

# For Lease

**UNDER CONSTRUCTION!**

**Delivery 4Q 2019**



## Huntington

**Huntington Properties, Inc.**

3773 Richmond Ave., Suite 800

Houston, Texas 77046

**713-623-6944**

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

## The Park at Fish Creek

618 Fish Creek Thoroughfare

Montgomery, Texas 77316

# For Lease



# Hunington



**UNDER CONSTRUCTION!**  
Delivery 4Q 2019

## THE PARK AT FISH CREEK

618 Fish Creek Thoroughfare, Montgomery, TX 77316

### Property Information

Space For Lease	26,290 SF
Rental Rate	Call for Pricing
NNN	\$8.00 PSF
Total SF	26,290 SF
Bay Depth	75'
Parking Spaces	138 (5.25:1,000)

### Property Highlights

- The development is located in Woodforest, a major 3,000 acres master planned community.
- Montgomery County is one of the fastest growing communities with expanding residential and retail growth.
- Woodforest master planned community contains 5,500 homes at completion.
- Limited Commercial retail opportunities in the immediate submarket.

### Demographics

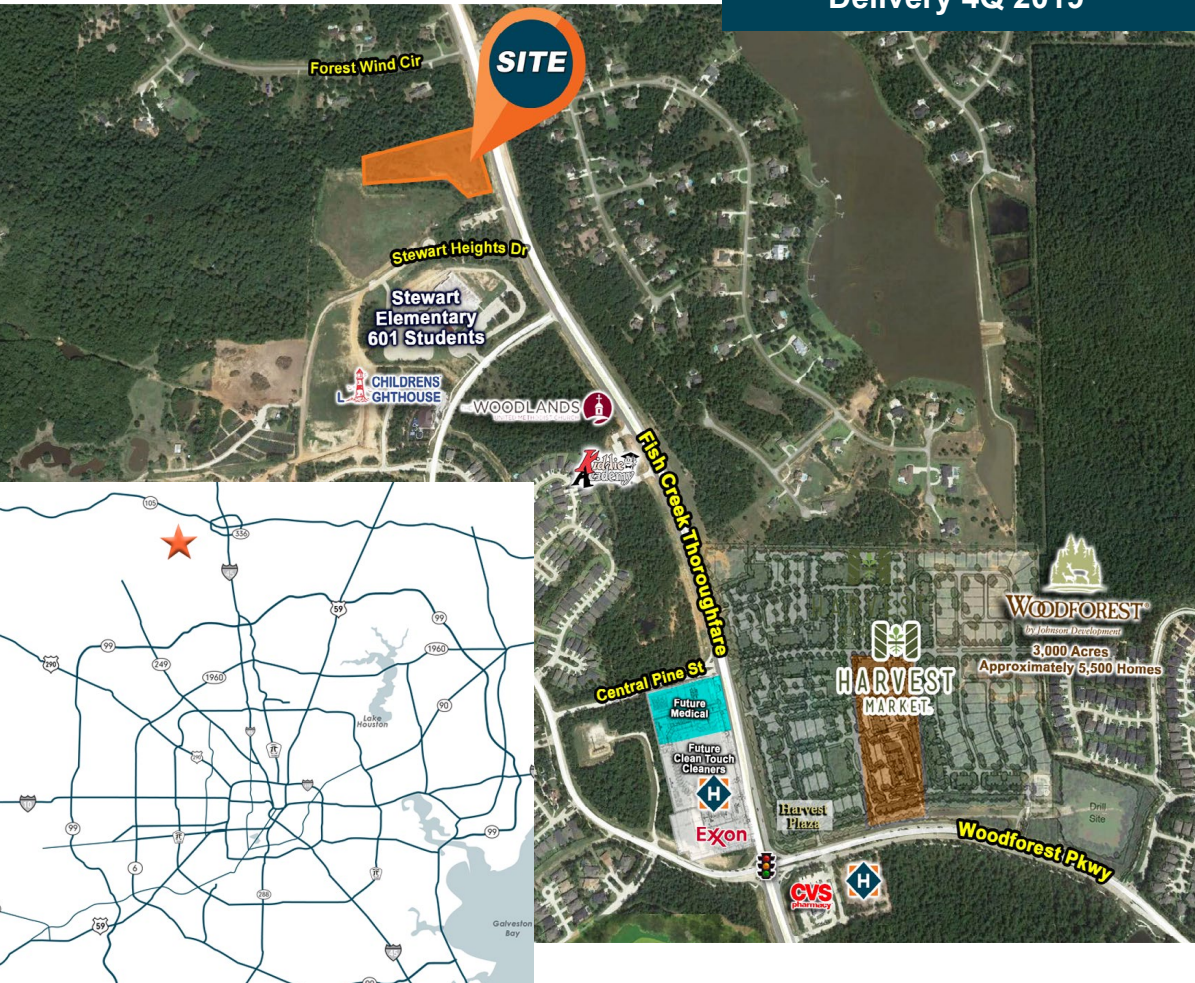
Population (2019)	1 mi. - 2,523
	3 mi. - 12,796
	5 mi. - 42,043
Median Household Income	1 mi. - \$133,167
	3 mi. - \$128,658
	5 mi. - \$112,251

