

# For Sale



## The Shops at Cross Creek II

6420 FM 1463 Rd., Katy, Texas 77450

NWC FM 1463 at Westpark Tollway/FM 1093



## Hunnington

**Hunnington Properties, Inc.**

3773 Richmond Ave., Suite 800

Houston, Texas 77046

**713-623-6944**

[hpiproperties.com](http://hpiproperties.com)





## THE SHOPS AT CROSS CREEK II

6420 FM 1463 Rd., Katy, Texas 77450

### Executive Summary

**Sale Price** \$10,400,000.00

**Down Payment** \$3,450,000.00

**Assumable Existing Loan**  
\$6,950,000.00  
17 Months Int. Only  
30 yr Amortization  
5.071% Interest Rate

**NOI-Retail Center:** \$592,258.80 /Yr

**NOI-Starbucks:** \$82,500.00 /Yr

**NOI-USAA / ATM:** \$23,400.00 /Yr

**Total NOI:** \$698,148.80 /Yr

**Cash Flow After Debt/Services:** \$352,434.50 Annual  
(10% Cash on Cash Return)

**Retail Building GLA** 20,127 SF

**Starbucks Bldg. Size** 2,012 SF

**Year Built** 2017-2018

### Property Highlights

- 0.91 Ac Land Included
- 100% Occupied
- Fulshear / Katy Market

### Area Retailers



### For More Information

**Sandy P. Aron**

**President**

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The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.



**Walmart**  **Coming Soon!**  
Supercenter

**FM 1093 10,292 VPD**



**DIRECT  
ACCESS  
TO  
WALMART**

 **ATM**

**EM'S**  
Vietnamese Cuisine

Healing Massage

**ARTS**  
camps • classes

**9ROUND**  
30 MIN KICKBOX FITNESS

Pending Lease

**GOLDER EAGLE**  
TAEKWONDO

**THE TUTORING CENTER**

**beatSTRONG**

**BIG PAULIE'S**  
PIZZERIA



**CROSS CREEK I**

**SOLD**

**CROSS CREEK II**





0.91 AC SURPLUS LAND

Phase II

ATM

Logos in Phase II: Starbucks, ARTS, Round, Finding Lease, EWS, Whataburger, Chick-fil-ee, Boostroom, and a large 'SOLD' sign.

FM 1463 10,292 VPD

FM 1093 / WESTPARK TOLLWAY

WESTPARK EXPANSION AREA

11,923 VPD

Phase I

Logos in Phase I: Shell, McDonald's, Cane's, Chick-fil-ee, Barcelona Sporting Goods, Whataburger, Panda Express, and a large 'SOLD' sign.

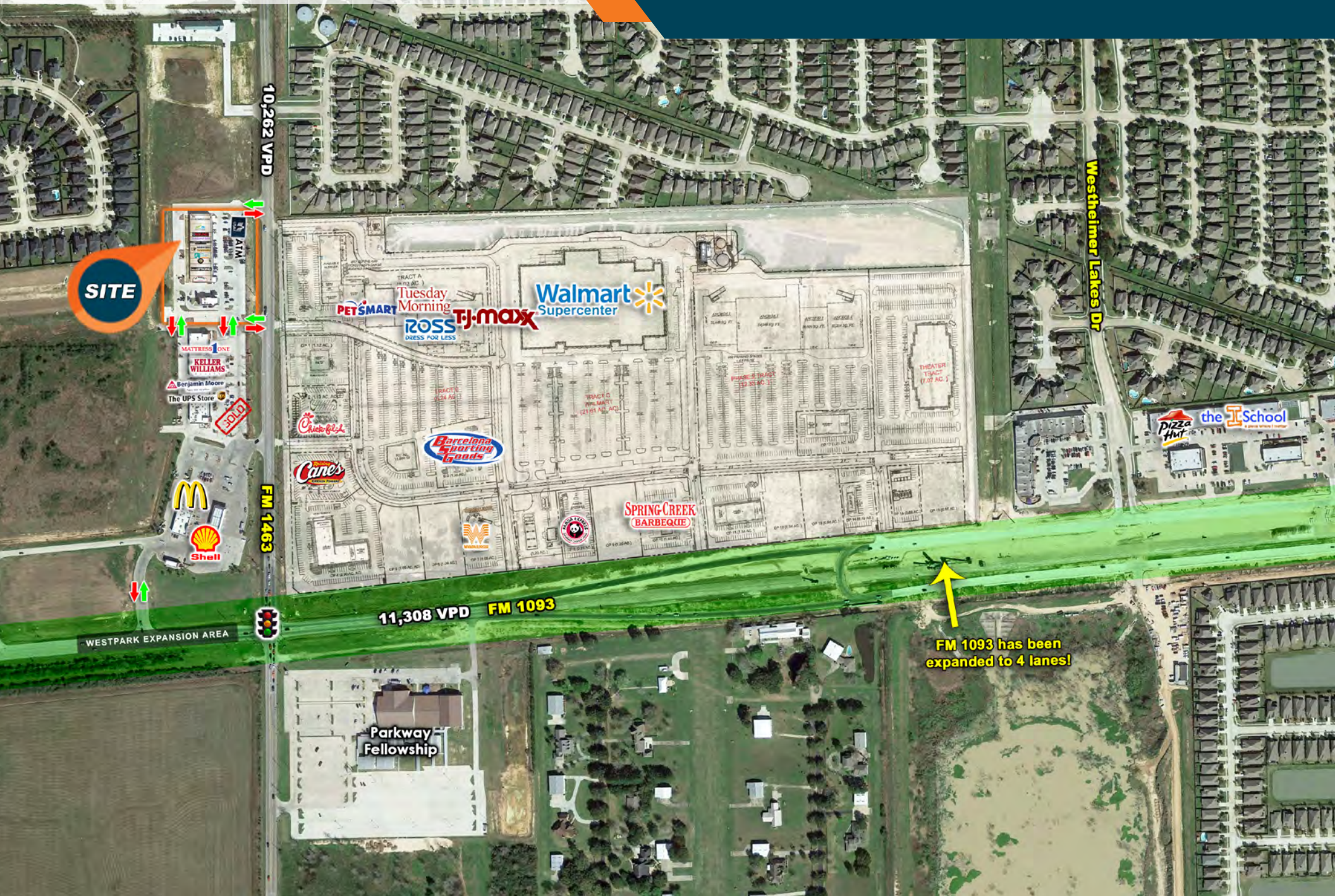
Logos in Phase II: PetSmart, Tuesday Morning, Ross Dress for Less, TJ-Maxx, and a large 'SOLD' sign.

