

For Sale



Bay Area Plaza II

16830 - 16868 N. Highway 3
Webster, TX 77598



Hunington

Hunington Properties, Inc.
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Houston, Texas 77046
713-623-6944
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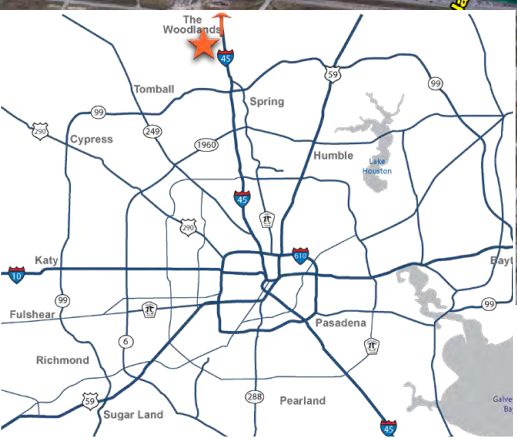


DSW LifeWay SPORTS AUTHORITY
 Kirkland's Christian Stores
 Marshalls
 Sun & Ski Sports OLD NAVY Pier 1 Imports
 LA Z BOY Office DEPOT
 JO-ANN NORDSTROM rack ULTA
 PETSMART HomeGoods

Ashley Michaels Jersey Mike's
 Where Creativity Happens
 BARNES & NOBLE
 LUPE YORTEL RESTAURANTS WORLD MARKET
 Party City PLATO'S CLOSET
 BED BATH & BEYOND Stein Mart
 LESLIE'S HOBBY LOBBY

BLAST! Fitness BIG LOTS!
 CINEMARK
 Guitar Center Cheddar's SCRATCH & KITCHEN
 TWIN PEAKS McALISTERS DELI Chuy's

SITE



BAY AREA PLAZA II

16830 -16868 N. Highway 3, Webster, Texas 77598

EXECUTIVE SUMMARY

Sale Price	Call for Pricing
CAP RaTe	7.02%
Net Operating Income	\$491,102.76
Building Size	24,270 SF
Lot Size	1.92 Acres
Lease Type	NNN
Occupancy	100%

PROPERTY HIGHLIGHTS

- Located one-mile away from Baybrook Mall
- Blocks From medical center of the south, home of 2,200 physicians with more than 1.5 millions patients annually
- Ample Parking 304 Spaces (.59 per 1000SF)

DEMOGRAPHICS

Total Population	2 mi. - 43,933
	3 mi. - 75,101
	5 mi. - 189,422
Average HH Income	2 mi. -\$71,348
	3 mi. -\$89,380
	5 mi. -\$106,249
Traffic Count	Bay Area Blvd: 32,640 vpd
	Galveston Rd/TX-3: 23,796 vpd

For More Information

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 Principal
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- DSW
- Kirkland's
- SUN & SEA SPORTS
- LA 2 BOY
- JO-ANN
- PET SMART
- LifeWay CHRISTIAN STORES
- SPORTS AUTHORITY
- Marshalls
- Pier 1 imports
- Office DEPOT
- rack
- ULTA
- HomeGoods

- SUPER TARGET

- Baybrook Mall**
- Dillard's
 - JCPenney
 - Sears
 - macy's
 - FOREVER 21
 - Bath Works
 - Apple
 - DAVE & BUSTERS
 - The Cheesecake Factory
 - Olive Garden
 - P.F. CHANG'S

- BLAST! Fitness
- BIG LOTS!
- CINEMARK
- Cheer Center
- Cheddar's SCRATCH KITCHEN
- TWIN PEAKS
- McALISTER'S DELI
- Chuy's

- ASHLEY FURNITURE
- Michaels
- JERSEY MILE SUBS
- BARNES & NOBLE
- WORLD MARKET
- Party City
- PLATO'S CLOSET
- BED BATH & BEYOND
- Stein Mart
- LESLIE'S
- HOBBY LOBBY

- LOWE'S
- STAPLES
- BEST BUY
- PEI WEI
- MUSIC & ARTS
- sncp kitchen
- MIAS TABLE
- LONGHORN STEAKHOUSE

- DOLLAR TREE
- SportClips HAIRCUTS
- Orangetheory FITNESS
- Bowlero
- GENGHIS GRILL
- THE JEWELRY JOYNS
- SONIC
- FIREHOUSE SUBS
- FREEBIRDS WORLD BURRITO
- CARRABBA'S ITALIAN GRILL

SITE

Clear Lake Regional MEDICAL CENTER
An HCA Affiliated Hospital

W. Medela Center Blvd

Galveston Rd 23,796 vpd 3

Bay Area Blvd

Margaret S McWhirter Elementary School
882 Students

Clear Creek ISD Challenger Columbia Stadium

Tuesday Morning Burlington Coat Factory

Flajole

COSTCO WHOLESALE

INTERSTATE 45

ROOMS TO GO

WHISKEY

DISCOUNT TIRE

O'Reilly

NTE

AVENIDA BRAZIL



**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:
 - 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.

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<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
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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