

# For Sale



## Long Meadow Farms Center

7101 W. Grand Parkway South  
Richmond, TX 77407



## Hunington

**Hunington Properties, Inc.**

3773 Richmond Ave., Suite 800  
Houston, Texas 77046

**713-623-6944**

[hpiproperties.com](http://hpiproperties.com)





## LONG MEADOW FARMS CENTER

7101 W. Grand Parkway S., Richmond, TX

### Executive Summary

Sale Price	\$6,750,000
Cap Rate:	7.10%
NOI:	\$479,339.36
Down Payment:	\$2,575,000
Loan:	\$4,175,000
Interest Rate:	4.75%
Annual Debt Service:	\$274,647 (30 Year Amo)
Cash-on-Cash Return:	7.95%
Occupancy:	100% (1 Pending Space)
Building Size:	14,763 SF
Lot Size:	1.6956 Acres

### DEMOGRAPHICS

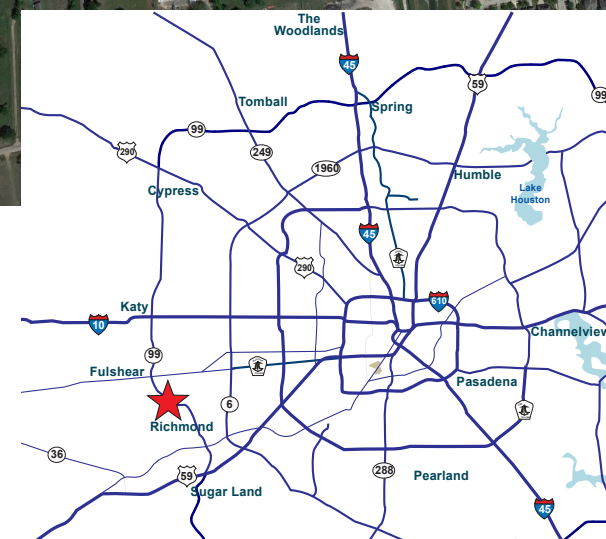
Total Population	2 mi. - 44,672
	3 mi. - 96,232
	5 mi. - 282,689
Average Household Income	2 mi. - \$107,510
	3 mi. - \$88,424
	5 mi. - \$85,847
Traffic Count	Grand Pkwy (W): 33,213 VPD Grand Pkwy (E): 23,667 VPD

### For More Information

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Principal  
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GF GALLERY FURNITURE





Top Sushi

WINGSTOP

SNAPFITNE

**SITE**

SHOGUN  
JAPANESE STEAK HOUSE & SUSHI BAR

SUBWAY

MATTRESS FIRM

CherryBerry

McDonald's

Little Caesars

goodwill

first CHOICE liquor

TACO BELL

Wendy's

Jack in the Box

ALDI

Omnie leaf  
SELF SERVE FROZEN YOGURT

TEX-MEX PRIMO'S GRILLE

KUMON MATH. READING. SUCCESS

STARBUCKS COFFEE

IL PRIMO PASTA & PIZZERIA

SPEDDY MAIL

Great Clips

WELLS FARGO

CHASE

FOSSUM FAMILY DENTAL CARE

State Farm



600 ft





**SITE**

Quick Lane  
enterprise  
(Coming Soon)  
MONTESSORI SCHOOL

(Pending)  
Event Center

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

Walmart  
KOHLS  
PETSMART  
IHOP  
SportClips  
AT&T  
24  
FITNESS  
PALAIS ROYAL  
ROSS  
Pier 1 imports  
POPEYES  
BEST BUY  
WITING WINGS  
Chick-fil-A  
McDonald's  
SPORTS AUTHORITY  
TACO BELL

ADVENTUR  
LONG PRAIRIE TRACE

REGAL CINEMAS  
SHOGUN  
SUBWAY FIRM  
CherryBerry  
Dayita  
Crickle Creek School

PRIMOS  
KUMON  
Great Clips  
WELLS FARGO  
CHASE  
FOSSUM  
State Farm

(Proposed)  
RUSSOS  
DECA  
NAIL SALON  
OPTOMETRIST  
URGENT CARE

The Grand at Aliana  
PROPOSED  
FITNESS  
ROSS  
FIVE BEEW  
petco  
Burlington  
MICHAELS  
LOWES  
Famous Footwear

Edible  
ARRANGEMENTS  
Beechey

Bank of America  
ACE Hardware  
SONIC  
SUBWAY

Future  
SUBWAY  
Burgerim

W BELLFORT ST  
HEB  
PETSMART  
Marshalls  
T  
STREET MARKET

Texas Bay  
Kiddie Academy

(PROPOSED)  
time-wise  
Auto Zone  
Jason's deli  
BlueWave EXPRESS CARWASH



**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](http://WWW.TREC.TEXAS.GOV)**

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

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**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**

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**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.

<u>Hunington Properties, Inc.</u>	<u>454676</u>	<u>sandy@hpiproperties.com</u>	<u>713.623.6944</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Sanford Paul Aron</u>	<u>218898</u>	<u>sandy@hpiproperties.com</u>	<u>713.623.6944</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Todd Carlson</u>	<u>531445</u>	<u>Todd@hpiproperties.com</u>	<u>713.623.6944</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date