

For Lease



Hunnington

Hunnington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

hpiproperties.com

Bay Area Plaza

103-133 Bay Area Blvd.,

Webster, TX 77598



BAY AREA PLAZA

103-133 Bay Area Blvd., Webster, TX 77598

Property Information

Space For Lease	1,400 SF 1,400 SF
Rental Rate	\$28.00 PSF
NNN	\$6.00 PSF
Total Sq. FT.	45,269 SF

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 (5.9 per 1000SF)
- Pylon Sign Available

Demographics

Population	2 mi. - 43,933
	3 mi. - 75,101
	5 mi. - 189,422
Average Household 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

Jonathan Aron
Senior Associate

jonathan@hpiproperties.com

Todd Carlson
Principal

todd@hpiproperties.com

Hunington Properties, Inc.

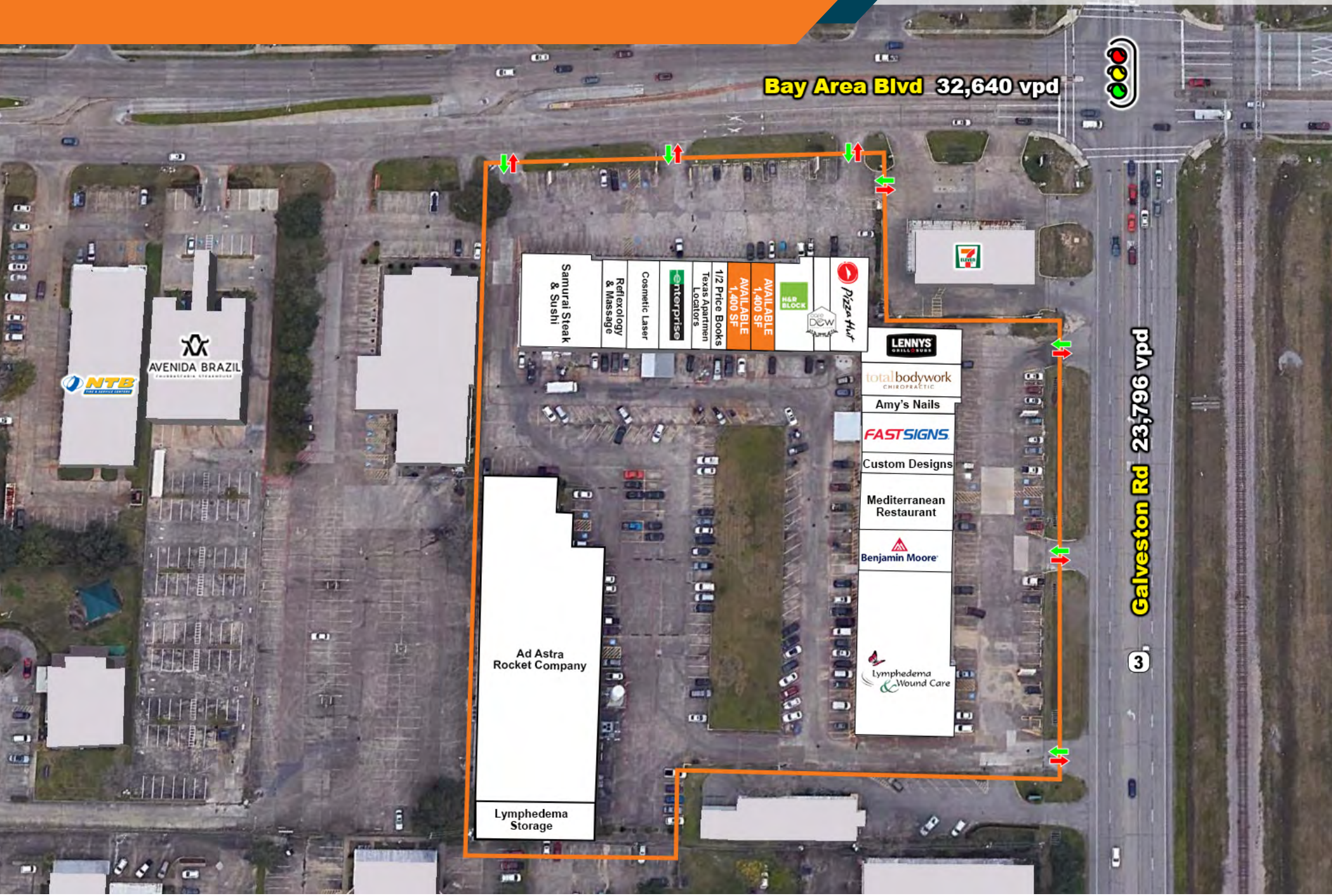
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Bay Area Blvd 32,640 vpd

Galveston Rd 23,796 vpd

Samurai Steak & Sushi	enterprise	Cosmetic Laser	Reflexology & Massage	1/2 Price Books	Texas Apartment Locations	AVAILABLE 1,400 SF	AVAILABLE 1,400 SF	H&R BLOCK	DCW	Pizza Hut	LENNYS	totalbodywork CHIROPRACTIC	Amy's Nails	FASTSIGNS	Custom Designs	Mediterranean Restaurant	Benjamin Moore	Lymphedema & Wound Care	
Ad Astra Rocket Company		Lymphedema Storage																	

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



DSW Kirkland's LifeWay Christian Stores SPORTS AUTHORITY
Marshall's Pier 1 Imports
OLD NAVY SUN & SKI SPORTS
LA BOY Office DEPOT
JO-ANN rack ULTA
PETSMART HomeGoods

SUPER TARGET

Baybrook Mall
Dillard's JCPenney Sears
macy's FOREVER 21
Bath & Body Works Apple Dave & Buster's The Breecake Factory
Olive Garden Carrabba's P.F. CHANG'S

Fru's Academy

Clear Creek ISD Challenger Columbia Stadium

Tuesday Morning Burlington

Flights

COSTCO WHOLESALE



ROOMS TO GO

WHISKEY

DICK'S SPORTS & OUTDOORS

BLAST! Fitness BIG LOTS!
CINEMARK Crisp's
Guitar Center Cheddar's
TWIN PEAKS McALISTER'S DELICIOUS
Chuy's

ASHLEY Furniture Michaels Jordan Marsh
BARNES & NOBLE
LUPE TORILLA RESTAURANTE COSTCO'S WORLD MARKET
Party City PLATO'S CLOSET
BED BATH & BEYOND Stein Mart
LESLIE'S HOBBY LOBBY

DISCOUNT TIRE

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

Margaret S McWhirter Elementary School 882 Students

Clear Lake Regional MEDICAL CENTER

SITE

O'Reilly NTE 50X AVENIDA BRAZIL

Bay Area Blvd

3 Galveston Rd 23,796 vpd

DOLLAR TREE SportClips JJ FRESH FISH & CHICKEN
Orangetheory FITNESS SONIC FIREHOUSE SUBS
Bowlero BUFFALO WILD WINGS FREEBIRDS
GENGHIS GRILL CARRABBA'S

**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>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
<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