

Grocery
Shadow
Anchored

For Lease



Sugar Land

69

48,506 vpd

BRAZOS TOWN CENTER PHASE II

Logos for: TACO BELL, Sonic, McDonald's, Olive Garden, BIRCH WINGS, WING STOP, MATTRESS FIRM, Valvoline, Pizza Hut, Carls Jr., Popeyes, HomeGoods, JCPenney, Kroger, Michaels, The Children's Place, Cato, Five Below, Ulta, Spec's, Blue Lion, Fitness, Race Zone, Back Room Shops.

Logos for: T-Mobile, JAMES AVERY, TEXAS CREDIT BANK

Logos for: IHOP, Capital One

READING RD 22,633 VPD

SPACEK RD

TX DOT
DETENTION

TX DOT
DETENTION

AVAILABLE 9,750 SF
 Dental 4,200 SF (proposed)
 Veterinary 2,000 SF (proposed)
 Veterinary 2,000 SF (proposed)
 Veterinary 2,000 SF (proposed)
 Drive-thru

-Shops at
Summer Park

(Future)
Multi-Family

SUMMER LAKES
1,070 Lots

Dolce Living
Apartments
300 Units

SPRINGHILL SUITES
BY HARRIOTT

River Mist
183 Homes

(Future)
CHILDRENS
GHTHOUSE
LEARNING CENTERS

Springs at
Summer Park
280 Units

THE WATERFORD
196 Units

Coming Soon
Shine
CAR WASHES

CVS

SUMMER PARK
199 Lots



Hunington

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

Shops at Summer Park

SWC of Reading Rd. and Spacek Rd.
Rosenberg, Texas 77471



SHOPS AT SUMMER PARK

SWC of Reading Rd. & Spacek Rd., Rosenberg, TX 77471

Retail Information

Space For Lease	16,950 SF
Rental Rate	Call for Pricing
NNN	\$9.00 PSF
Total Sq. Ft.	16,950 SF

Property Highlights

- Located in the rapidly growing cities of Rosenberg and Richmond, with over 36 new subdivisions and over 2 million square feet of commercial development in the last 5 years
- Shops at Summer Park is strategically located at the intersection of Hwy 69 and Reading Rd
- Summer Park is a 500 acre master-planned community positioned at the “gateway” to the city of Richmond & Rosenberg
- Highway frontage & lighted intersection

Demographics

Population (2019)	2 mi. - 25,907
	3 mi. - 55,966
	5 mi. - 111,891
Average Household Income	1 mi. - \$96,142
	3 mi. - \$88,363
	5 mi. - \$87,718