### Contact Information

**Jesse Hernandez**  
Senior Associate  
jesse@hpiproperties.com

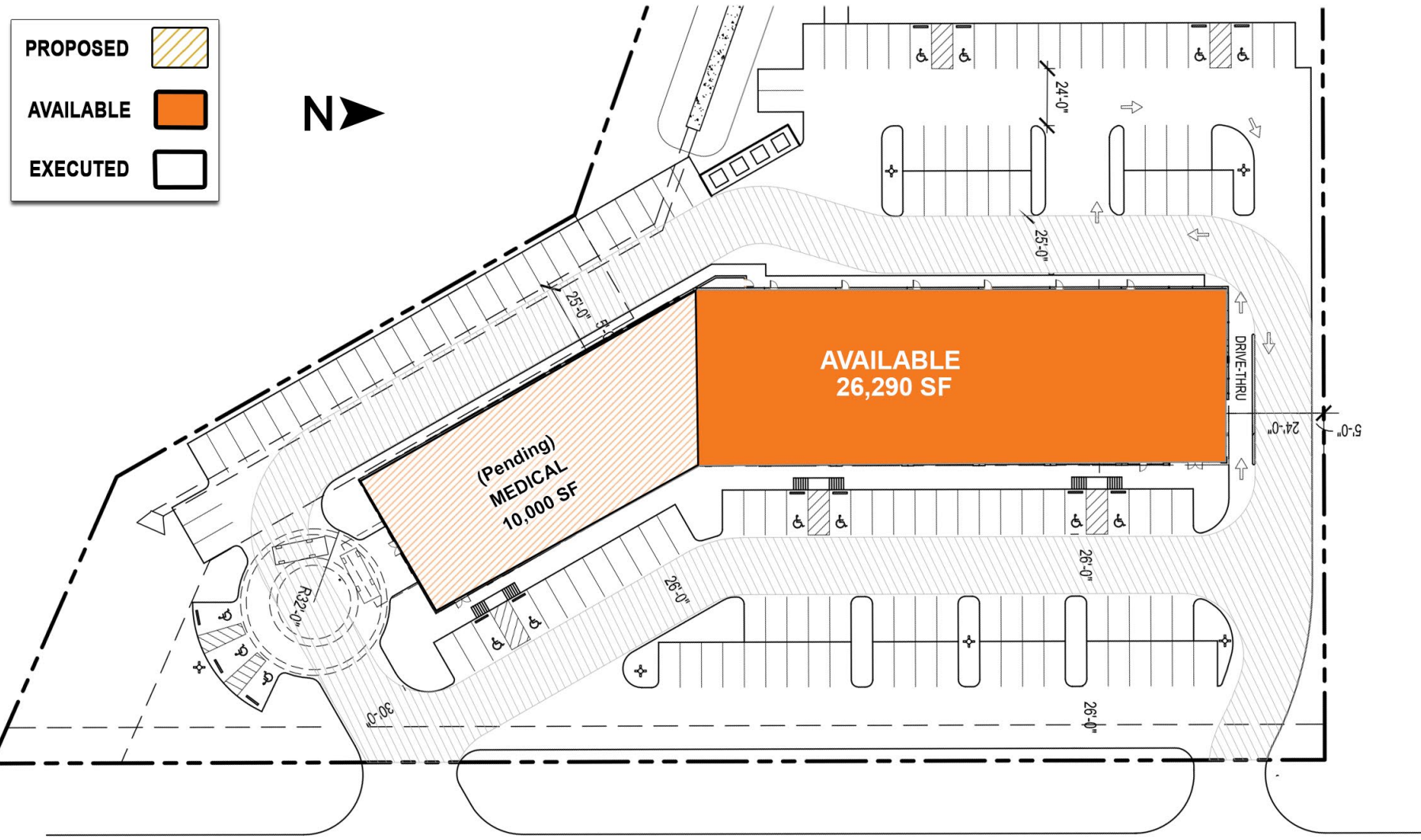
**Stephen Pheigaru**  
Principal  
stephen@hpiproperties.com

