

For Lease



Huntington

Huntington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

hpiproperties.com

Shops in Riverstone

NEC of University Blvd & W. Avalon Dr

17034 University Blvd.

Sugar Land, Texas 77479

For Lease



Hunington



SHOPS IN RIVERSTONE

17034 University Blvd., Sugar Land, TX 77479

Retail Information

Space For Lease	3,847 SF 2,800 SF Will Divide
Rental Rate	Call for Pricing
NNN	\$8.00 PSF
Total Sq. Ft.	18,082 SF

Land Information

1.53 Ac Land Available Sale | Ground Lease | BTS

Property Highlights

- Located in Riverstone, a 3,700 Acre Johnson Development Master-Planned Community with 6,000 homes upon completion
- +/- 3 Miles from US 59/I-69
- +/- 1.5 Miles to LJ Parkway
- High barrier to entry market
- Limited commercial opportunity

Demographics

Population (2019)	3 mi. - 53,227
	4 mi. - 99,310
	5 mi. - 158,203
Average Household Income	3 mi. - \$184,643
	4 mi. - \$169,529
	5 mi. - \$158,478

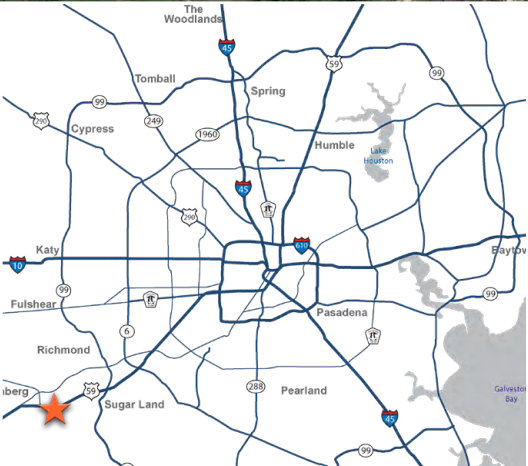
Contact Information

Jesse Hernandez
Senior Associate
jesse@hpiproperties.com

Gage Raba (Land)
Senior Associate
gage@hpiproperties.com

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For Lease



Hunington


RIVERSTONE
3,700 AC Master-Planned Community
4,200 Homes SOLD
6,000 Homes on Completion

