

Grocery  
Shadow  
Anchored

# For Lease



## Hunington

Hunington Properties, Inc.  
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## Shops at Summer Park

SWC of Reading Rd. and Spacek Rd.  
 Rosenberg, Texas 77471



## SHOPS AT SUMMER PARK

SWC of Reading Rd. & Spacek Rd., Rosenberg, TX 77471

### Retail Information

Space For Lease	18,500 SF
Rental Rate	Call for Pricing
NNN	\$8.50
Total Sq. Ft.	18,500 SF

### Property Highlights

- Located in the rapidly growing cities of Rosenberg and Richmond, with over 36 new subdivisions and over 2 million square feet of commercial development in the last 5 years
- Shops at Summer Park is strategically located at the intersection of Hwy 69 and Reading Rd
- Summer Park is a 500 acre master-planned community positioned at the "gateway" to the city of Richmond & Rosenberg
- Highway frontage & lighted intersection

### Demographics

Population (2019)	2 mi. - 25,907
	3 mi. - 55,966
	5 mi. - 111,891

Average Household Income	1 mi. - \$96,142
	3 mi. - \$88,363
	5 mi. - \$87,718

Traffic Count	I-69: 48,506 vpd
	Reading Rd: 22,633 vpd

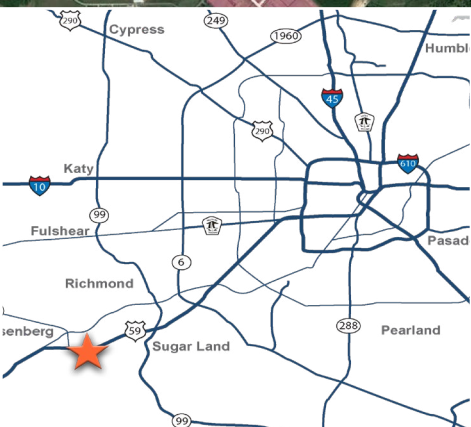
### Contact Information

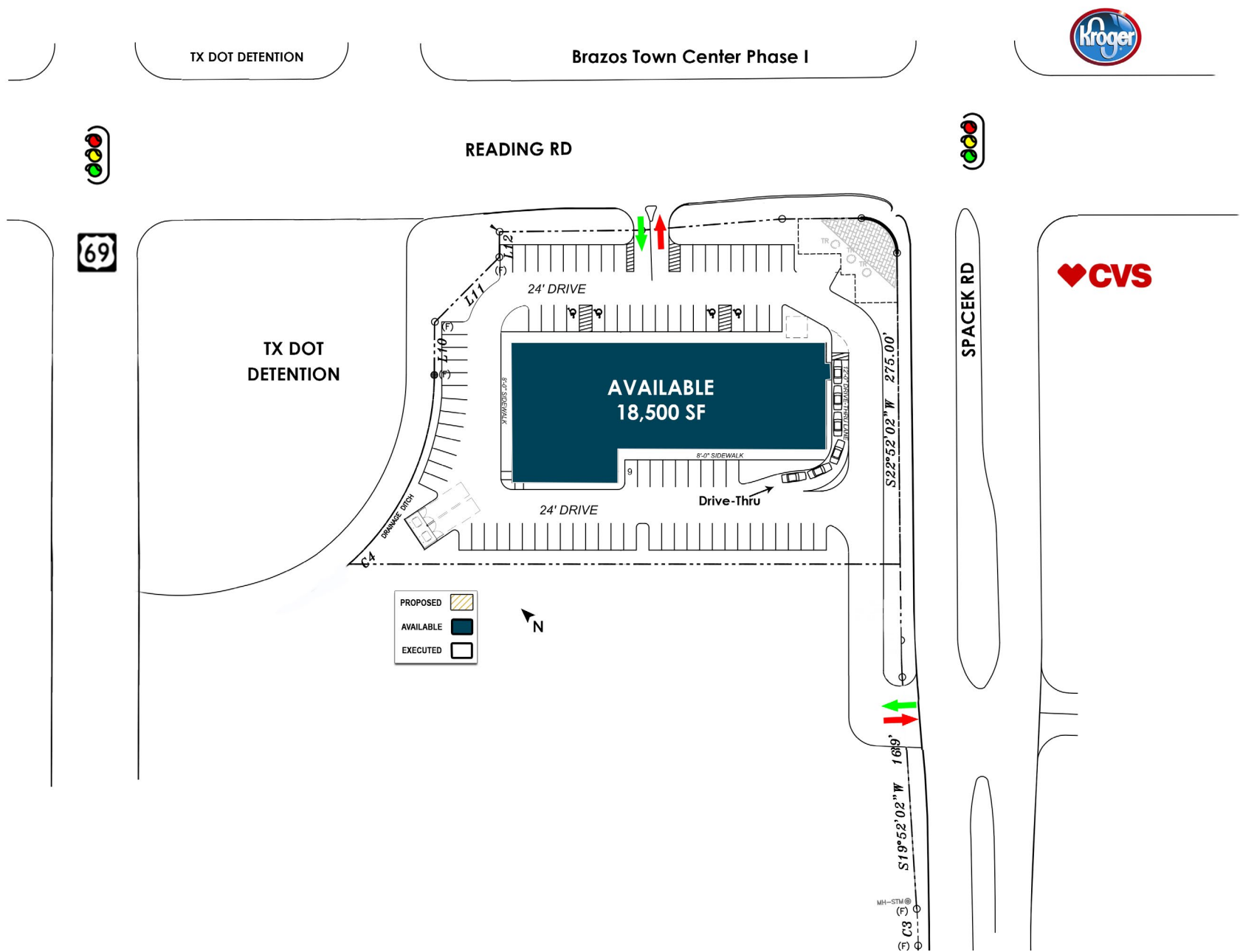
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# For Lease



