

For Lease



AVAILABLE
2,367 SF



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

hpiproperties.com

Westlake Shopping Center

19734 Saums Rd,
Houston, TX 77084

For Lease



WESTLAKE SHOPPING CENTER

19734 Saums Rd, Houston, TX 77084

PROPERTY INFORMATION

Space Available	2,367 SF 3,850 SF Can be Subdivided
Rental Rate	Suite F \$23.00 PSF Suite O \$16.00 PSF
NNN	\$6.00 PSF
Total Sq Ft:	28,528 SF

PROPERTY HIGHLIGHTS

- Property anchored by 24Hr Fitness
- Direct access from N. Fry Dr
- High visibility and traffic counts

AREA RETAILERS



DEMOGRAPHICS

Population	1 mi. - 23,860 3 mi. - 132,178 5 mi. - 277,641
Average Household Income	1 mi. - \$76,654 3 mi. - \$94,105 5 mi. - \$94,835
Traffic Count	N. Fry Rd: 49,860 vpd Saums Rd: 14,685 vpd

Rafael Melara Senior Vice President rafael@hpiproperties.com	Abdul Sabha Associate abdul@hpiproperties.com
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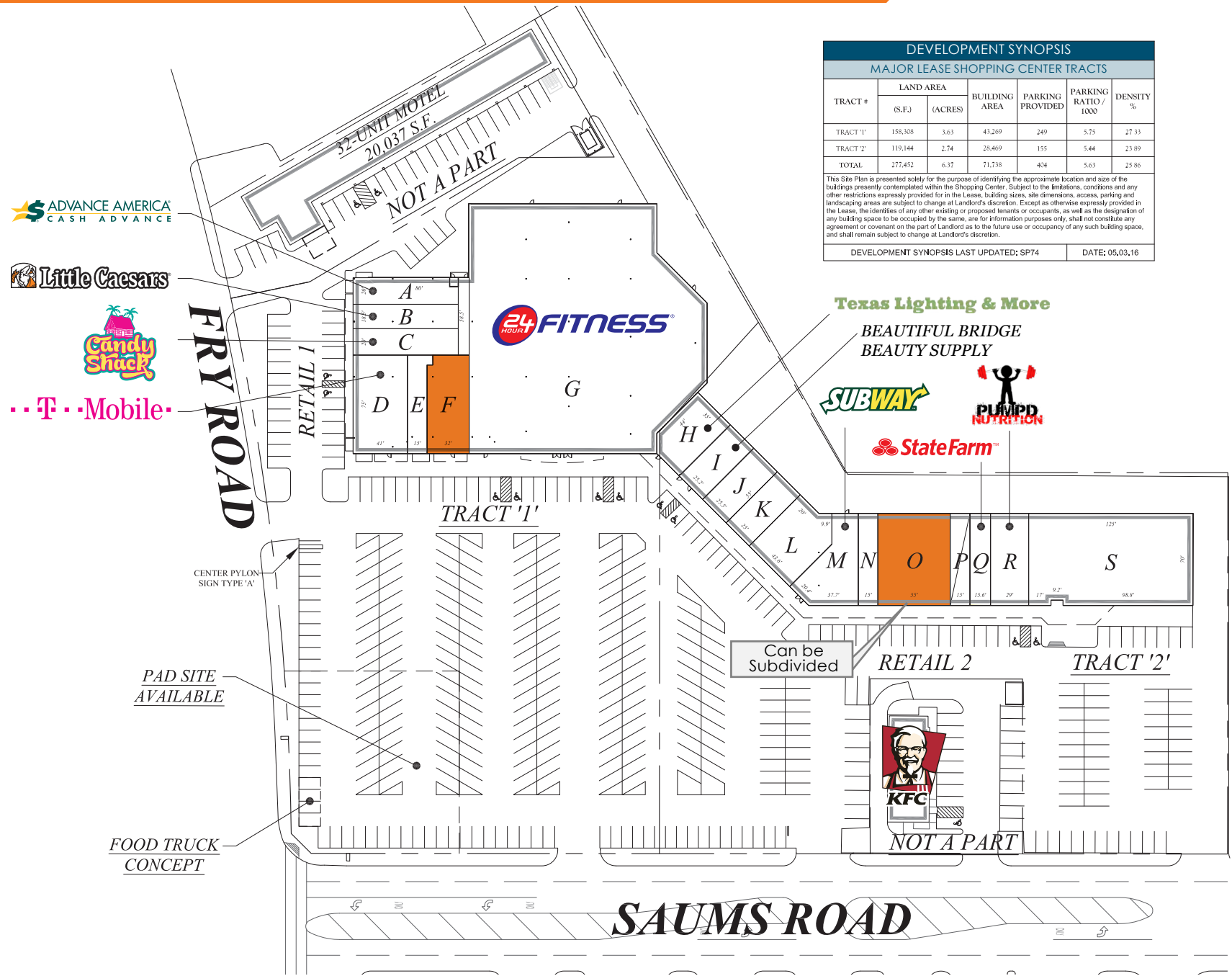


