

For Lease



Hunnington

Hunnington Properties, Inc.
3773 Richmond Ave., Suite 800
Houston, Texas 77046
713-623-6944
hpiproperties.com

Shops at Cinco Ranch West

5215 F.M. 1463 Road
Katy, TX 77494

For Lease



Hunington



SHOPS AT CINCO RANCH WEST

5215 F.M. 1463 Road, Katy, TX 77494

Property Information

Space For Lease	1,800 SF 2,100 SF
Rental Rate	\$34.50
NNN	\$7.74 SF
Building Size	26,000 SF
Lot Size	3.06 Acres

Demographics

Population (2020)	1 mile: 9,061
	3 mile: 54,547
	5 mile: 150,374
Average Household Income	1 mile: \$186,159
	3 mile: \$178,968
	5 mile: \$156,793

Area Retailers



For More Information

Rafael Melara
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Associate
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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



Hunington



*Fred and Patti Shafer
Elementary School
1,093 SF*

Cinco Ranch Blvd

AVAILABLE 2,100 SF
BLACK/REAR ORTHODONTICS
KUMON
SUBWAY
PET SUPPLIES PLUS
Bingle & Yet
AVAILABLE 1,800 SF
CROSS COUNTRY SMILES
HOTWORX

**FULLY EQUIPPED
NAIL SALON**

CINCO AUTO
CARWASH & AUTOMOTIVE

FM 1463

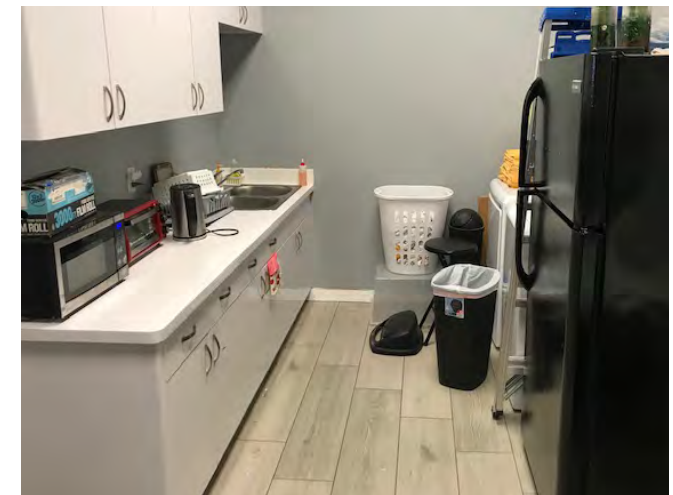
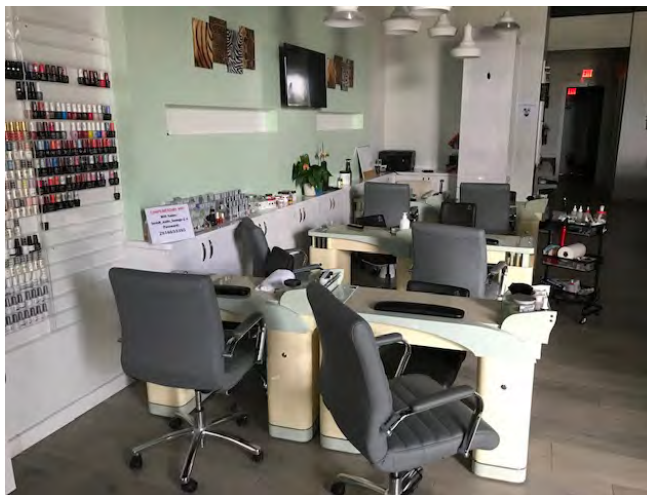
For Lease



Hunington



FULLY EQUIPPED NAIL SALON AVAILABLE 1,800 SF



For Lease



Hunington



SITE

Cinco Ranch Blvd

FM 1463

Farm to Market 1093 Road 24,000 VPD

MEMORIAL HERMANN Great Clips
IT'S GONNA BE GREAT
MOD LESLIE'S
Mama Fus

SECOND BAPTIST CHURCH

Walmart Supercenter
TJ-max
Tuesday Morning
ROSS DRESS FOR LESS
PET SMART
Crisp-Itz
Cinco

REGIONS
H-E-B

CHASE
SONIC

CHILDRENS Lighthouse LEARNING CENTERS
James Randolph Elementary School
816 Students

BUCKS
cicis
ALDI
CVS

McDonald's
Sheetz

ParkLane Fulshear Apartments
180 Units

DICKEY'S
COCO
THE JOINT
POSTAL
MASSAGE HEIGHTS
TWIN LIQUORS

BRICK OVEN PIZZA
First Cup Café
orange leaf
Allstate
WellPet Center

UPS
USA
KELLER WILLIAMS
Benjamin Moore
MATTRESS ONE
beatSTRONG
ROUND
EnviroClean

For Lease



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**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