# Hunington



**-Shops at Summer Park**

**18,500 SF AVAILABLE**

**(Proposed) Multi Family**

**69 48,506 vpd**

**READING RD 22,633 VPD**

**READING RD / 69**

**BRAZOS TOWN CENTER PHASE II**  
MATTRESS ONE ULTA five BELOW  
Kroger A CAFO THE CHILDREN'S PLACE  
HomeGoods JCPenney BACK ROOM SHOPS Michael's

**AutoZone**  
SPEC'S  
BLUE LION  
24 HOURS  
FITNESS

Carl's Jr. TACO BELL  
SONIC  
Popeye's  
McDonald's  
Valvoline

Del Webb  
SWEETGRASS  
139 Homes

The Villas  
139 Homes  
Marshall's petco  
LANE BRYANT  
dressbarn

Brazos Ranch  
308 Units  
BEST BUY Famous Footwear  
ROSS OfficeMax

Brazos Town Project  
Under Construction 10.8 Ac

The Reserve  
176 Homes

Gordmans  
KOHLS  
OLD NAVY

HOBBY LOBBY

verizon

STARBUCKS  
SUBWAY

UPS  
MAULERS

GRINGO'S

TEXAS

WING STOP  
Olive Garden  
BREWING  
McDonald's  
Valvoline

JAMES AVERY  
artisan jewelry

T-Mobile

IHOP

Capital One

CVS

TX DOT DETENTION

TX DOT DETENTION



# For Lease



# Hunington



Sugar Land  
48,506 vpd

69

BRAZOS TOWN CENTER PHASE II

TACO BELL  
SONIC  
McDonald's  
Wingstop  
Olive Garden  
MATTRESS FIRM  
Valvoline

SPEC'S  
AutoZone  
five BELOW  
ULTA  
TJ-maxx  
HomeGoods  
JCPenney  
CROCK POT  
THE CHILDREN'S PLACE  
Michael's



