

# For Lease



880 SF  
AVAILABLE

3,548 SF  
AVAILABLE

908 SF  
AVAILABLE



## Hunington

**Hunington Properties, Inc.**  
3773 Richmond Ave., Suite 800  
Houston, Texas 77046  
**713-623-6944**  
[hpiproperties.com](http://hpiproperties.com)

## Woodforest Square

13421 Woodforest Blvd.  
Houston, Texas 77015

# For Lease



**Hunington**



## WOODFOREST SQUARE

13421 Woodforest Blvd., Houston, Texas 77015

### Property Information

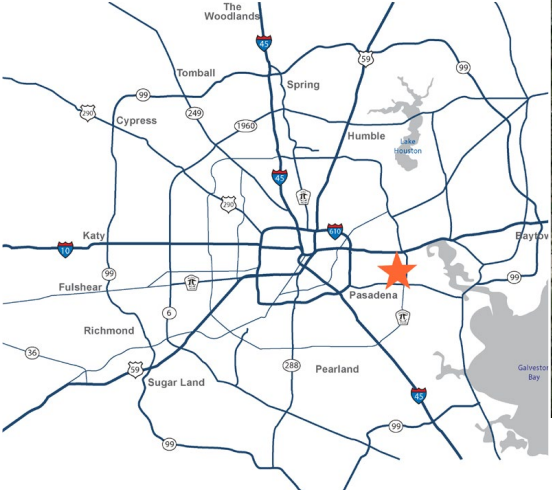
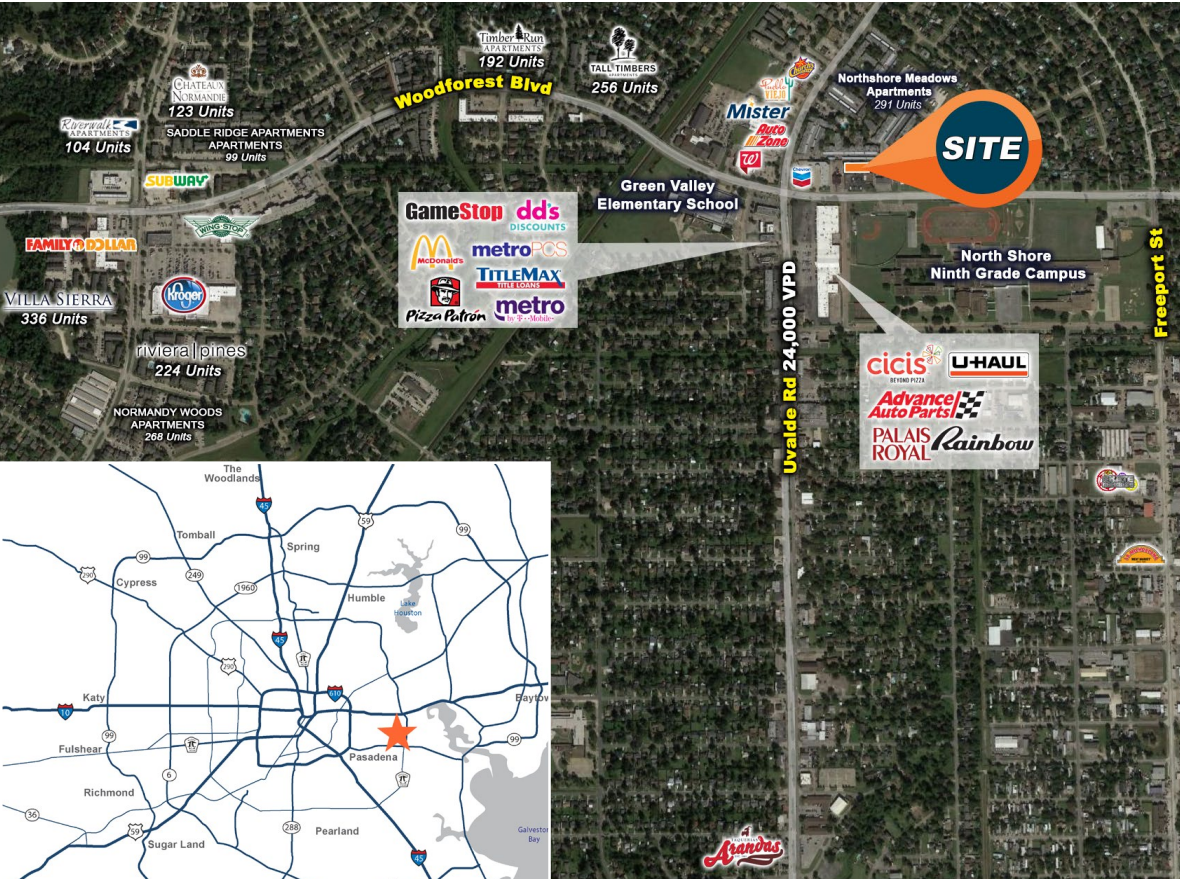
|                 |                            |
|-----------------|----------------------------|
| Space For Lease | 800 SF   908 SF   3,548 SF |
| Rental Rate     | \$14.00 PSF                |
| NNN             | \$4.06 PSF                 |
| Total Sq. Ft.   | 13,592 PSF                 |

