

# For Lease

**End Cap with  
Patio Available**

**AVAILABLE  
1,991 SF**

**AVAILABLE  
1,500 SF**

**CRP  
American Shaver**

**AVAILABLE  
1,436 SF**

**AVAILABLE  
1,200-8,760 SF**

FDC



## Hunington

**Hunington Properties, Inc.**

3773 Richmond Ave., Suite 800

Houston, Texas 77046

**713-623-6944**

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

## Shops at Ten Oaks I

18006 Park Row Dr

Houston, Texas 77084

# For Lease



## SHOPS AT TEN OAKS I

18006 Park Row Dr, Houston, Texas 77084

### Phase I

<b>Building SF:</b>	20,000 SF
<b>Space for Lease:</b>	996 SF   1,436 SF   1,500 SF 1,991 SF   1,200 - 8,760 SF
<b>Rental Rate:</b>	Call for Pricing
<b>NNN:</b>	\$8.00 PSF

### Property Highlights

- Ten Oaks is located at the corner of Barker Cypress and Park Row in Houston, TX, an infill location within the recognized boundaries of the Energy Corridor a master-planned business district and home to several of the largest international energy companies in the world as well as over 300 multi-national, national and local companies. It is recognized as the largest concentration of energy, engineering and energy service companies in the world.
- It is also located within the Texas Medical Center –West Campus. The Texas Medical Center features 2 major hospitals, Texas Children’s and Methodist.

### Demographics

<b>Population (2020)</b>	2 mi. - 30,972
	3 mi. - 79,383
	5 mi. - 259,033
<b>Average Household Income</b>	2 mi. - \$121,695
	3 mi. - \$116,533
	5 mi. - \$107,504

<b>Traffic Count (TXDOT 2018)</b>	Barker Cypress Rd: 44,213 VPD
	Park Row Dr: 14,701 VPD
	Interstate 10: 233,339 VPD

### For More Information

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Senior Associate  
jesse@hpiproperties.com

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

**SITE**  
SHOPS AT TEN OAKS I

100% LEASED

Methodist Expansion  
1,447 Employees

Texas Children's Hospital  
370 Employees

Hampton Inn  
137 Rooms

COURTYARD by Marriott  
132 Rooms

Residence Inn by Marriott  
129 Rooms

WOOD GROUP

Park Row

Barker Cypress Rd

Interstate 10

Traffic Counts:  
Barker Cypress Rd: 44,213 VPD  
Park Row Dr: 14,701 VPD  
Interstate 10: 233,339 VPD

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# For Lease



- PROPOSED
- AVAILABLE
- EXECUTED

**THE Vic**  
382 Units  
Coming Soon

**NOW OPEN**  
**Hampton Inn**  
137 Rooms

**NEW CONSTRUCTION  
READY TO  
MOVE IN!**

**NOW OPEN**  
**COURTYARD  
Marriott**  
132 Rooms

**PATIO AVAILABLE**

**AVAILABLE  
1,200 - 11,760 SF  
Will Divide**

**PARK ROW DRIVE 14,701 VPD**

**PHASE I**

**NOW OPEN**

**Burgerim**  
Vuvuzela  
Nail Salon  
2,200 SF  
**STARBUCKS**

**PHASE II**

**100%  
LEASED**

**BARKER CYPRESS ROAD 44,213 VPD**



# For Lease



# Hunington



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# For Lease



# Hunington

ADDICKS/CULLEN PARK

## TEN OAKS 23.2 ACRES

The Methodist Hospital System

Note: The combined first phases of Texas Children's Hospital and The Methodist Hospital's medical campus total almost 1,400,000 square feet and an investment of over \$570 million. The West Campus covers approximately 170 acres.

**Methodist** Methodist West Houston Hospital

**1,447 Employees**

**Texas Children's Hospital**  
**370 Employees**

### SITE

**SHOPS AT  
TEN OAKS I**

**Texas Children's Hospital  
West Campus**



KATY

BARKER-CYPRESS ROAD

## Texas Medical Center West Campus

190 ACRES

SCALE: 0 112.5 225 450'



DETENTION/  
OPEN SPACE



Pappas Family Restaurant (Planned)

# For Lease



Over 20,300,000 square feet of office space is believed to be the largest concentration of energy, engineering, technology service companies in the world. These are complemented by the headquarters of major and automotive companies as well as significant healthcare facilities. Together, they create a vibrant business district. The Energy Corridor is a population of 100,000 households and 2.154,000 people, over 41% of whom are college graduates. This commute zone features excellent school districts and a multitude of high-value housing alternatives ranging from new garden apartments and townhouses to single family homes from \$200,000 to over \$2 million.

