

For Lease

Delivery 4Q 2020



Hunnington

Hunnington Properties, Inc.
3773 Richmond Ave., Suite 800
Houston, Texas 77046
713-623-6944
hproperties.com

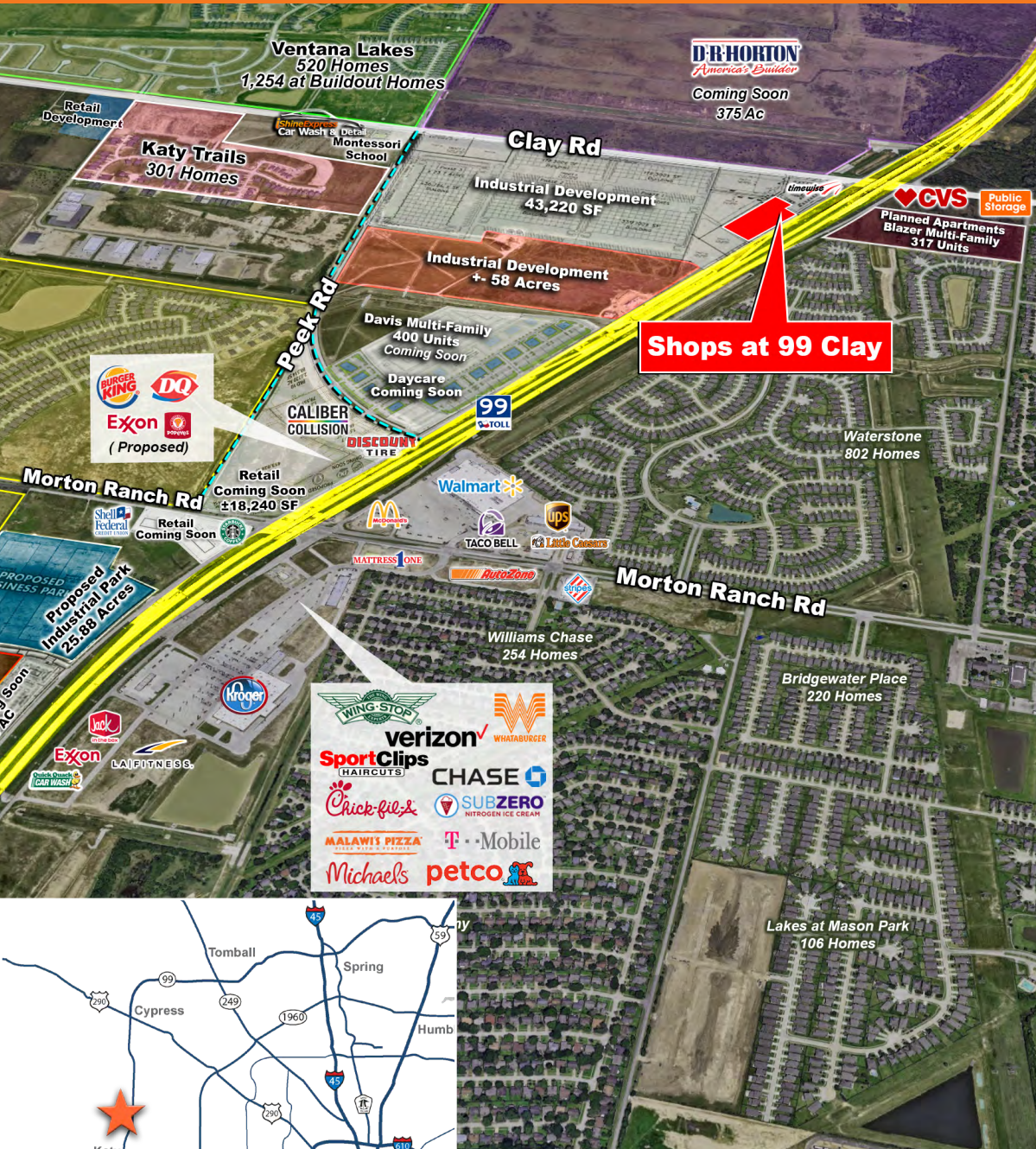
Shops at 99 Clay

SWC of Clay Road and Grand Parkway West
3815 W Grand Parkway
Katy, TX 77449

For Lease



Hunington



SHOPS AT 99 CLAY

3815 W Grand Parkway, Katy, TX 77449

Property Information

Space For Lease	30,000 SF
Rental Rate	Call for Pricing
NNN	\$9.00 PSF
Total Sq. Ft.	30,000 SF 2 Story with Drive-Thru