**COMING SOON!
SUMMER 2020**




Hummingbird
MONTESSORI SCHOOL

SHOPS IN RIVERSTONE

**PAD SITE
AVAILABLE
1.53 AC**

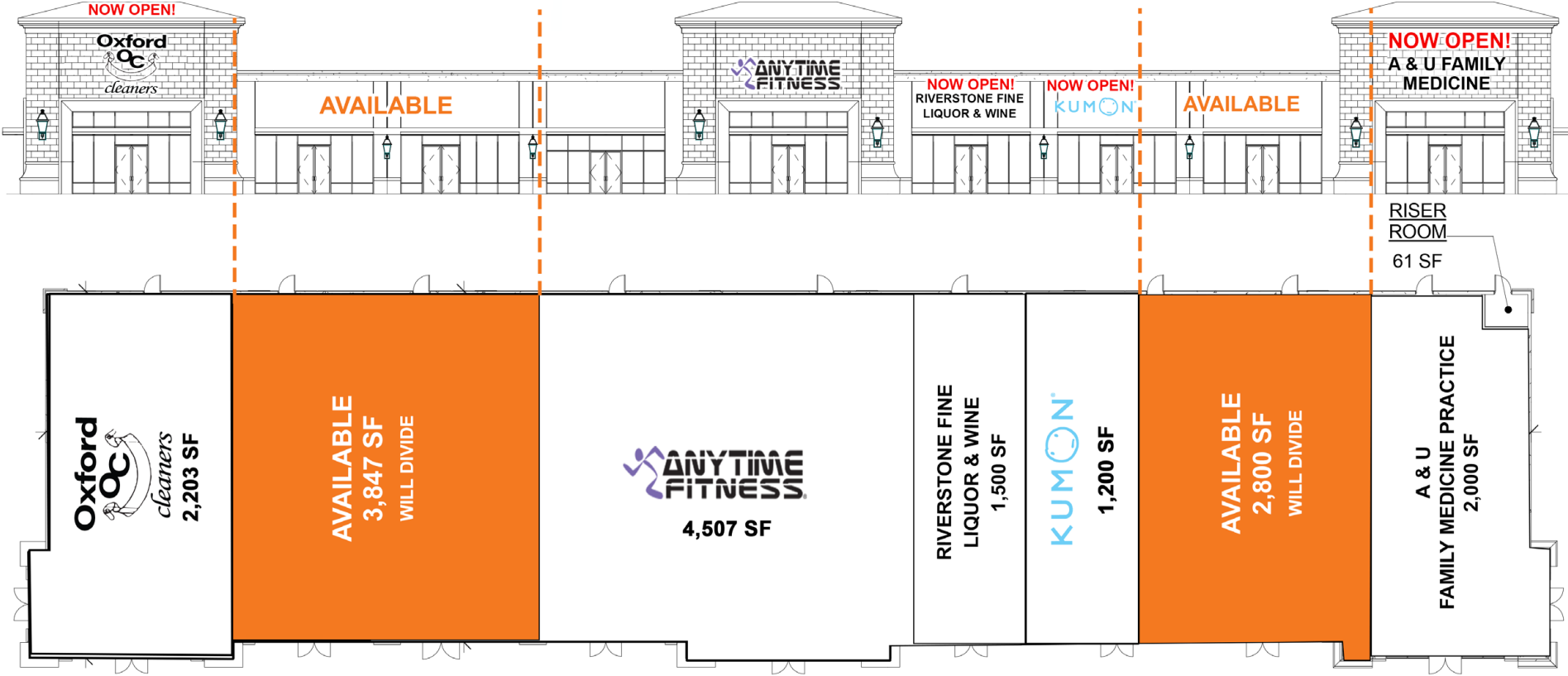
UNIVERSITY BLVD

WEST AVALON DR

For Lease



Hunington



- PROPOSED 
- AVAILABLE 
- EXECUTED 

For Lease



AVALON DR

SHOPS IN RIVERSTONE

RIVERSTONE

RIVERSTONE
 3,700 AC Master-Planned Community
 4,200 Homes SOLD
 6,000 Homes on Completion

Anne McCormick Sullivan Elementary
 1,253 Students

University Blvd

Logos for: Riverstone, Goodwill, Southern Maid, MATH, republic roots, Fancy Nooks, Drop zone FITNESS, SUBWAY, HALO, The Music Connection

Logos for: Orangetheory FITNESS, MOD, Main Squeeze, Wendy's, Starbucks COFFEE, CHASE, REGIONS, Great Clips