TEN OAKS

CENTRAL PARK

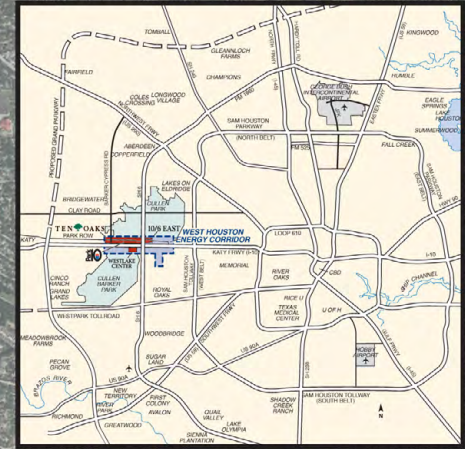


**SITE**  
SHOPS AT  
TEN OAKS I

## THE ENERGY CORRIDOR HOUSTON, TX

© WOLFF COMPANIES 2013

1 Energy Tower I (539,500 sq. ft.)	2 Energy Tower II (428,800 sq. ft.)	3 Kirkwood Atrium (280,400 sq. ft.)	4 Kirkwood Atrium II (255,900 sq. ft.)	5 Shell E&P Woodcreek (1,115,500 sq. ft.)	6 Conoco-Phillips (1,200,000 sq. ft.)	7 Energy Center II (530,000 sq. ft.)
8 Energy Center (506,000 sq. ft.)	9 Ashford IV (530,000 sq. ft.)	10 Ashford V (199,800 sq. ft.)	11 Ashford VII (195,000 sq. ft.)	12 One Eldridge Place (241,000 sq. ft.)	13 Two Eldridge Place (290,600 sq. ft.)	14 Three Eldridge Place (503,000 sq. ft.)
15 Endace on the Lake (171,000 sq. ft.)	16 Cligo (249,200 sq. ft.)	17 Cardinal Healthcare (200,700 sq. ft.)	18 Gulf States Toyota (500,000 sq. ft.)	19 Spco (173,000 sq. ft.)	20 Spco (308,000 sq. ft.)	21 Meridian Resources Corporation (214,000 sq. ft.)
22 15150 Memorial Drive (151,000 sq. ft.)	23 Exxon Mobil Chemical (545,500 sq. ft.)	24 BP America Center (949,000 sq. ft.)	25 Two Westlake Park (395,000 sq. ft.)	26 Three Westlake Park (420,000 sq. ft.)	27 Four Westlake Park (589,200 sq. ft.)	28 BP Gas & Renewable Services Trading (390,000 sq. ft.)
29 Diamond Offshore (165,500 sq. ft.)	30 Park Ten Plaza (155,800 sq. ft.)	31 The Reserve at Park 10 (150,000 sq. ft.)	32 Park 10 Centre (155,000 sq. ft.)	33 Atrium at Park Ten (155,000 sq. ft.)	34 One Park 10 Plaza (164,700 sq. ft.)	35 The Offices at Park Ten I (159,6,000 sq. ft.)
36 10 West Center II (250,000 sq. ft.)	37 Wood Group (125,000 sq. ft.)	38 Texas Children's Medical Office Building (150,000 sq. ft.)	39 Methodist Hospital Medical Office (160,000 sq. ft.)	40 Memorial Six (169,500 sq. ft.)	41 Energy Crossing I (240,000 sq. ft.)	42 Energy Crossing II (240,000 sq. ft.)
43 Park Ten Plaza (155,800 sq. ft.)	44 The Reserve at Park 10 (150,000 sq. ft.)	45 Park 10 Centre (155,000 sq. ft.)	46 Atrium at Park Ten (155,000 sq. ft.)	47 One Park 10 Plaza (164,700 sq. ft.)	48 The Offices at Park Ten I (159,6,000 sq. ft.)	49 The Offices at Park Ten II (156,000 sq. ft.)
50 Diamond Offshore (165,500 sq. ft.)	51 Park Ten Plaza (155,800 sq. ft.)	52 The Reserve at Park 10 (150,000 sq. ft.)	53 Park 10 Centre (155,000 sq. ft.)	54 Atrium at Park Ten (155,000 sq. ft.)	55 One Park 10 Plaza (164,700 sq. ft.)	56 The Offices at Park Ten I (159,6,000 sq. ft.)
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99 10 West Center II (250,000 sq. ft.)	100 Wood Group (125,000 sq. ft.)	101 Texas Children's Medical Office Building (150,000 sq. ft.)	102 Methodist Hospital Medical Office (160,000 sq. ft.)	103 Memorial Six (169,500 sq. ft.)	104 Energy Crossing I (240,000 sq. ft.)	105 Energy Crossing II (240,000 sq. ft.)
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120 Diamond Offshore (165,500 sq. ft.)	121 Park Ten Plaza (155,800 sq. ft.)	122 The Reserve at Park 10 (150,000 sq. ft.)	123 Park 10 Centre (155,000 sq. ft.)	124 Atrium at Park Ten (155,000 sq. ft.)	125 One Park 10 Plaza (164,700 sq. ft.)	126 The Offices at Park Ten I (159,6,000 sq. ft.)



