

For Lease

Freeway Visibility

AVAILABLE
2,000 SF

TUNE UP
THE MANLY GROOMER

(PENDING)
SOLICE
MAMMOGRAPHY

CANNA-CURE
BOTANICALS

COE

ELITE
DERMATOLOGY

LLUSH & Co.

FUSION ASIAN & SUSHI BAR



Hunnington

Hunnington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

hpiproperties.com

Shops at Chasewood Park

Chasewood Park Dr. at Highway 249

20326 Tomball Parkway, Tomball, Texas 77070

For Lease



SHOPS AT CHASEWOOD PARK

20326 Tomball Parkway, Tomball, Texas 77070

Property Information

Space For Lease	2,000 SF
Rental Rate	Call for Pricing
NNN	\$8.00 PSF
Total Sq. Ft.	19,000 SF

Property Highlights

- Approx. 12,000 College Students within 1 mile radius
- Approx. 18,000 Employees within 1 mile radius
- Adjacent to CHI St. Luke's Health Hospital, 1,388 Employees
- Located at the entrance of Vintage Park Master Planned Development

Demographics

Population (2019)	1 mi. - 9,186 2 mi. - 49,972 3 mi. - 113,293
Average Household Income	1 mi. - \$101,933 2 mi. - \$103,823 3 mi. - \$108,155

Traffic Count
 Hwy 249 (south of site): 144,755 VPD | Hwy 249 (north of site): 92,391 VPD

Contact Information

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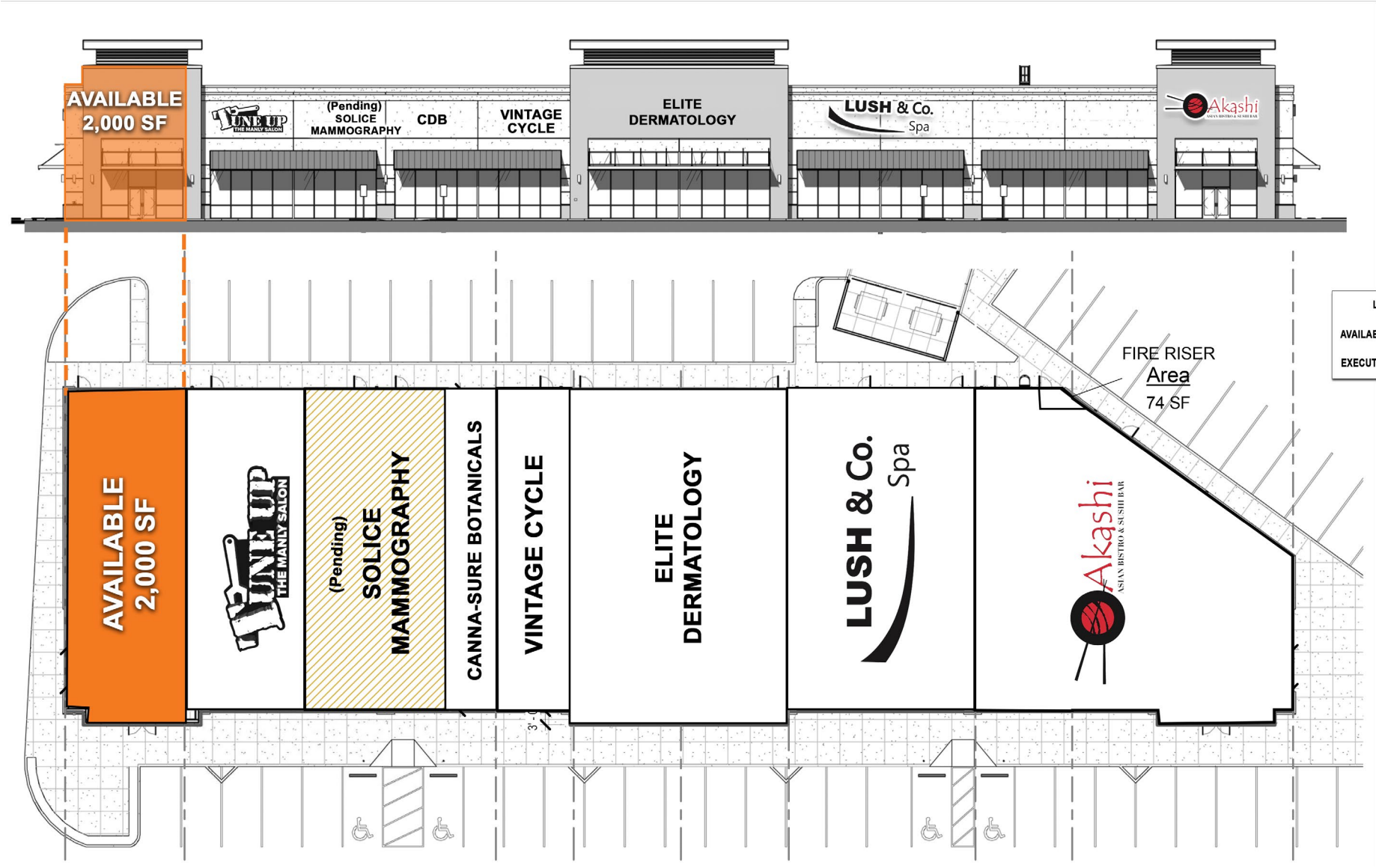
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For Lease



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Hunington



RETRAIT
AT VINTAGE PARK
323 Units

Pulte Homes
Vintage di Vita
90 Units

CHI St. Luke's Health
The Vintage Hospital
106 Beds
1,388 Employees

HYATT PLACE
130 Rooms
Now Open!