### Area Retailers



### Demographics

|                          |  |
|--------------------------|--|
| Population (2019)        | 1 mi. - 28,167<br>3 mi. - 111,879<br>5 mi. - 176,903     |
| Average Household Income | 1 mi. - \$62,132<br>3 mi. - \$63,125<br>5 mi. - \$62,348 |
| Traffic Count            | Uvalde St : 24,000 VPD<br>Woodforest Blvd: 19,00 VPD     |



### Contact Information

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# For Lease



# Hunington



**3,548 SF AVAILABLE**

Creative Starts

**808 SF AVAILABLE**

Children's Education

Mane Street Salon

**908 SF AVAILABLE**

Universal Church

The Wild Orchid Florist



**Woodforest Blvd 24,000 vpd**

# For Lease



# Hunington



Woodforest Blvd

Uvalde Rd 24,000 VPD

Freepoint St

**SITE**

GameStop dd's DISCOUNTS  
McDonald's metro PCS  
Pizza Patrón TITLEMAX TITLE LOANS  
metro by 4-Mobile

cicis BEYOND PIZZA U-HAUL  
Advance Auto Parts  
PALAIS ROYAL Rainbow

- Riviera APARTMENTS 104 Units
- CHATEAUX NORMANDIE 123 Units
- SADDLE RIDGE APARTMENTS 99 Units
- Timber Run APARTMENTS 192 Units
- TALL TIMBERS 256 Units
- GRAHAM 204 Units
- Northshore Meadows Apartments 291 Units