**LEGEND: NEW PROJECTS**

- The Energy Corridor
- Energy Corridor Management District (Harris County Improvement District #4)
- Wolff Companies Developments
- Future Roadways

- HOTELS**
- a Embassy Suites—Energy Corridor
  - b Holiday Inn Express
  - c Hilton Garden Inn
  - d Courtyard by Marriott
  - e Omni Hotel
  - f Holiday Inn Hotel
  - g Marriott Residence Inn
  - h Staybridge Suites
  - i Comfort Inn
  - j Drury Inn
  - k Wyndham
  - l Homewood Suites Park 10
  - m Studio 6
  - n Motel 6
  - o Super 8
  - p Marriott Fairfield Inn
  - q Marriott Towneplace
  - r LaQuinta Inn & Suites
  - s Extended Stay Deluxe Hotel
  - t Hyatt Summerfield Suites
  - u Red Roof Inn
  - v Marriott West Energy Corridor
  - w Residence Inn West Energy Corridor
  - x Value Place I-10 West

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**SITE**  
SHOPS AT  
TEN OAKS I

Garden Ridge H-E-B  
Pier 1 Imports OfficeMax Golfsmith  
KOHLS CATHY'S CLOTHES MARDEL  
Clupole FIVE GUYS  
at home  
Applebees EXCEL URGENT CARE

Walmart Supercenter  
BABIES R US JO-ANN'S  
ROSS  
CARMAX  
MATTRESS ONE LINCOLN LINCOLN  
KYLE ALP'S

sn@p  
VERTSK@P MATTRESS ONE  
LOWE'S TJ-MAXX ULTA  
PETSMART  
Wendy's  
McDonald's  
Office DEPOT  
Methulist  
AECOM  
Lifestyle CHIROACTIC

McDonald's  
cicis  
99c  
FedEx  
DOLLAR TREE  
Fiesta  
VINO CASANOVA  
Wally World  
Luby's  
petco  
Starbucks  
S. Fwy Rd.

BIKE BARN Villages of park Grove Apartments Units  
BIGLOTS!  
O'Reilly AUTO PARTS  
24 FITNESS  
Rite Aid  
H-E-B

AutoNation  
chair king  
Nottingham Place Apartments 264 Units  
Nottingham Country  
James B. Taylor High School 2,943 Students  
Nottingham Country Elementary School 592 Students  
Kingsland

MEMORIAL PARKWAY  
MEMORIAL PARKWAY  
NOTTINGHAM COUNTRY  
NOTTINGHAM COUNTRY

NOTTINGHAM COUNTRY  
WINSOR PARK ESTATES  
Greenwind Chase Dr.

Methulist  
Texas Children's Hospital  
Park Row  
Barker Cypress Rd.  
1000 members choice

**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> 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
<u>Sanford Paul Aron</u> Designated Broker of Firm	<u>218898</u> License No.	<u>sandy@hpiproperties.com</u> Email	<u>713.623.6944</u> Phone
<u>N/A</u> Licensed Supervisor of Sales Agent/ Associate	<u>N/A</u> License No.	<u>N/A</u> Email	<u>N/A</u> Phone
<u>Jesus Hernandez Jr.</u> Sales Agent/Associate's Name	<u>660459</u> License No.	<u>jesse@hpiproperties.com</u> Email	<u>713.623.6944</u> Phone

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

\_\_\_\_\_  
Date