

# For Sale



2110 Katy Hockley Cut Off Rd.  
Katy, TX 77493



## Hunington

**Hunington Properties, Inc.**

3773 Richmond Ave., Suite 800

Houston, Texas 77046

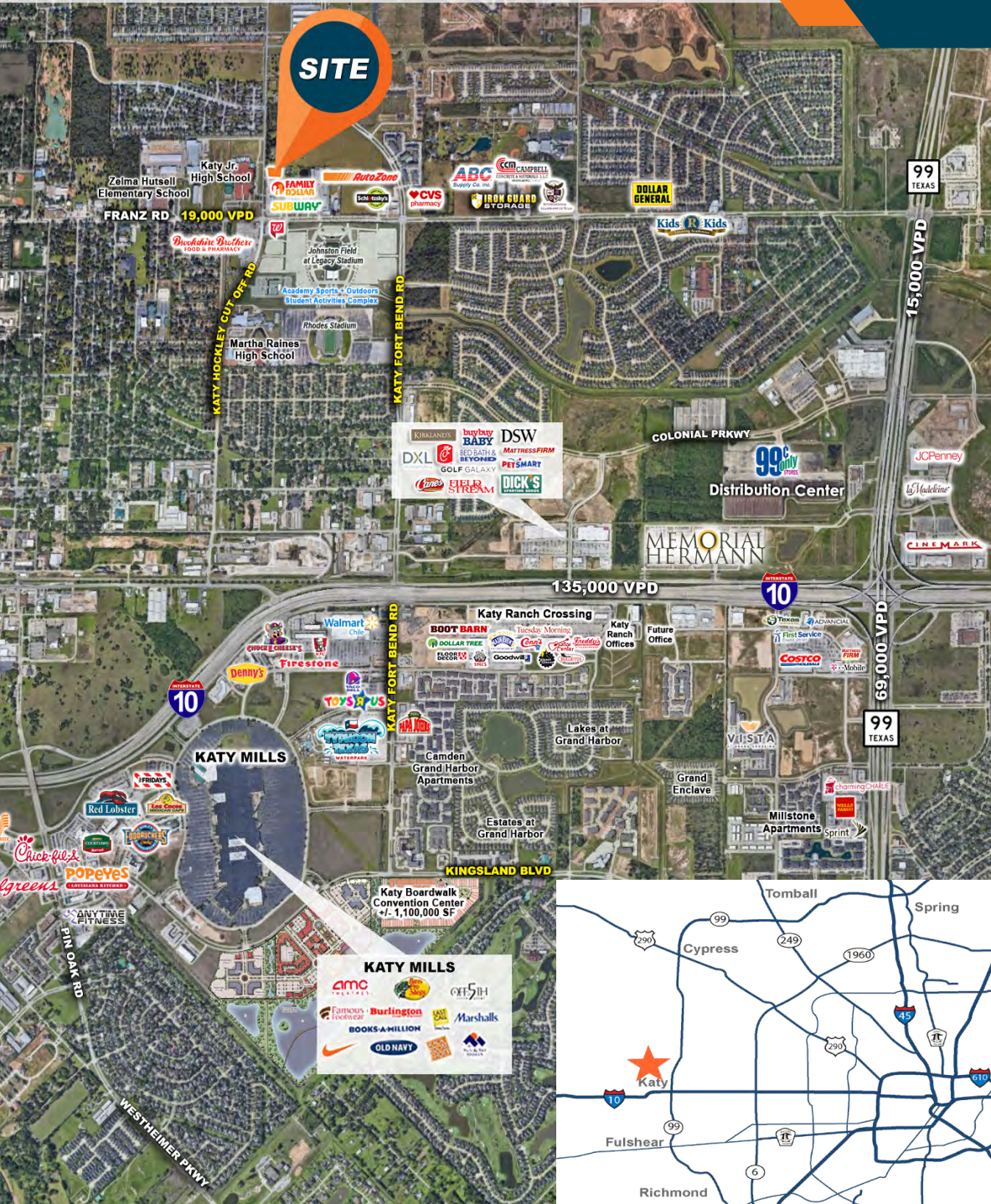
**713-623-6944**

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





2110 Katy Hockley Cut Off Rd. Katy, TX 77493



### OVERVIEW

Sale Price:	\$1,700,000
CAP Rate:	5.19%
Building Size:	10,000 SF
Year Built/Expanded:	2007/2019
Lot Size:	48,548 SF

### LEASE SUMMARY

Tenant Trade Name:	O'Reilly Auto Parts
Lease Start:	7/1/2007
Lease End:	6/30/2032
Lease Type:	NNN

Annual Rental Amounts:	7/1/2022 - \$91,800.00 7/1/2027 - \$97,308.00
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Renewal Option Terms:	(3) 5 Year Options 7/1/2032 - \$103,152.00 7/1/2037 - \$109,332.00 7/1/2042 - \$115,891.92
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NOTES – Store in 2019 was expanded from 6,800 SF to above 10,000 SF yet the rent stayed the same at less than \$9/SF.

### AREA RETAILERS



### For More Information

**Todd Carlson**  
Principal  
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**Stephen Pheigaru**  
Principal  
stephen@hpiproperties.com

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Katy Jr.  
High School  
1,330 Students

KATY HOCKLEY CUT OFF RD

FRANZ RD 19,000 VPD

FAMILY DOLLAR

FARMERS  
INSURANCE

SUBWAY

Academy Sports + Outdoors  
Student Activities Complex

BROOKSHIRE  
ESTD 1921  
B  
BROTHERS

CVS



**SITE**



Zelma Hutsell Elementary School  
**FRANZ RD 19,000 VPD**

**KATY HOCKLEY CUT OFF RD**

**KATY FORT BEND RD**

**99 TEXAS**

**15,000 VPD**

**COLONIAL PRKWAY**

**Distribution Center**

**135,000 VPD**

**INTERSTATE 10**

**69,000 VPD**

**99 TEXAS**

**KATY MILLS**

**Katy Ranch Crossing**

**Lakes at Grand Harbor**

**VISTA GRAND CENTRAL**

**Camden Grand Harbor Apartments**

**Grand**



**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> 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>Todd Carlson</u> Licensed Supervisor of Sales Agent/ Associate	<u>531445</u> License No.	<u>Todd@hpiproperties.com</u> Email	<u>713.623.6944</u> Phone
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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date