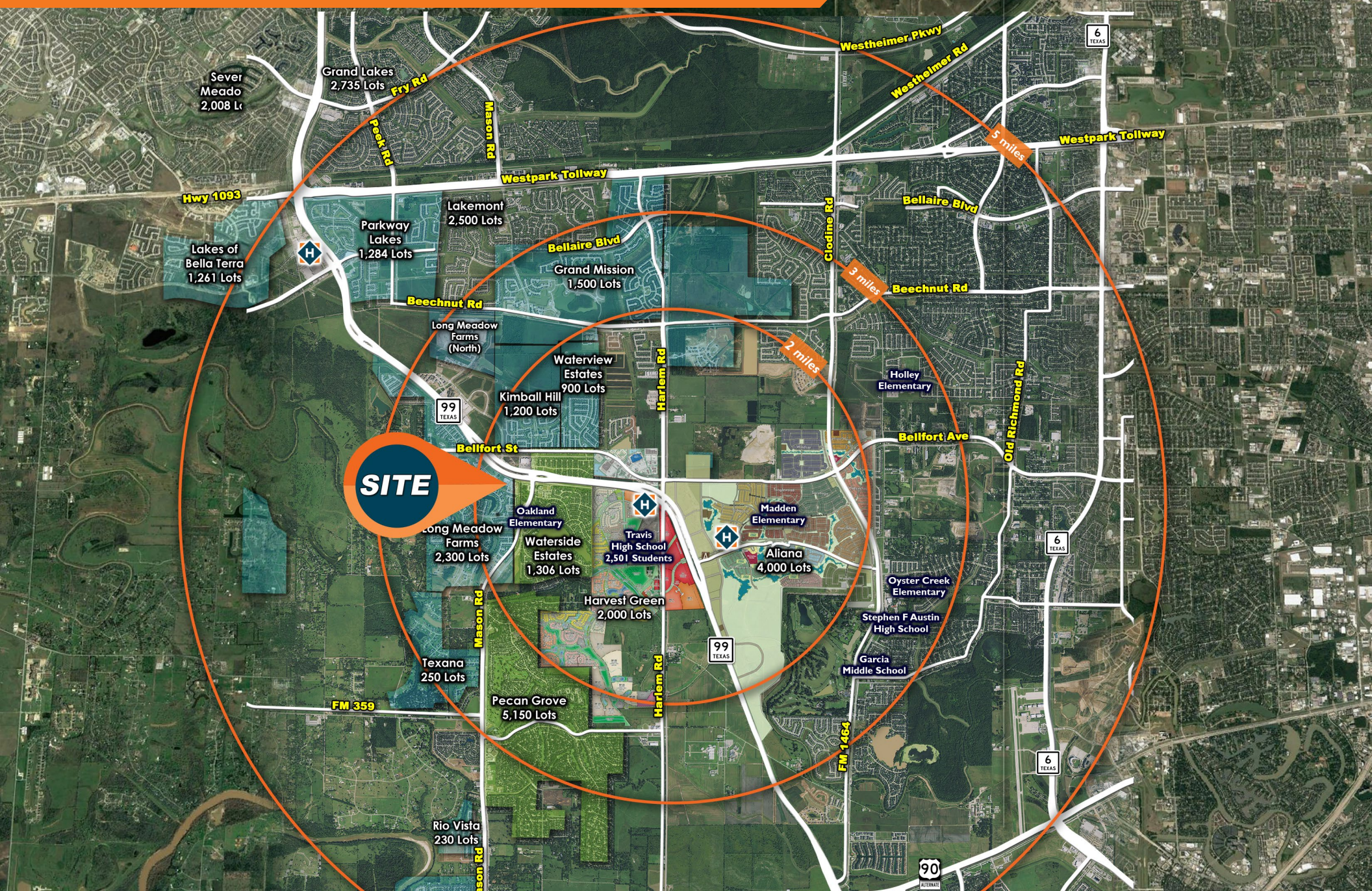
Burgerim  
TRAVIS  
High School  
2,562 Students

(PROPOSED)  
timeouts  
Auto Zone  
jason's deli  
BlueWave EXPRESS CAR WASH

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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>Jonathan Aron</u> Sales Agent/Associate's Name	<u>644676</u> License No.	<u>jonathan@hpiproperties.com</u> Email	<u>713.623.6944</u> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date