**Hunington Properties, Inc.**  
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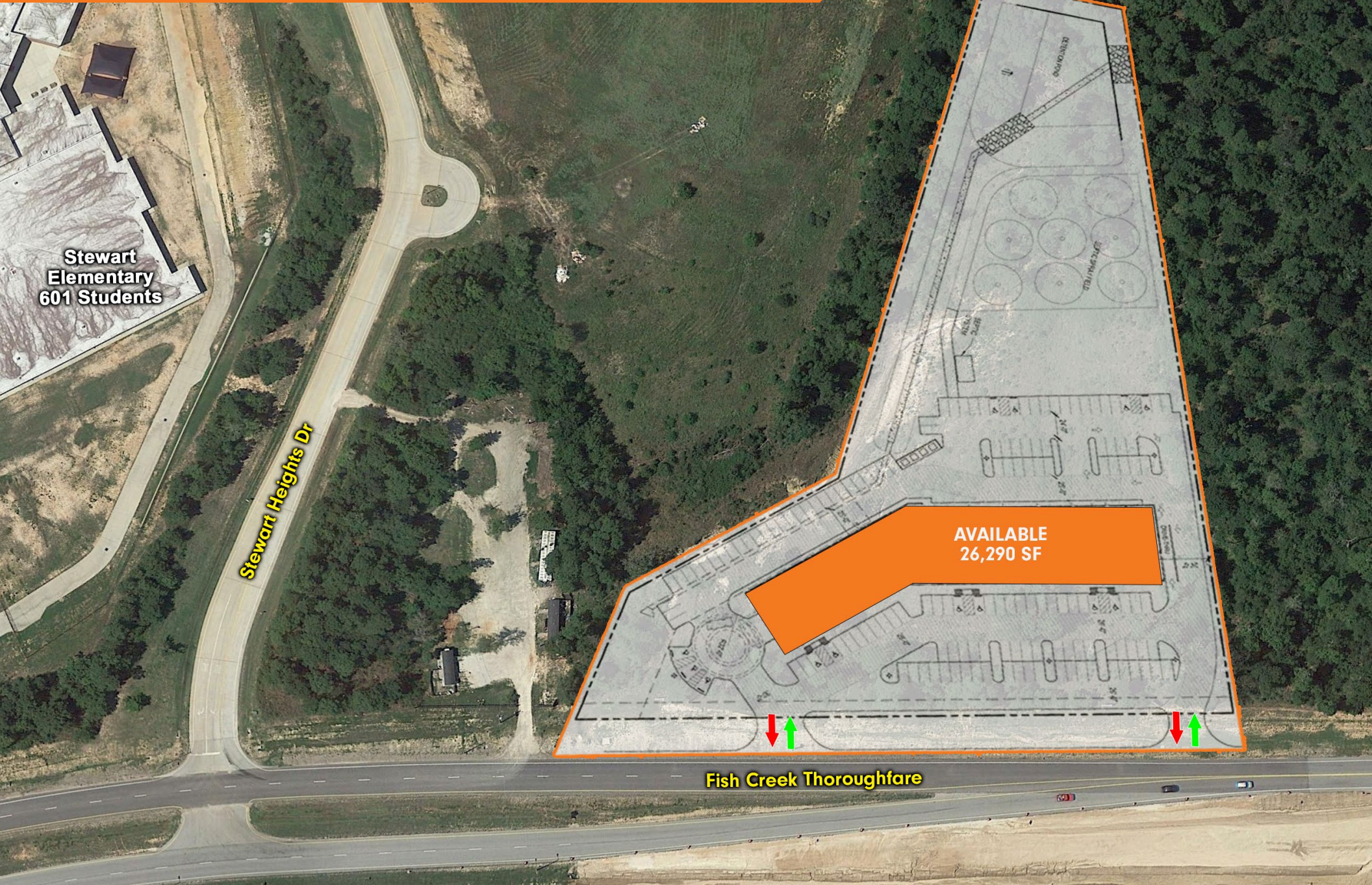
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# For Lease



