

For Lease



**2ND GEN
RESTAURANT**

**AVAILABLE
1,800 SF**



Hunnington

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

Shops at Ten Oaks II

18002 Park Row Drive
Houston, Texas 77084

For Lease



Hunington

SHOPS AT TEN OAKS II

18002 Park Row Dr, Houston, Texas 77084



Phase I

Space for Lease:	1,800 SF (2nd Gen Restaurant)
Rental Rate:	Call for Pricing
NNN:	\$13.53 PSF
Building SF:	5,906 SF

Property Highlights

- Ten Oaks is located at the corner of Barker Cypress and Park Row in Houston, TX, an infill location within the recognized boundaries of the Energy Corridor a master-planned business district and home to several of the largest international energy companies in the world as well as over 300 multi-national, national and local companies. It is recognized as the largest concentration of energy, engineering and energy service companies in the world.
- It is also located within the Texas Medical Center –West Campus. The Texas Medical Center features 2 major hospitals, Texas Children's and Methodist.

Demographics

Population (2020)	2 mi. - 30,972
	3 mi. - 79,383
	5 mi. - 259,033
Average Household Income	2 mi. - \$121,695
	3 mi. - \$116,533
	5 mi. - \$107,504
Traffic Count (TXDOT 2018)	Barker Cypress Rd: 44,213 VPD
	Park Row Dr: 14,701 VPD
	Interstate 10: 233,339 VPD

For More Information

Jonathan Aron
Senior Associate
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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.



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ADDICKS/CULLEN PARK

TEN OAKS 23.2 ACRES

The Methodist Hospital System

Note: The combined first phases of Texas Children's Hospital and The Methodist Hospital's medical campus total almost 1,400,000 square feet and an investment of over \$570 million. The West Campus covers approximately 170 acres.

Methodist Methodist West Houston Hospital

1,447 Employees

Texas Children's Hospital
370 Employees

SITE
SHOPS AT TEN OAKS II

Texas Children's Hospital West Campus

KATY

BARKER-CYPRESS ROAD

Texas Medical Center West Campus

190 ACRES

SCALE: 0 112.5 225 450'



DETENTION/
OPEN SPACE



Pappas Family Restaurant (Planned)

For Lease



Over 20,300,000 square feet of office space—is believed to be the largest concentration of energy, engineering and technology service companies in the world. These are complemented by the headquarters and auxiliary companies as well as significant healthcare facilities. Together, they form the heart of the Energy Corridor business district in Houston.

Within a 10-mile radius of the Energy Corridor is a population of 1,000,000 households and 2,154,000 people, over 41% of whom are college graduates. This commute zone features excellent school districts and a multitude of big-value housing alternatives ranging from new garden apartments and townhouses to single family homes from \$200,000 to over \$2 million.

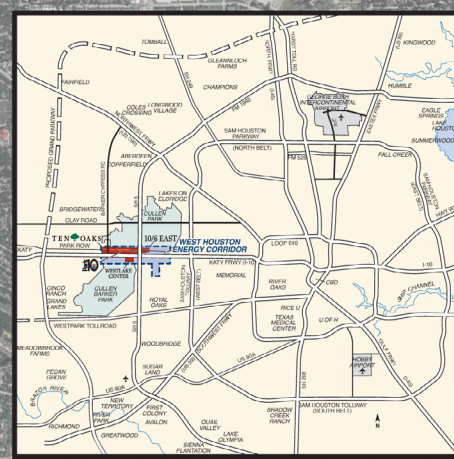
TEN OAKS

CENTRAL PARK

SITE
SHOPS AT
TEN OAKS II

THE ENERGY CORRIDOR HOUSTON, TX

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LEGEND: NEW PROJECTS

- The Energy Corridor
- Energy Corridor Management District
- Wolff Companies Developments
- Future Roadways

(Harris County Improvement District #40)

HOTELS

1 Embassy Suites—Energy Corridor	7 Comfort Inn	q Marriott Towneplace
2 Holiday Inn Express	8 Drury Inn	r LaQuinta Inn & Suites
3 Hilton Garden Inn	9 Wyndham	s Extended Stay Deluxe Hotel
4 Courtyard by Marriott	10 Homewood Suites Park 10	t Hyatt Summerfield Suites
5 Omni Hotel	m Studio 6	u Red Roof Inn
6 Holiday Inn Hotel	n Motel 6	v Marriott West Energy Corridor
g Marriott Residence Inn	o Super 8	w Residence Inn West Energy Corridor
h Staybridge Suites	p Marriott Fairfield Inn	x Value Place I-10 West

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For Lease



SITE
SHOPS AT
TEN OAKS II

Garden Ridge H-E-B
Pier 1 Imports OfficeMax Golfsmith
KOHLS CATHERINES MARDEL
LA FITNESS Clupile FIVE GUYS TANNIN
at home
Applebees EXCEL URGENT CARE

Walmart Supercenter
BABIES R US Jo-Ann's
ROSS
CARMAX
MATTRESS ONE LINCOLN LINCOLN
KYLE JELLY'S
SUTTS
HUGO BOSS

chair king
IHOP
Wendy's
snaps
VERTSKÉAP MATTRESS ONE
LOWE'S TJ-MAXX ULTA
PETSMART
Wendy's
Office DEPOT
McDonald's
Target
Methodist ST. CATHERINE HOSPITAL

McDonald's
cicis
99c ONLY
FedEx
Babin's DISCOUNT
SANTITAS
DOLLAR TREE
Fiesta
VINO CRUJANO
Wally's
Luby's
petco
Starbucks
S. Mason Rd

BIKE BARIN Villars of park Grove Apartments Units
BIGLOTS!
O'Reilly AUTO PARTS
24 HOURS FITNESS
Randall's
H-E-B

AutoNation
Nottingham Place Apartments 266 Units
chair king
Carp's
IHOP
Wendy's
NOTTINGHAM COUNTRY
James E. Taylor High School 2,943 Students
Nottingham Country Elementary School 592 Students
Kingsland
Kingsland Blvd. 13,000 VPD

MEMORIAL PARKWAY
NOTTINGHAM COUNTRY
NOTTINGHAM COUNTRY
S Fry Rd. 30,000 VPD

NOTTINGHAM COUNTRY
WINSOR PARK ESTATES
Greenwind Chase Dr

Methodist ST. CATHERINE HOSPITAL
Texas Children's Hospital
AECOM
Lifestyle CHIROPRACTIC
S. Greenhouse Rd
Barker Cypress Rd

**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.

<u>Hunington Properties, Inc.</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>454676</u> License No.	<u>sandy@hpiproperties.com</u> Email	<u>713.623.6944</u> Phone
<u>Sanford Paul Aron</u> Designated Broker of Firm	<u>218898</u> License No.	<u>sandy@hpiproperties.com</u> Email	<u>713.623.6944</u> Phone
<u>N/A</u> Licensed Supervisor of Sales Agent/ Associate	<u>N/A</u> License No.	<u>N/A</u> Email	<u>N/A</u> Phone
<u>Jonathan Aron</u> Sales Agent/Associate's Name	<u>644676</u> License No.	<u>jonathan@hpiproperties.com</u> Email	<u>713.623.6944</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date