

For Lease

**UNDER
CONSTRUCTION**
Delivery 4Q 2020



ECTIVE VIEW



Hunnington

Hunnington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

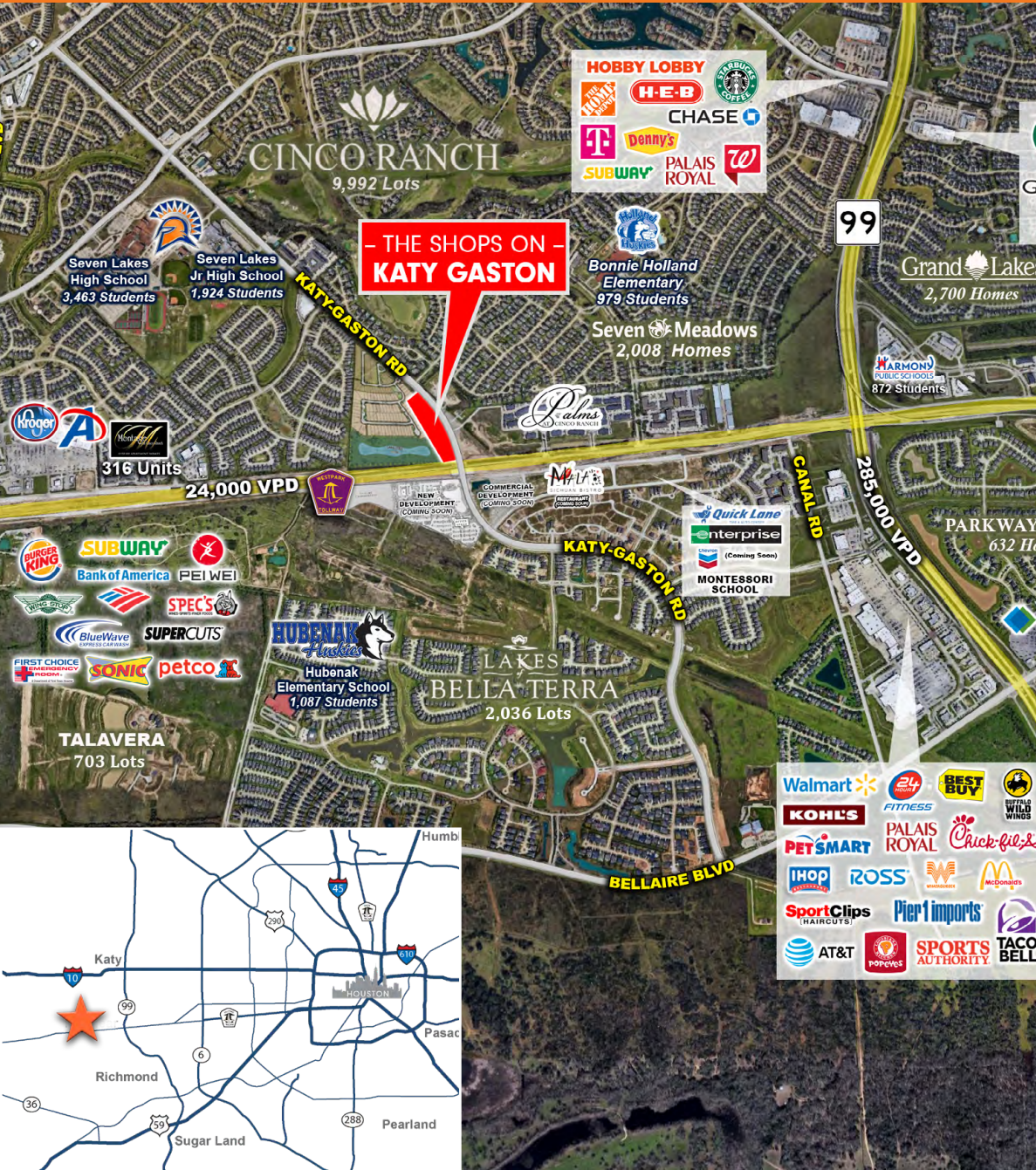
hproperties.com

The Shops on Katy Gaston

NWC of Katy-Gaston & Westpark Tollway

6940 Katy Gaston Rd.,

Katy, Texas 77494



THE SHOPS ON KATY GASTON

6940 Katy Gaston Rd., Katy, Texas 77494

Property Information - Phase I

Space For Lease	1,500 SF (Drive Thru) 2,700 SF (End Cap)
Rental Rate	Call for Pricing
NNN	\$9.00 PSF
Total Sq. Ft.	8,500 SF