Traffic Count
 I-69: 48,506 vpd
 Reading Rd: 22,633 vpd

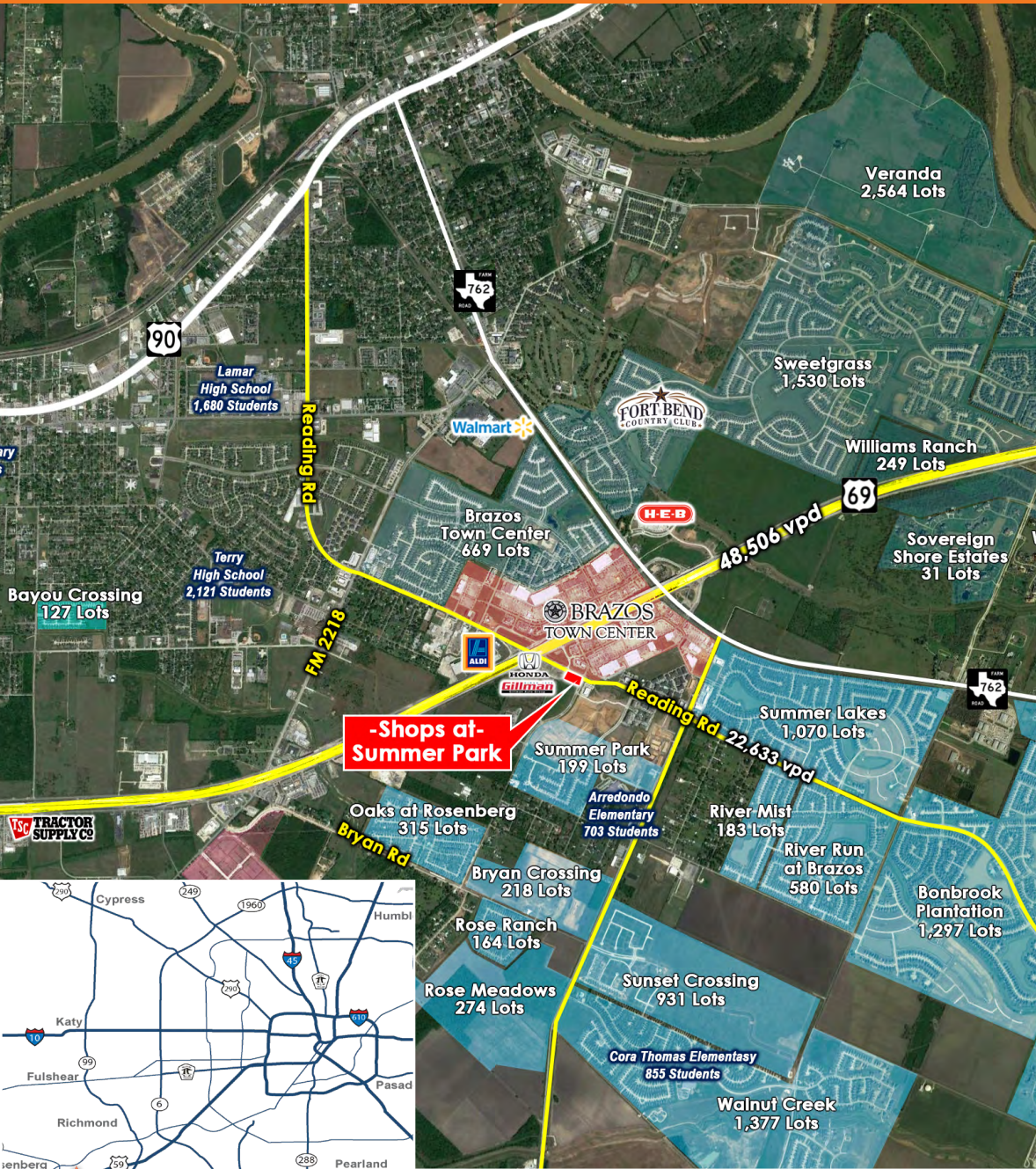
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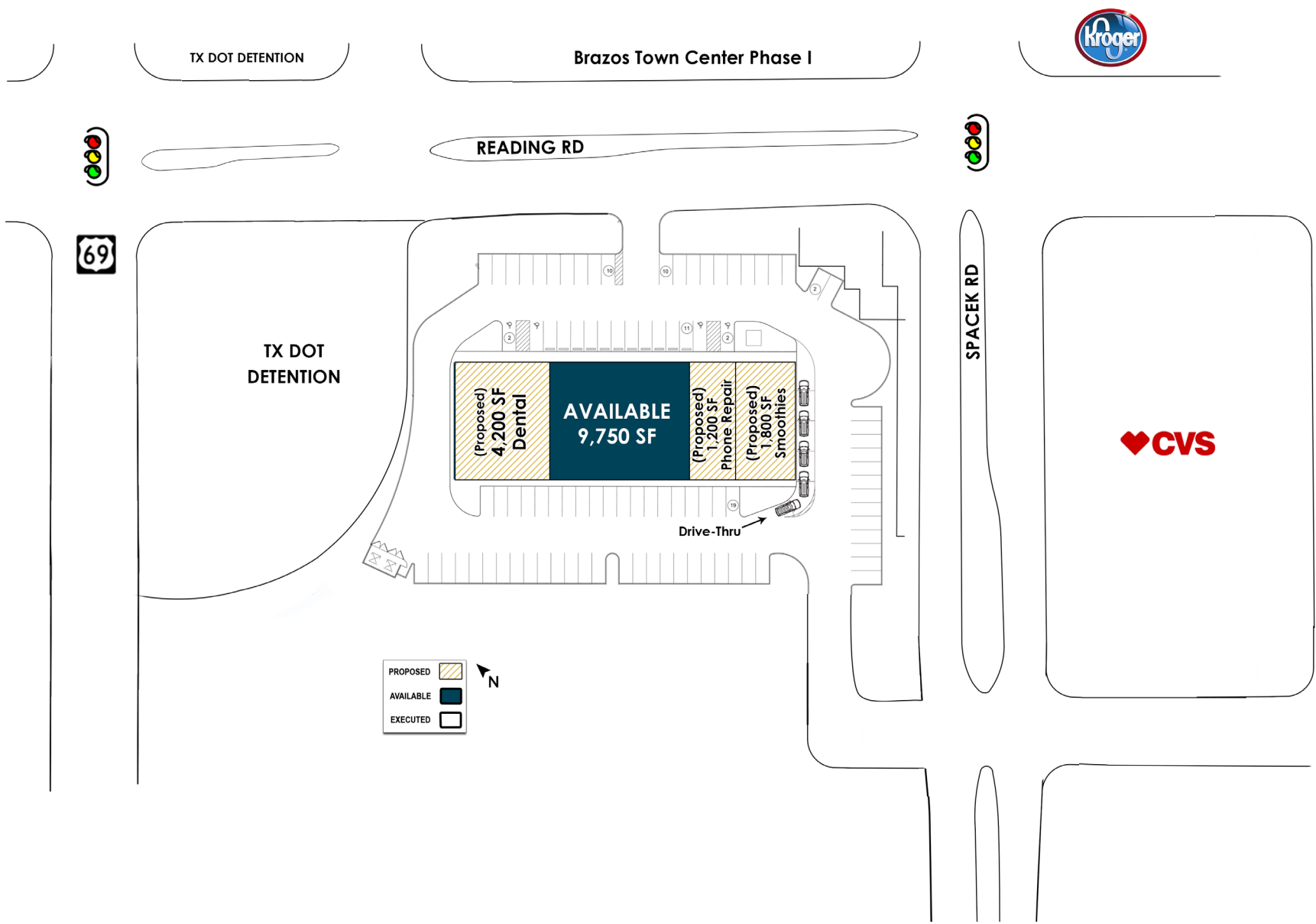
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The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of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



