For Lease REFLEXOLOGY MASSAGE NIMAL HOSPITAL MRI **2ND GEN** Quest Diagnostics **AVAILABLE** OFFICE 1,175 SF **AVAILABLE** 1,669 SF



Hunington Properties, Inc.

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713-623-6944

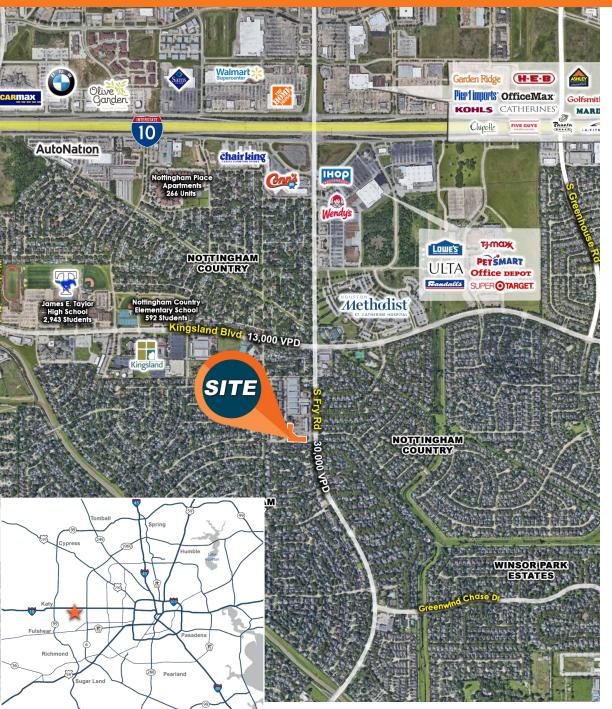
hpiproperties.com

Nottingham Village

970 S. Fry Rd. Katy, Texas 77450

For Lease





NOTTINGHAM VILLAGE

970 S. Fry Rd., Katy, Texas 77450

Property Information	
Space For Lease	1,175 SF 1,600 SF 1,669 SF
Rental Rate	\$24.00
NNN	\$6.06 PSF
Total Sq. Ft.	35,108 SF

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Estimated Population (2019)	1 mi 13,967 3 mi 104,504 5 mi 259,189
Average Household Income	1 mi \$147,985 3 mi \$108,015 5 mi \$108,208

Traffic Count

S. Fry Rd.: 30,000 VPD
Kingsland: 13,555 VPD

Property Highlights

- Located on South Fry Road less than 1 mile from I-10
- Affluent demographics with more than 100,000 residents within 3 miles

For More Information

Rafael Melara Senior Vice President

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For Lease



TRADEMARK PROPERTY CO. TO DEVELOP 82-ACRE MIXED-USE TOWN CENTER PROJECT IN KATY, TEXAS

KATY, Texas (Sept. 29, 2016) – Trademark Property Co. has entered into an agreement with Westside Ventures to develop an 82-acre mixed-use town center at the northwest corner of I-10 and Mason Road in Katy, Texas. Planning will continue in the coming months for the initial 60-acre phase, which will include retail, restaurant, residential, hotel and office space.

"This particular piece of land is one that we feel is ideally suited for mixed-use," said John McCormack, CEO, Westside Ventures.

"Trademark's expertise in developing world-class, mixed-use town centers, like Market Street Woodlands, make them a perfect partner to develop this property into its full potential."

The site, which is part of a larger 107-acre tract owned by Westside Ventures, will be developed in phases over the coming years. Phasing and a construction timeline will be scheduled following planning.

"We believe this site is the next great opportunity in the country to develop a premier regional, mixed-use town center," said Terry Montesi, CEO, Trademark Property Co. "There is a tremendous retail void in West Houston. Combined with the compelling housing, population and income demographics, and the site's adjacency to I-10 and Grand Parkway and the Energy Corridor, this represents a long term opportunity

for Trademark to cultivate a next-generation, bestin-class environment for the West Houston and Katy communities."

Trademark has been active in Houston since 2002, developing both Royal Oaks Village and Market Street Woodlands, the 570,000-square-foot mixed-use development in The Woodlands Town Center. Currently, Trademark is redeveloping, leasing and operating Rice University's holdings in Rice Village, as well as continuing to operate Market Street Woodlands.

Source: http://www.trademarkproperty.com/trademark-property-co-develop-82-acre-mixed-use-town-center-project-katy-texas/





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/Ter	nant/Seller/Landlord Initia	als Date	