THE RETREAT
 249 Units

STELLA
 351 Units

NOW OPEN

Kroger

(Future) Riverstone Town Center Mix-Use Development

CVS pharmacy

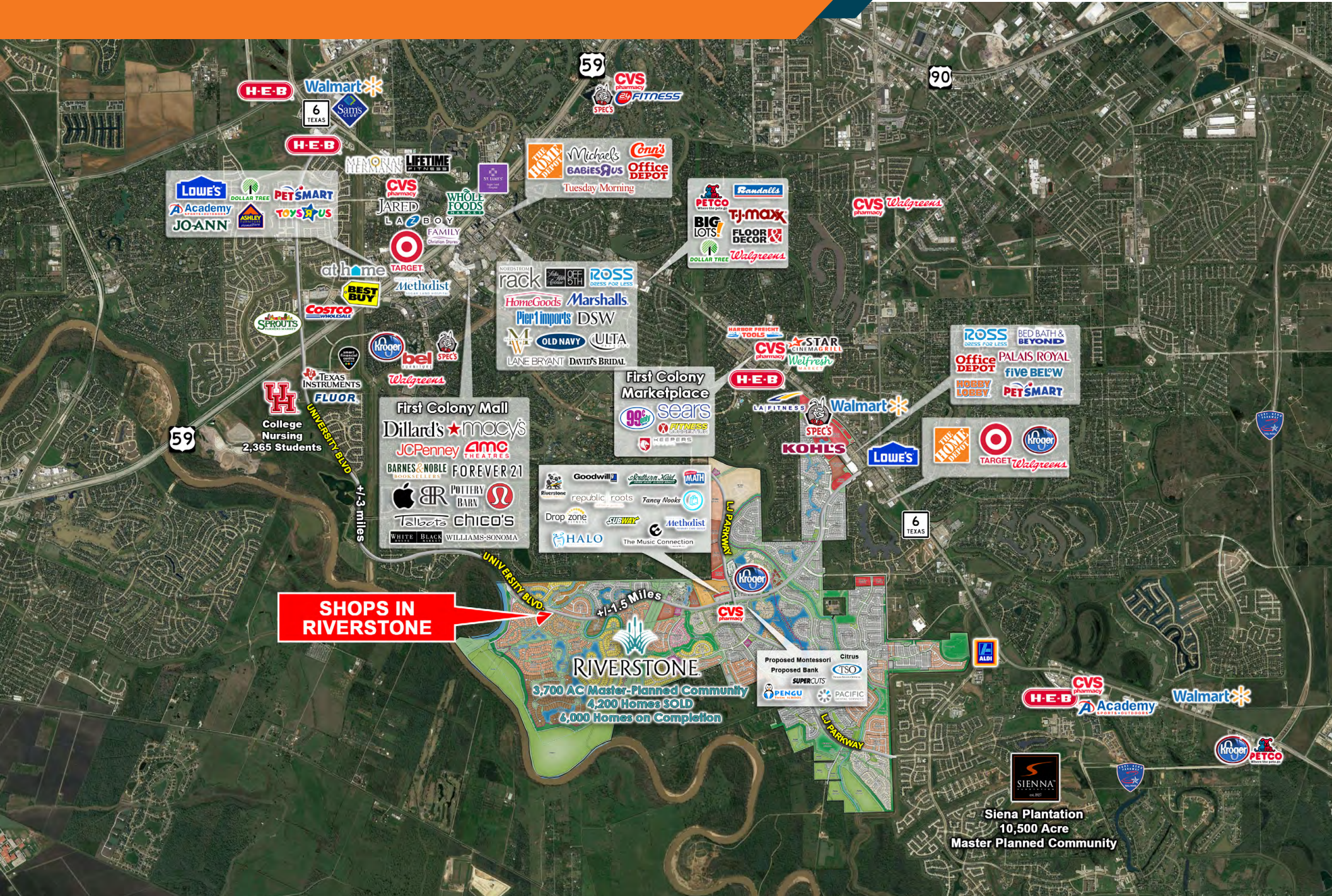
MOD

LJ Parkway

Logos for: Proposed Montessori, Proposed Bank, SUPERCUTS, Citrus, TSO, PACIFIC DENTAL SERVICES

Kids R Kids

For Lease



SHOPS IN RIVERSTONE

First Colony Mall
 Dillard's ★ macy's
 JCPenney **ame** THEATRES
 BARNES & NOBLE FOREVER 21
 Apple **BR** POTTERY BARN **Ω**
 Talbots chico's
 WHITE BLACK WILLIAMS-SONOMA

rack OFF 5TH
 HomeGoods Marshalls
 Pier 1 imports DSW
 OLD NAVY ULTA
 LANE BRYANT DAVID'S BRIDAL

First Colony Marketplace
 sears
 99¢ STORES
 FITNESS CARBIDEVIL
 KEEPERS

Goodwill Southern Vail MATH
 Riverstone republic roots Tancy Kooks
 Drop zone SUBWAY Methodist
 HALO The Music Connection

Michael's Office DEPOT
 GABIESUS
 Tuesday Morning

PETCO RANDALL'S
 BIG LOTS! TJ-MAXX
 FLOOR DECOR
 DOLLAR TREE Walgreens

ROSS BED BATH & BEYOND
 Office DEPOT PALAIS ROYAL
 HOBBY LOBBY five BEL'W
 PETSMART

THE HOME DEPOT
 TARGET Walgreens
 Kroger

Proposed Montessori Citrus
 Proposed Bank CISO
 SUPER CUTS
 PENGU PACIFIC

SIENNA
 10,500 Acre
 Master Planned Community

For Lease



Hunington



RIVERSTONE

A Fort Bend-area master-planned community where luxurious homes, water features and resort-style amenities define the landscape, Riverstone is one of Fort Bend County's most desirable addresses and one of the nation's top-selling developments.

Riverstone residents enjoy an enviable lifestyle that includes a broad selection of new homes with coveted Sugar Land and Missouri City addresses. Plus, with varied highway access and an

array of conveniences within minutes of the community, Riverstone residents have more time to savor life at home, relaxing with family and friends in the elegance that is Riverstone.

It is for these reasons that Riverstone is ranked the No. 1 bestselling community in Texas and No. 4 on the nation's list of best-selling developments.



HOUSTON★CHRONICLE

Riverstone ranked among nation's top again

Riverstone has again been included among the nation's 20 top-selling master-planned communities, according to lists recently released by two independent research firms.

John Burns Real Estate Consulting and Robert Charles Lesser & Co. have listed the Fort Bend community as the highest-ranked Houston-area development, with 441 homes sold last year. Riverstone lands at No. 18 on the RCLCO list and No. 20 on the report compiled by John Burns Real Estate Consulting.

"Riverstone still posted amazing numbers, even though there were fewer new home neighborhoods in 2016 versus the previous year," said David Jarvis, senior vice president with John Burns Real Estate Consulting.

"Riverstone is well-located, has the amenities people want and is zoned to a school district known for academic excellence."

Riverstone has been among the nation's 20 top-selling communities since 2011.

Riverstone is one of four projects by Johnson Development to rank among the 30 top-selling master-planned communities in the nation. Others included on the lists were Cross Creek Ranch in Fulshear, Woodforest in South Montgomery County and Sienna Plantation in Missouri City.

Eighteen builders offer designs in Riverstone, with prices from the \$300,000s to the millions. Visit www.riverstone.com for more information.

The 4,000-home Riverstone is a 3,700-acre master-planned community near U.S. 59 and Texas 6, The Fort Bend Parkway Toll Road and Texas 288. The development, which is designed for 6,000 homes during the next eight years, has 250 acres of lakes, 20 miles of hike-and-bike trails and 500 acres of open spaces and park lands. Housing styles range from townhomes, patio homes, garden homes and single-family homes to multimillion-dollar homes on homesites as large as a half-acre.



**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:
 - 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.

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
N/A Licensed Supervisor of Sales Agent/ Associate	N/A License No.	N/A Email	N/A Phone
Jesus Hernandez Jr. Stephen Pheigaru Sales Agent/Associate's Name	660459 610516 License No.	jesse@hpiproperties.com stephen@hpiproperties.com Email	713.623.6944 Phone

Buyer/Tenant/Seller/Landlord Initials

Date