For Lease



For Lease



Hunington



-Shops at Summer Park

Proposed 4,200 SF Dental	AVAILABLE 9,750 SF	Proposed 1,200 SF Phone repair	Proposed 1,800 SF Smoothies
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(Future)
Multi Family

69 48,506 vpd

READING RD 22,633 VPD

BRAZOS TOWN CENTER PHASE II
 MATTRESS ONE ULTA five BELOW
 Kroger A CAFO THE CHILDREN'S PLACE
 HomeGoods JCPenney RACK ROOM SHOPS Michael's

AutoZone
 SPEC'S
 BLUE LION
 24 Hour Fitness

Carl's Jr. TACO BELL
 SONIC PIZZA HUT
 KROGER

WING STOP
 Olive Garden
 Popeyes McDonald's
 BREWING VALVOLINE

Marshall's petco
 TARGET LANE BRYANT
 dressbarn

BEST BUY Famous Footwear
 ROSS OfficeMax

Brazos Ranch
 308 Units

Brazos Town Project
 Under Construction 10.8 Ac

The Reserve
 176 Homes

Del Webb
 SWEETGRASS
 139 Homes

The Villas
 139 Homes

Gordmans
 KOHL'S
 OLD NAVY

HOBBY LOBBY

verizon

Chick-fil-A

STARBUCKS
 SUBWAY

UPS MAULERS

GRINGO'S

TEXAS ROADHOUSE

JAMES AVERY
 artisan jewelry
 T-Mobile

IHOP RESTAURANTS

Capital One

SPACEK RD

CVS

For Lease



Sugar Land
48,506 vpd

BRAZOS TOWN CENTER PHASE II

Logos for: TACO BELL, PIZZA HUT, SONIC, McDonald's, Olive Garden, MATTRESS FIRM, Valvoline, Wing Stop, Popeyes, and others.

Logos for: SPEC'S, AutoZone, five BELOW, ULTA, TJ-maxx, HomeGoods, JCPenney, Michaels, and others.

Logos for: Kroger and other grocery/retail stores.

Logos for: T-Mobile, JAMES AVERY, and TEXAS CITIZENS BANK.

Logos for: IHOP and Capital One.

SUMMER LAKES
1,070 Lots

Dolce Living
Apartments
300 Units

SPRINGHILL SUITES
BY MARriott

River Mist
183 Homes

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LIGHTHOUSE
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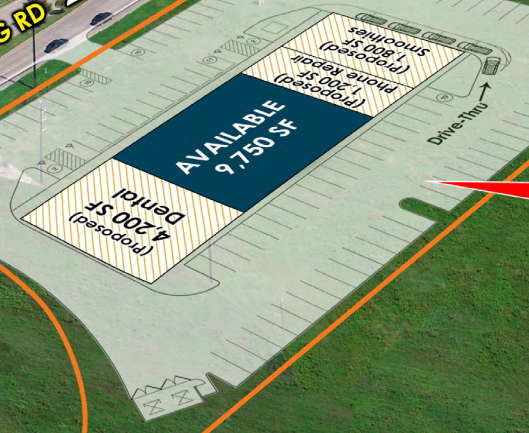
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SPACEK RD