Other labels: DR 1 (1.12 AC.), REST. SR SF, TRACT A (6.1 AC.), and 'ANY REPAIRS AND IMPROVEMENTS CAN BE ACCOMMODATED'.

Coming Soon!

## Walmart Supercenter





**SITE**

10,262 VPD

FM 1463

11,308 VPD FM 1093

Westheimer Lakes Dr

FM 1093 has been expanded to 4 lanes!

PETSMART Tuesday Morning ROSS TJ-maxx Walmart Supercenter

MATTRESS ONE KELLER WILLIAMS Benjamin Moore The UPS Store McDonald's Shell

Chick-fil-A Barcelona Sporting Goods Cane's Spring Creek Barbeque

Pizza Hut the I School

Parkway Fellowship

WESTPARK EXPANSION AREA





# Huntington

# For Sale



Cross Creek Ranch  
389 Homes

Churchill Farms  
568 Homes

Pine Mill Ranch  
1,778 Homes

99  
TEXAS

Dec. '17  
H-E-B  
SUBWAY  
MOD  
SONIC

Shafer  
Elementary School  
1,140 Students

Cinco Ranch  
9,992 Lots

Cinco Ranch Blvd

Fry Rd

Seven Lakes  
High School  
3,229 Students

Seven Meadows  
2,008 Homes

Cross Creek Ranch  
5,955 Lots

Randolph  
Elementary School  
977 Students

10,262 VPD

Stanley  
Elementary School  
1,902 Students

IRONRIBE  
Great Clips  
HURTS DONUT  
BIG PROG

Academy  
petco  
menchie's  
FIRST CHOICE  
SONIC  
Bank of America  
BlueWave

**SITE**

Future  
Walmart  
TJ-maxx  
SPRING CREEK  
Tuesday Morning  
PETSMART  
ROSS  
Chick-fil-A

CHASE  
LOWE'S  
Starbucks

KELLER WILLIAMS  
MATTRESS ONE  
The UPS Store  
Benjamin Moore

FM 1463

H-E-B  
Future

Westheimer  
Lakes  
2,801 Homes

Talavera  
703 Lots

Lakes of Bella Terra  
2,036 Lots

Parkway Lakes  
632 Homes

Shops at Bella Terra  
Walmart  
KOHL'S  
Pier 1 imports  
ULTA  
BEST BUY  
PLACE  
24 FITNESS  
PETSMART  
Party City  
FAMOUS Footwear

Briscoe Falls  
274 Lots







**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](http://WWW.TREC.TEXAS.GOV)**

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**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC  
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

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**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**

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

<u>Hunington Properties, Inc.</u>	<u>454676</u>	<u>sandy@hpiproperties.com</u>	<u>713.623.6944</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Sanford Paul Aron</u>	<u>218898</u>	<u>sandy@hpiproperties.com</u>	<u>713.623.6944</u>
Designated Broker of Firm	License No.	Email	Phone
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date