HEALTHSOUTH
60 Private Rooms
80 Employees

AVAILABLE
2,000 SF

- Village Cycle
- Elite Dermatology
- Police Mammography
- Canine-Cure Botanicals
- Village Cycle
- Elite Dermatology
- LUSH & Co.
- Akashi FUSION ASIAN & SUSHI BAR

Chuy's
MEXICAN FOOD

249 TEXAS
144,755 VPD

CHASEWOOD PARK

For Lease



Hunington



UPD TSU LONE STAR COLLEGE SYSTEM +/ - 11,500 Students

CHASEWOOD Technology Park

ARM

Chasewood Bank

HYATT PLACE 130 Rooms

Kelsey-Seybold Clinic Your Doctors for Life

249 TEXAS

144,755 VPD

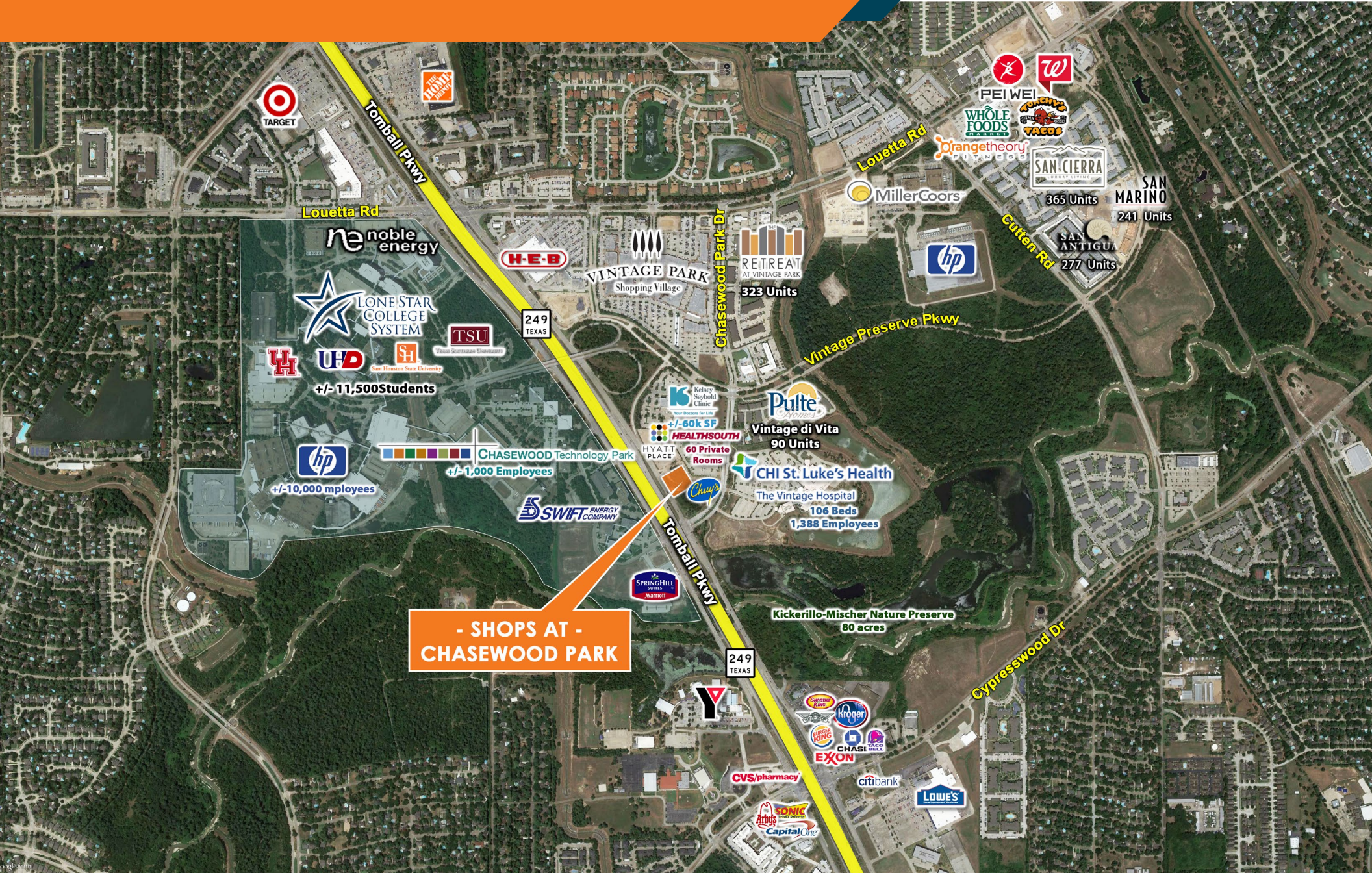
- SHOPS AT - CHASEWOOD



HEALTHSOUTH 60 Private Rooms 80 Employees

CHASEWOOD PARK

For Lease



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.

Hunington Properties, Inc.	454676	sandy@hpiproperties.com	713.623.6944
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
 _____ Designated Broker of Firm	 _____ License No.	 _____ Email	 _____ Phone
 _____ Licensed Supervisor of Sales Agent/ Associate	 _____ License No.	 _____ Email	 _____ Phone
 _____ Sales Agent/Associate’s Name	 _____ License No.	 _____ Email	 _____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date