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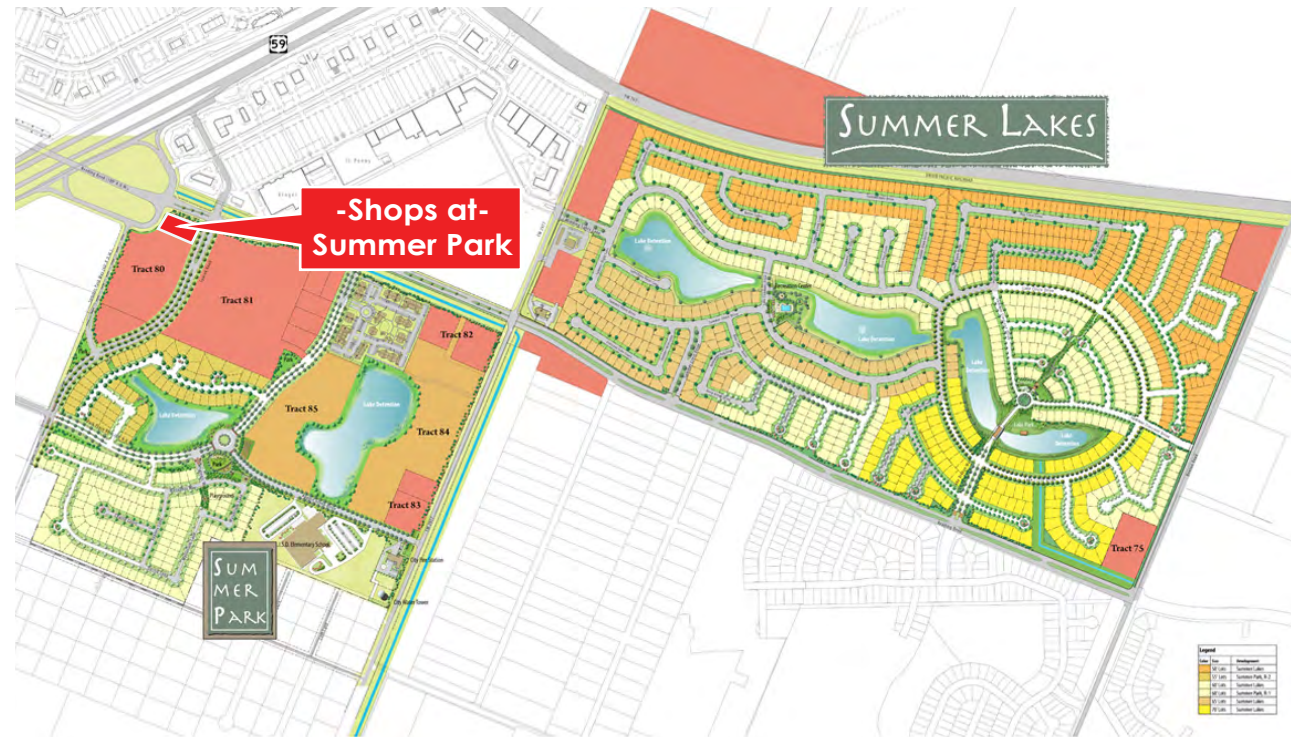


-Shops at Summer Park

SUMMER LAKES & SUMMER PARK

Summer Lakes is a 364-acre community, which will be home to approximately 1,000 families at completion. Summer Park is a 191-acre community, which will be home to 200 families.

The community is situated adjacent to Brazos Town Center. The center integrates 100 acres of retail with high-end multi-family units, single family homes, and a medical/professional office park - all interconnected with parks, trail systems, lakes and fountains. This unique development is strategically positioned as the "gateway" to the rapidly growing towns of Rosenberg and Richmond. Brazos Town Center and the surrounding shopping centers give you access to national retail stores and restaurants as well as local boutiques and diners, all just minutes from home.



Summer Lakes and Summer Park both feature great amenities for your family to enjoy. Residents of Summer Lakes and Summer Park have access to and are allowed use each neighborhood's amenities.

There are community walking trails which meander by the community's lakes, a resort-style pool, children's playground, and splash pad. The land plan has been designed around the community's three lakes, and lake front home sites are available. With manicured gardens and sparkling lakes and fountains, Summer Lakes and Summer Park offer residents relaxing and beautiful places to enjoy nature and their neighborhood. Summer Park's amenities include a Wi-Fi pavilion, playground, rose arbor, climbing rocks, fountain, benches, and natural play areas.

**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.

Hunington Properties, Inc. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	454676 License No.	sandy@hpiproperties.com Email	713.623.6944 Phone
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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