T-Mobile  
JAMES AVERY  
artisan jewelry  
TEXAS CITIZENS BANK

IHOP  
Capital One

SUMMER LAKES  
1,070 Lots

Dolce Living  
Apartments  
300 Units

SPRINGHILL SUITES

River Mist  
183 Homes

(Future)  
CHILDRENS  
GHTHOUSE  
LEARNING CENTERS

Sunshine  
Summer Park  
280 Units

SUNSHINE WATERFORD  
196 Units

Coming Soon  
CVS

SUMMER PARK  
199 Lots

SPACEK RD

READING RD  
22,633 VPD

AVAILABLE  
18,500 SF

-Shops at  
Summer Park

(Proposed)  
Multi-Family

TX DOT  
DETENTION

TX DOT  
DETENTION



# For Lease

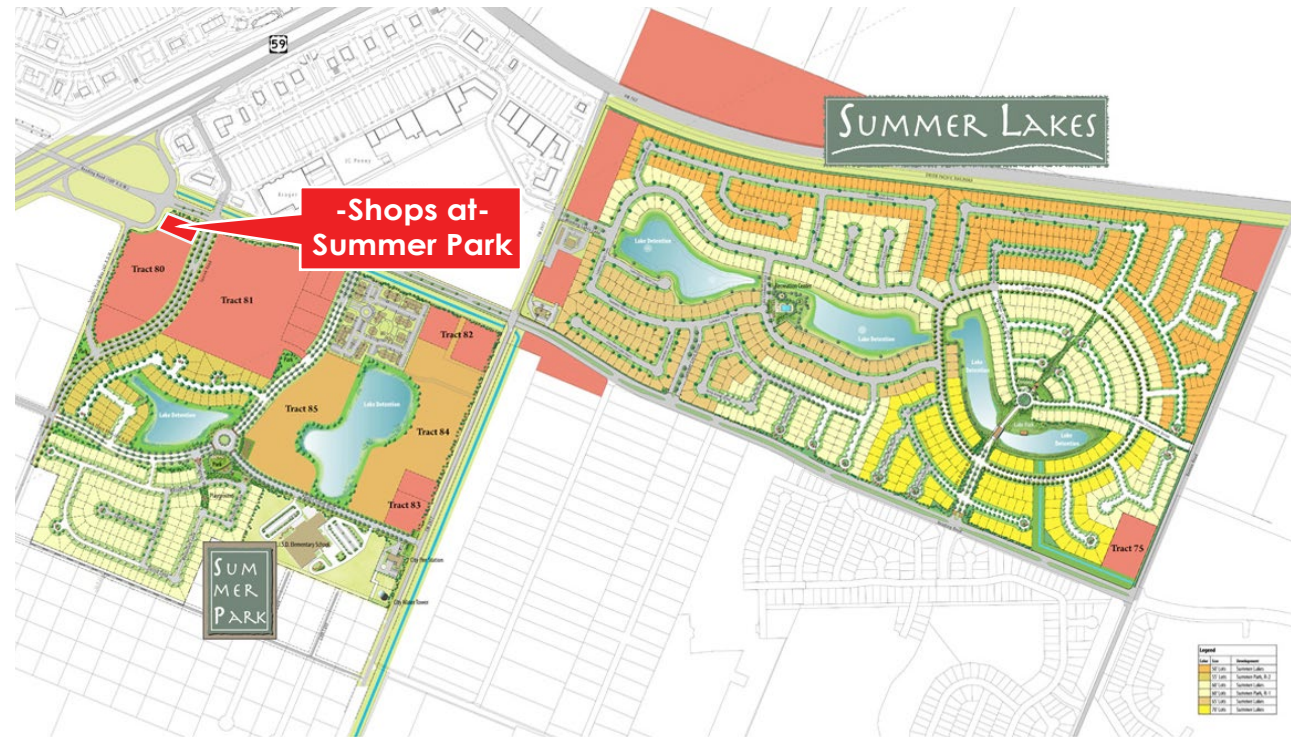




## SUMMER LAKES & SUMMER PARK

Summer Lakes is a 364-acre community, which will be home to approximately 1,000 families at completion. Summer Park is a 191-acre community, which will be home to 200 families.

The community is situated adjacent to Brazos Town Center. The center integrates 100 acres of retail with high-end multi-family units, single family homes, and a medical/professional office park - all interconnected with parks, trail systems, lakes and fountains. This unique development is strategically positioned as the "gateway" to the rapidly growing towns of Rosenberg and Richmond. Brazos Town Center and the surrounding shopping centers give you access to national retail stores and restaurants as well as local boutiques and diners, all just minutes from home.



Summer Lakes and Summer Park both feature great amenities for your family to enjoy. Residents of Summer Lakes and Summer Park have access to and are allowed use each neighborhood's amenities.

There are community walking trails which meander by the community's lakes, a resort-style pool, children's playground, and splash pad. The land plan has been designed around the community's three lakes, and lake front home sites are available. With manicured gardens and sparkling lakes and fountains, Summer Lakes and Summer Park offer residents relaxing and beautiful places to enjoy nature and their neighborhood. Summer Park's amenities include a Wi-Fi pavilion, playground, rose arbor, climbing rocks, fountain, benches, and natural play areas.

## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date