The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunnington Properties or by any agent, independent associate, subsidiary or employee of Hunnington Properties. This information is subject to change.

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DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	158,308	3.63	43,269	249	5.75	27.33
TRACT '2'	119,144	2.74	28,469	155	5.44	23.89
TOTAL	277,452	6.37	71,738	404	5.63	25.86

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP74 DATE: 05/03/16

RETAIL BUILDING 1		
NO.	NAME	LEASE AREA
A	ADVANCE AMERICA	1,600 S.F.
B	LITTLE CAESARS	1,520 S.F.
C	CANDY SHACK DAIQUIRIS	1,600 S.F.
D	T-MOBILE	3,094 S.F.
E	TRIPLE S FINANCIAL SERVICES	1,158 S.F.
F	AVAILABLE	2,367 S.F.
G	24 HOUR FITNESS	31,126 S.F.
	CORRIDOR	487 S.F.
TOTAL		42,952 S.F.

RETAIL BUILDING 2		
NO.	NAME	LEASE AREA
H	BEAUTIFUL BRIDGE BEAUTY SUPPLY	1,865 S.F.
I	TEXAS LIGHTING & MORE	1,385 S.F.
J	POSTAL PLUS	1,400 S.F.
K	AHEH'S SALON & SPA	1,375 S.F.
L	CHILDREN'S SPECIALIST CLINIC	2,401 S.F.
M	SUBWAY	2,277 S.F.
N	WATER TREE KATY	1,050 S.F.
O	AVAILABLE	3,850 S.F.
P	NAILS BY HELEN	1,050 S.F.
Q	STATE FARM	1,095 S.F.
R	PUMP'D NUTRITION	2,030 S.F.
S	CAMELOT BINGO HALL	8,750 S.F.
TOTAL		28,528 S.F.