Pad Site Information

Land Available	1.95 AC (Divisible)
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Property Highlights

- Site located in the heart of new growth at Grand Pkwy
- Clay Rd is a major east-west thoroughfare through Katy
- New homes planned or under construction within 3 miles
- 30-Miles West of Downtown Houston; 6-Miles North of the Typhoon Texas Waterpark (Opened Memorial Day 2016)

Demographics

Population	3 mi. - 78,604
	5 mi. - 241,478
Average Household Income	5 mi. - \$85,776
	3 mi. - \$88,168

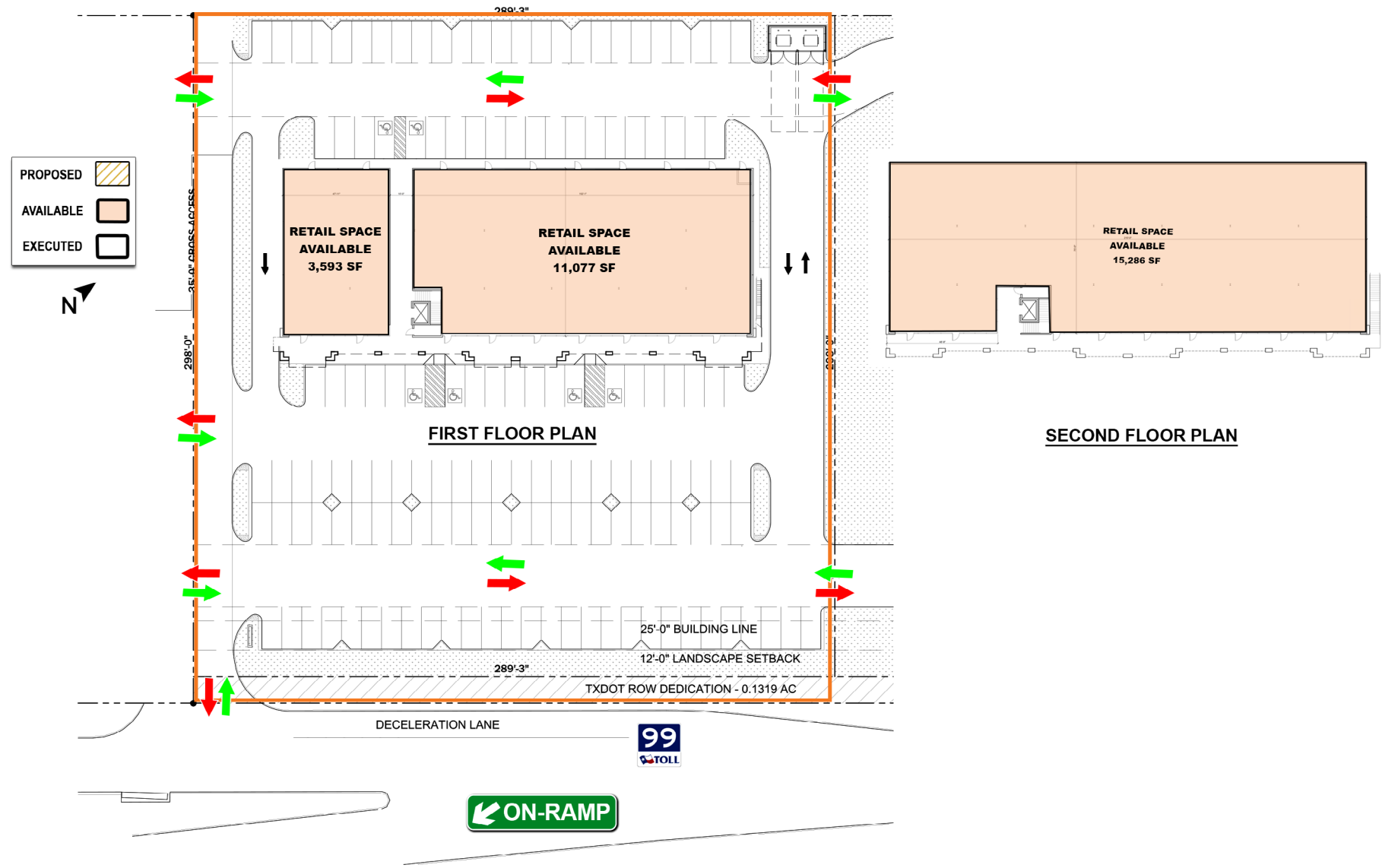
Contact Information

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hpiproperties.com

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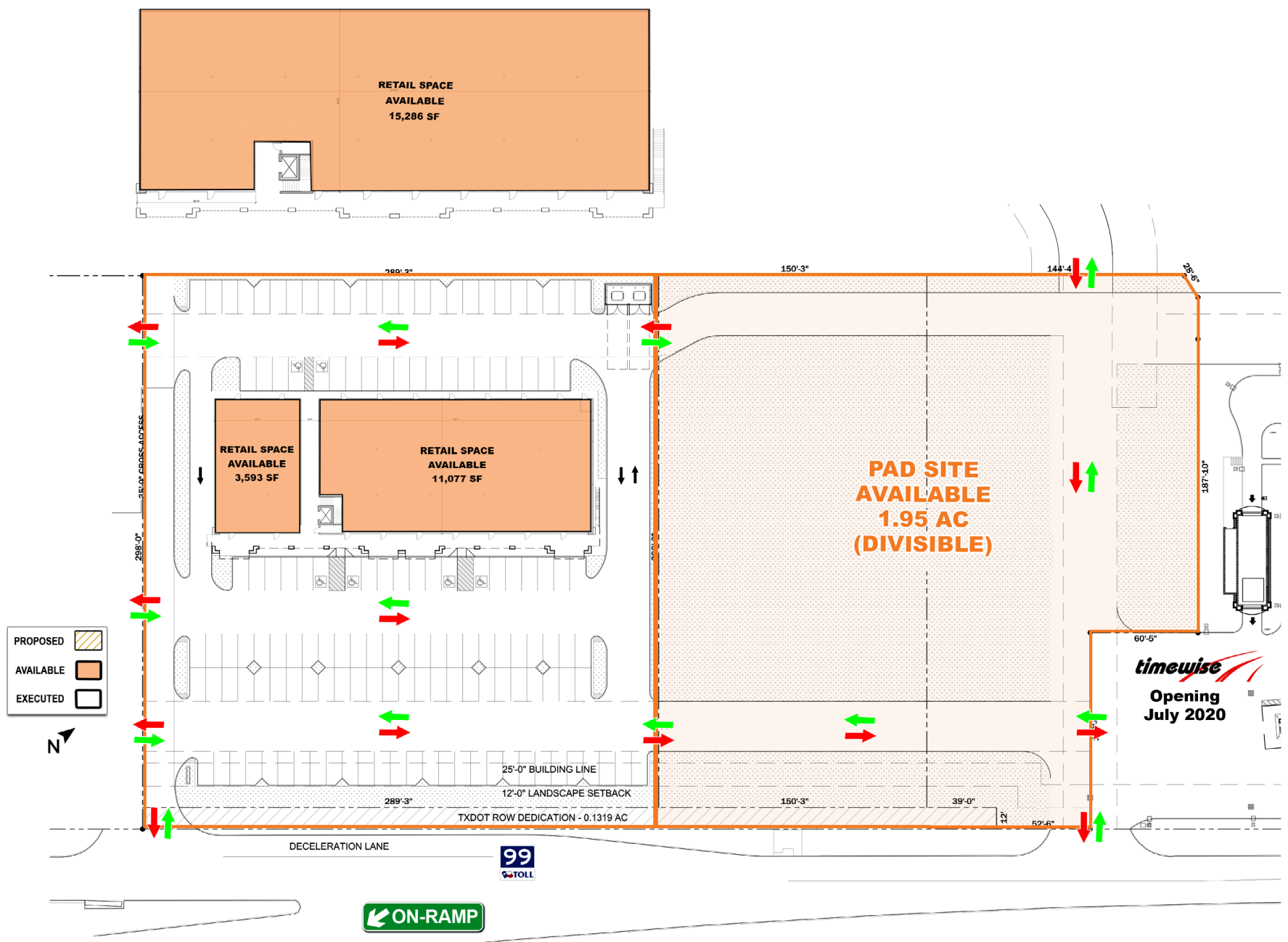
Site Plan