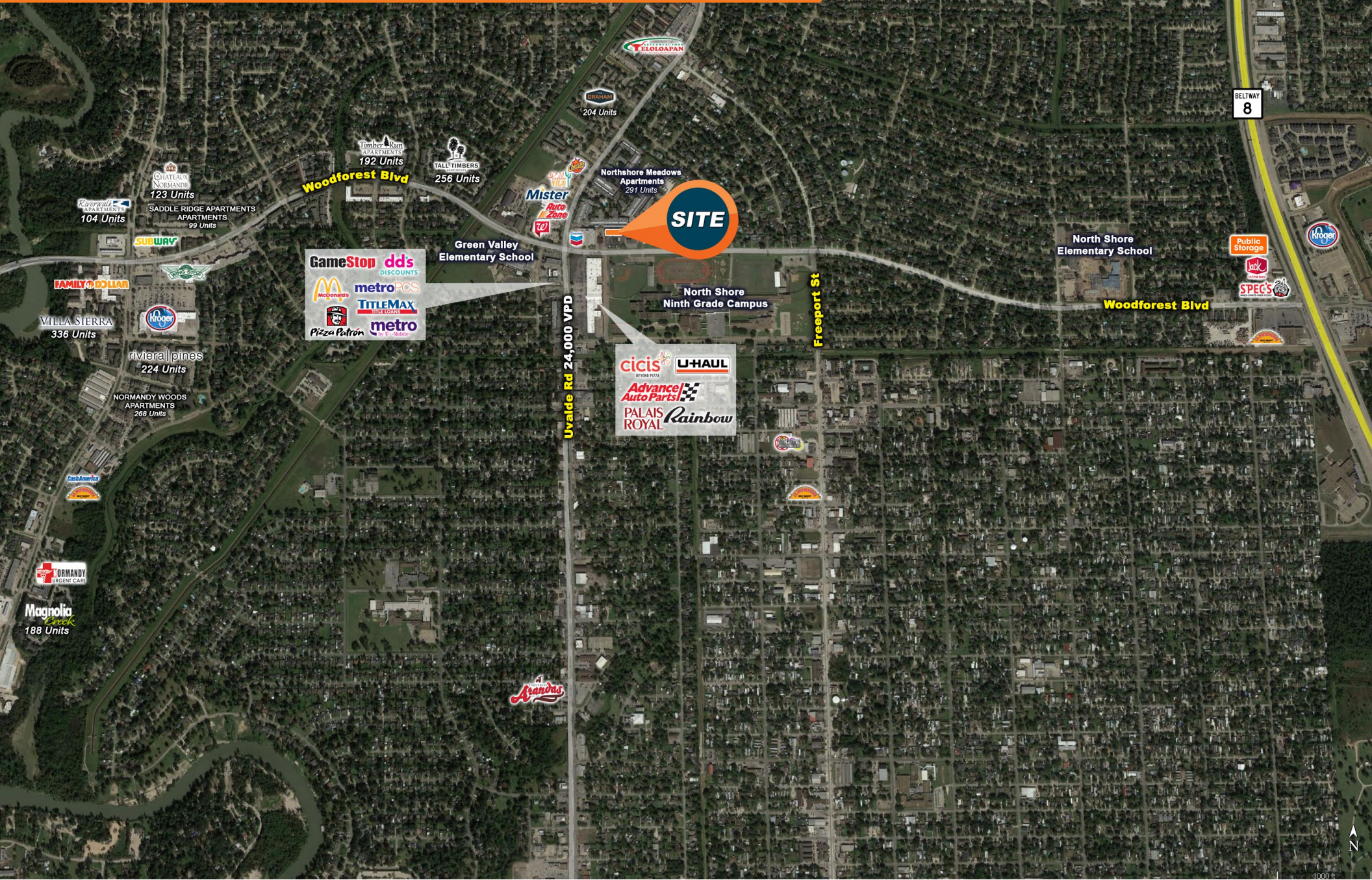
- VILLA SIERRA 336 Units
- riviera | pines 224 Units
- NORMANDY WOODS APARTMENTS 268 Units

- Normandy Crossing Elementary School 787 Students
- oaks 300 Units
- Magnolia Creek 188 Units
- NORMANDY URGENT CARE





# For Lease



**Woodforest Blvd**

**Freepport St**

**Uvalde Rd 24,000 VPD**

**BELTWAY 8**

**SITE**

GameStop  
 dd's DISCOUNTS  
 McDonald's  
 metroPCS  
 TITLEMAX FILE ROOMS  
 Pizza Patron  
 metro

cicis  
 U-HAUL  
 Advance Auto Parts  
 PALAIS ROYAL  
 Rainbow

CHATEAU NORMANDY  
123 Units  
SADDLE RIDGE APARTMENTS APARTMENTS  
99 Units

Timber Run  
TOWNHOMES  
192 Units

TALL TIMBERS  
256 Units

BRAMHAM  
204 Units

Northshore Meadows  
Apartments  
291 Units

Green Valley  
Elementary School

North Shore  
Ninth Grade Campus

North Shore  
Elementary School

**Woodforest Blvd**

VILLA SIERRA  
336 Units

riviera | pines  
224 Units

NORMANDY WOODS  
APARTMENTS  
268 Units

Magnolia  
188 Units

Cash America

ORMANDY  
URGENT CARE

Arandas

Public Storage

Jack

SPECS

**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.

|  |                              |  |                              |
|--|------------------------------|--|------------------------------|
| <b>Hunington Properties, Inc.</b><br>Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | <b>454676</b><br>License No. | <b>sandy@hpiproperties.com</b><br>Email  | <b>713.623.6944</b><br>Phone |
| <b>Sanford Paul Aron</b><br>Designated Broker of Firm  | <b>218898</b><br>License No. | <b>sandy@hpiproperties.com</b><br>Email  | <b>713.623.6944</b><br>Phone |
| <b>Rafael Melara</b><br>Licensed Supervisor of Sales Agent/<br>Associate                                   | <b>496309</b><br>License No. | <b>Rafael@hpiproperties.com</b><br>Email | <b>713.623.6944</b><br>Phone |
| <b>Abdul Sabha</b><br>Sales Agent/Associate's Name   | <b>731889</b><br>License No. | <b>abdul@hpiproperties.com</b><br>Email  | <b>713.623.6944</b><br>Phone |

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

\_\_\_\_\_  
Date