Available

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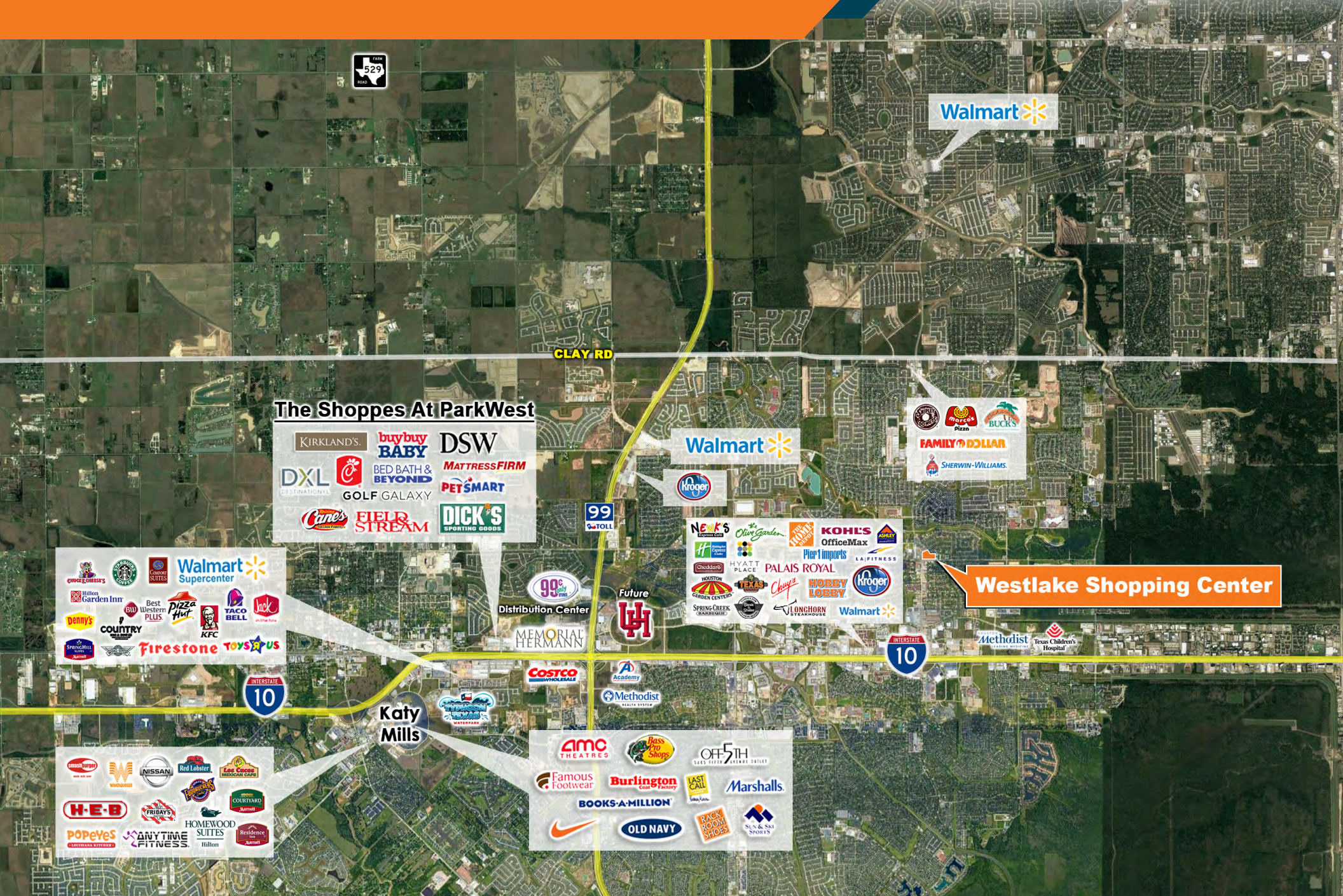
CROSSING AT FRY RD

- Burger King
- H&R Block
- Stein Mart
- Payless
- Buffalo Wild Wings
- Spec's
- Hobby Lobby

For Lease



Huntington



Walmart

CLAY RD

The Shoppes At ParkWest

KIRKLAND'S buybuy BABY DSW
DXL BED BATH & BEYOND MATTRESS FIRM
GOLF GALAXY PET SMART
Cane's FIELD STREAM DICK'S SPORTING GOODS

Walmart

MACE'S PIZZA BUCK'S
FAMILY DOLLAR
SHERWIN-WILLIAMS

Walmart Supercenter
Starbucks, Hilton Garden Inn, Best Western PLUS, PIZZA HUT, KFC, TACO BELL, Jack-in-the-Box, Firestone, TOYS 'R US

NEK'S, Olive Garden, KOHL'S OfficeMax, ASHLEY, Hyatt Place, PALAIS ROYAL, Pier 1 Imports, LAIFITNESS, HOBBY LOBBY, Kroger, Longhorn Yearhouse, Walmart

Westlake Shopping Center

Katy Mills

H-E-B, NISSAN, Red Lobster, Lee Crowe Mexican Cafe, Courtyard, HomeWood Suites, ANY TIME FITNESS, Residence Inn, Hilton

AMC THEATRES, Bass Pro Shops, OFF 5TH, Famous Footwear, Burlington, Marshalls, BOOKS-A-MILLION, NIKE, OLD NAVY, Rack Room Shoes, SUN & SUI SPORTS

**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT
WWW.TREC.TEXAS.GOV**

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO
SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT,
REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT,
IF CERTAIN REQUIREMENTS ARE MET**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



**TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000**

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. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	454676 License No.	sandy@hpiproperties.com Email	713.623.6944 Phone
Sanford Paul Aron Designated Broker of Firm	218898 License No.	sandy@hpiproperties.com Email	713.623.6944 Phone
Rafael Melara Licensed Supervisor of Sales Agent/ Associate	496309 License No.	Rafael@hpiproperties.com Email	713.623.6944 Phone
Abdul Sabha Sales Agent/Associate's Name	731889 License No.	abdul@hpiproperties.com Email	713.623.6944 Phone

Buyer/Tenant/Seller/Landlord Initials

Date