For Lease



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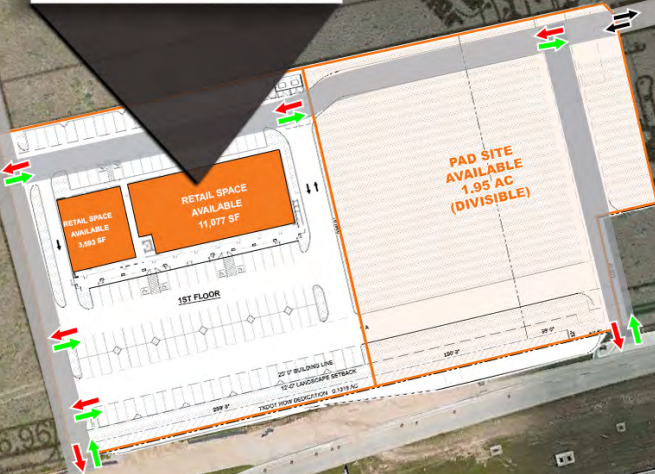
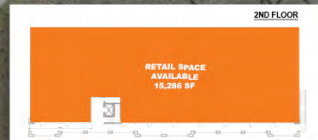
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For Lease



DukeREALTY
Industrial
Development
Under Construction
1.5 million SF

D.R. HORTON
America's Builder
Coming Soon
375 Ac



timewise
Opening
July 2020



24,000 VPD



Seville at Clay
351 Units



For Lease



LOREM IPSUM

Mason & Clay Inc.
82.75 Ac

HLB Harris Group
16.27 Ac

99
TOLL

N MASON RD

Enclave at
Bridgewater
108 Homes

Lakes of
Bridgewater
946 Homes

Now Open!
Seville at Clay
351 Units

Public
Storage

CVS

Waterstone
802 Homes

Shops at 99 Clay

Opening
July 2020
timewise

OFF-RAMP

ON-RAMP

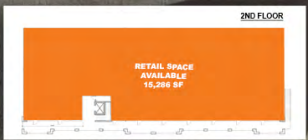
35,372 VPD

EXISTING
MEDIAN

Tract 1E4.25 Ac

Pad Site
Available
1.95 Ac
(Divisible)

D.R. HORTON
America's Builder
Coming Soon
375 Ac



For Lease



D.R. HORTON
America's Builder
Coming Soon
375 Ac

For Lease



CLAY RD

Shops at 99 Clay

The Shoppes At ParkWest

KIRKLAND'S buybuy BABY DSW
 DXL BED BATH & BEYOND MATTRESSFIRM
 GOLF GALAXY PETSMART
 Cane's FIELD STREAM DICK'S SPORTING GOODS

Walmart

Kroger

SCORPION PIZZA MARCO'S PIZZA BUCK'S
 FAMILY DOLLAR SHERWIN-WILLIAMS

NEWK'S Olive Garden THE TABLE TAPROOM KOHL'S OfficeMax
 Hyatt Place PALAIS ROYAL LA FITNESS
 Cheddar's HOBBY LOBBY Kroger
 HOUSTON GARDEN CENTERS SPRING CREEK BARBECUE LONCHORN STEAKHOUSE

Walmart Supercenter
 Starbucks Hilton Garden Inn Best Western PLUS PIZZA HUT KFC TACO BELL Jack
 Denny's COUNTRY FIRESTONE TOYS R US

99c STORE Distribution Center

Future UH

MEMORIAL HERMANN

COSTCO WHOLESALE

Academy

Methodist HEALTH SYSTEM



Katy Mills

WATERPARK

SMASH BURGER WACHOVSKE NISSAN Red Lobster LAS CACAS MEXICAN CAFE
 H-E-B FRIDAY'S HOMEWOOD SUITES Residence Inn
 POPEYES ANY TIME FITNESS

AMC THEATRES Bass Pro Shops OFF 5TH SALES REPRESENTATIVE OFFICE
 Famous Footwear Burlington Coat Factory LAST CALL Marshalls
 BOOKS-A-MILLION NIKE OLD NAVY RACK ROOM SHOES SUN & SKI SPORTS

Katy to see more development northwest of I-10

By Nola Z. Valente | 6:30 am July 18, 2019 CDT

After years of accelerated growth, residential development in south Katy is approaching build-out.