Pad Site Information

Available	Tract C: 1.51 Acre Tract D: 1.15 Acre (Can be Combined)
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Property Highlights

- Located in Central Fort Bend County, the "fastest-growing large county" in the U.S.
- Frontage to the Westpark Tollway
- Hard corner lighted intersection at Katy Gaston & Westpark Tollway

Demographics

Population	1 mi. - 14,753 2 mi. - 60,909 3 mi. - 107,044
Average Household Income	1 mi. - \$159,094 2 mi. - \$155,681 3 mi. - \$156,977
Traffic Count	Westpark Tollway: 24,000 VPD Grand Pkwy: 285,000 VPD

Contact Information

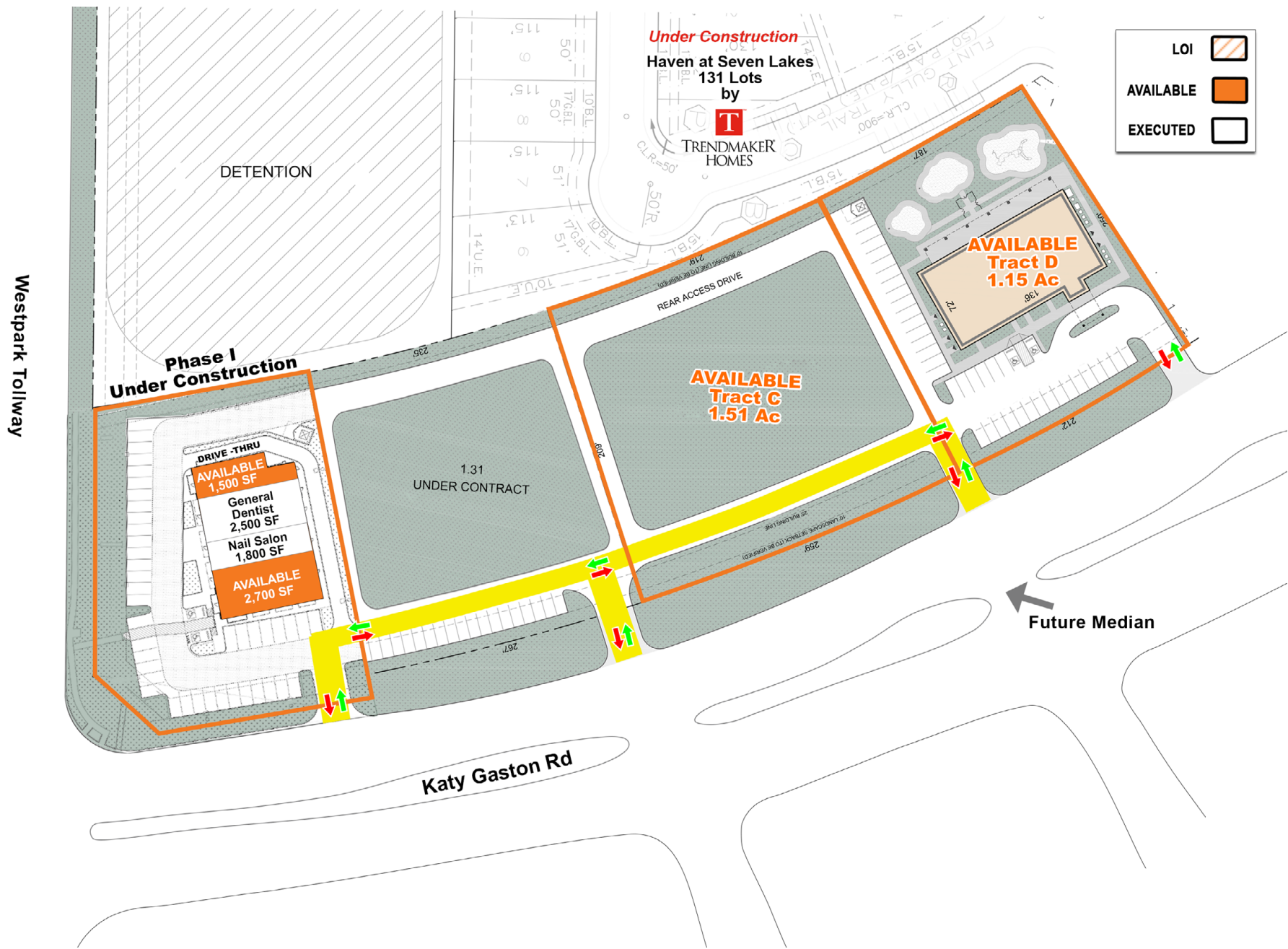
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Westpark Tollway