Demographics firm Population and Survey Analysts projects Katy ISD's boundaries will be built-out south of I-10 by 2028, while the construction of thousands of new homes is expected to continue north of I-10 and southwest into Lamar CISD.

More to come

The majority of all remaining growth in Katy is in the northwest sector, according to PASA. There are 3,365 acres for sale or just sold west of Katy Hockley Cut-Off Road and north of FM 529 and another 3,400-plus acres either for sale or already under contract west of the Grand Parkway and north of Clay Road.

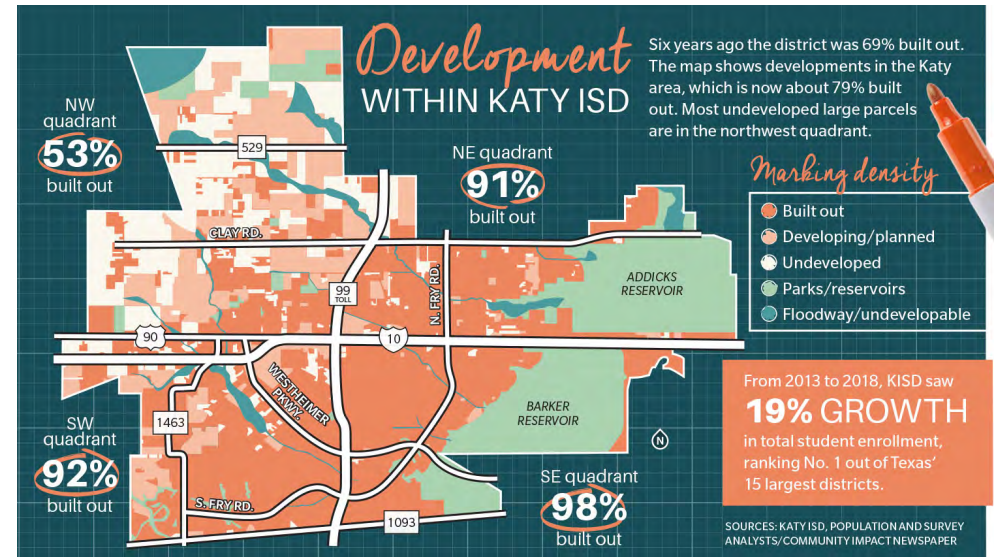
These parcels are also the most affected by wetlands issues and drainage challenges, which means new housing developments will require critical attention post-Harvey, the report shows.

"Most of that land up there is contentious with flood plains, and part of that may be reserved for flood retention and detention," PASA demographer Justin Silhavy said.

Different kinds of developments are expected to appear to the north of I-10, Dean said. There will be large, amenitized, master-planned communities, which are prevalent south of I-10.

Developments already present in the north include Cane Island and Elyson, but he added there are smaller pocket neighborhoods in and around these larger communities as well as water-oriented communities, such as Lake House and August Lakes.

In the Camillo Lakes, Treviso Gardens and Marcello Lakes developments, major home-builders are encouraging more affordable homes to appeal to millennial buyers, with lots between 45 feet and 55 feet wide, Dean said. The overall theme within KISD boundaries is focused on new homes and communities that are family oriented.



"The same builders and developers that are building in northwest Katy now are the same builders and developers that had staggering success at south Katy," he said. "When other sections north of I-10 were built-out, those weren't the same builders—developers to the south of I-10. It was a different quality."

Going south

With less land available on the south side of the KISD's boundaries, there will be an increase in housing starts in Lamar CISD, Silhavy said.

Lamar CISD will see steady growth over the next 10 years, whereas most of KISD's growth will peak during the first five years, Silhavy said.

Cross Creek Ranch within KISD is expected to see 796 new single-family homes from 2018-23 and only 25 from 2023-28, PASA data shows. The portion of Cross Creek Ranch within Lamar CISD will see 661 new developments in the first five years and 602 in the second five years.

"Now that [southwest]Katy is building out, you can't find new homes there as easily as before," Silhavy said. "About 10 or 15 years ago, no one knew what Lamar was but now people are looking at Lamar and thinking, 'This isn't so bad.' Test scores and rankings in Lamar have improved dramatically, particularly in the north, where there are a lot of new campuses."

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A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

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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.

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Buyer/Tenant/Seller/Landlord Initials

Date