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For Lease



**- THE SHOPS ON -
KATY GASTON**

**- THE SHOPS AT -
CROSS CREEK
I&II**

**- SHOPS AT -
AVALON CINCO
RANCH**

**- SHOPS AT -
YOUNG RANCH**

amazon
1,000,000 SF
Fulfillment Center

**ROOMS
TO GO**
1.5 Million SF
Warehouse

Costco
150 Acres
Distribution Center

**Willow Creek
Farms**
1,040 Lots

Young Ranch
901 Lots

**Texas Heritage
Marketplace**
174 Lots

Trails of Katy
358 Lots

Firethorne
3,295 Lots

Jordan Ranch
2,905 Lots

**Parkside
Capital**

**Parkside
Capital**

Tamarron
2,268 Lots

Cross Creek Ranch
5,955 Lots

CINCO RANCH
9,992 Lots

WESTHEIMER LAKES
2,801 Homes

TALAVERA
703 Lots

**LAKES
BELLA TERRA**
2,036 Lots

PARKWAY LAKES
632 Homes

Grand Lakes
2,700 Homes

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KATY, TEXAS AREA OVERVIEW



CITY FACTS

Formerly known as Cane Island, the city of Katy is located within the Harris, Fort Bend, and Waller counties. Even though it has become heavily urbanized, Katy has always been a traditional family style community. As of 2017, the city's population was estimated to be 18,282 residents. Being within the Houston-The Woodlands-Sugar Land metropolitan area, Katy has a growing economy and offers many entertainment options.

ECONOMY

With the economy improving, retail centers were developed throughout Katy to accommodate the rapid residential growth. With several corporation headquarters in its surrounding areas, the city of Katy will benefit through the increased job opportunities.



Academy Sports and Outdoors - The company's corporate office and distribution center is staffed by 2,800 employees. With amenities like an on-site Starbucks, gym facility, football field and cafeterias, the corporate campus is made to accommodate a fun and productive work environment.



Amazon Fulfillment Center - The brand new \$160 million facility, is the company's tenth fulfillment center in Texas. The 1 million square foot center will increase the city's financial strength and create 1,000 new jobs in the community.



BP America - Headquartered in the Energy Corridor just outside of Katy, BP America is the area's most benefitting employer. With 5,500 employees in its Westlake campus, BP's Katy operations support the company's onshore and offshore operations.



Igloo Corp. - Igloo Corporation is an American manufacturer of ice chests, drink containers and supporting accessories. Its headquarters a few miles outside of Katy, with 1,000 employees.



Schlumberger (Katy Technology Center) - Previously conducting its operations from several leased facilities in North Houston, Dyna-Drill Technologies, a subsidiary of Schlumberger, has relocated. The company's new headquarters has 340,000 square feet of space, which includes a manufacturing facility and research and development space.



Energy Corridor - Located just east of Katy, the Energy Corridor is a unique suburban environment surrounded by two of the largest unspoiled natural areas of any metropolitan region in the U.S. As the third largest employment center in the region, over 91,000 employees have already been drawn to The Energy Corridor for opportunities and active lifestyle it offers. Some of the large employers in the Energy corridor include BP America, ConocoPhillips, and Shell Oil Company.

**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.

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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