**Fish Creek Thoroughfare**

# For Lease



Stewart Elementary  
601 Students

Stewart Heights Dr

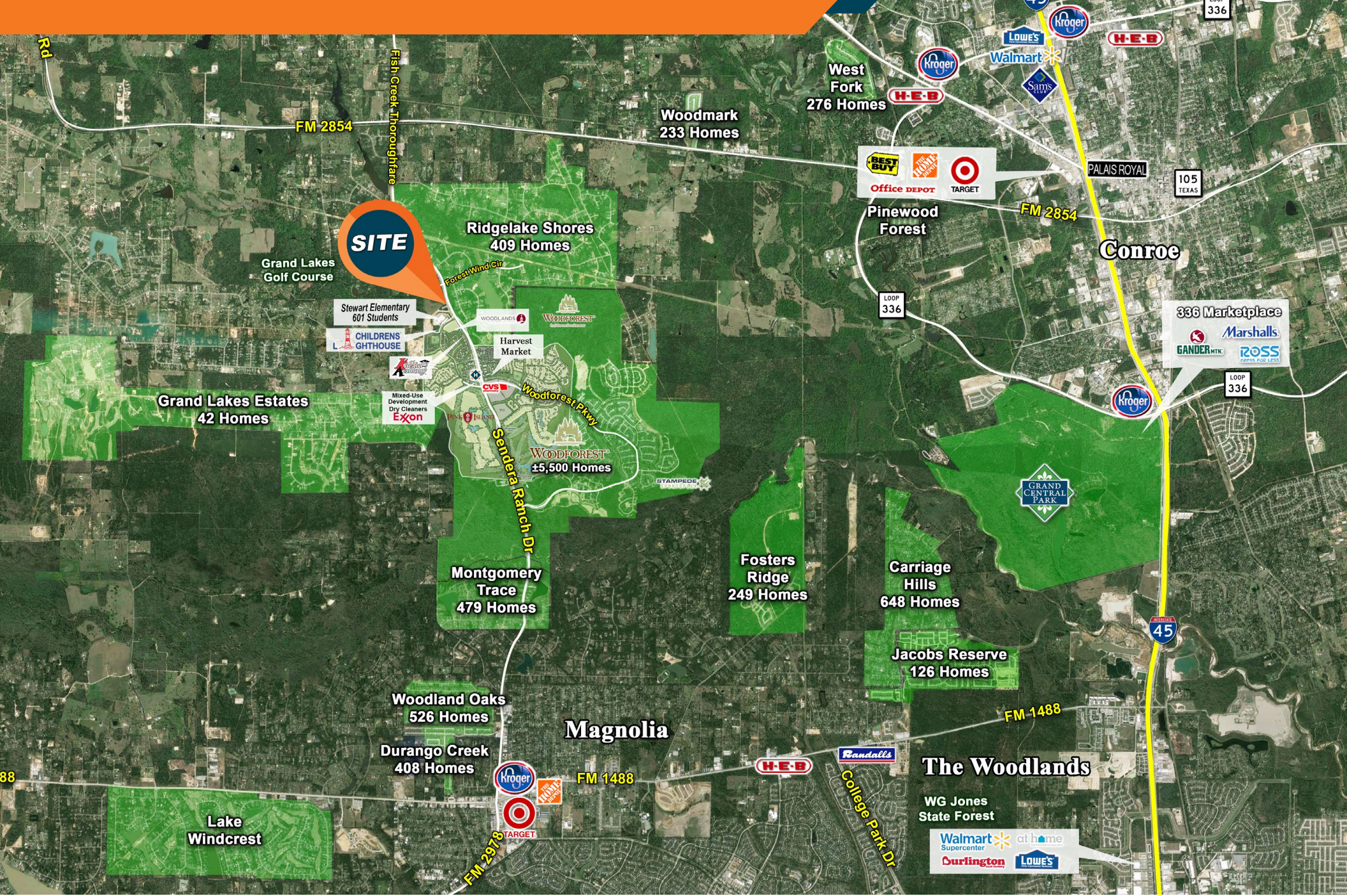
AVAILABLE  
26,290 SF

Fish Creek Thoroughfare

# For Lease



# Hunington



**SITE**

**Ridgelake Shores**  
409 Homes

**Woodmark**  
233 Homes

**West Fork**  
276 Homes

**Office DEPOT**  
**TARGET**

**Pinewood Forest**

**Conroe**

**Grand Lakes Golf Course**

**Stewart Elementary**  
601 Students

**CHILDRENS GHTHOUSE**

**Exxon**

**Grand Lakes Estates**  
42 Homes

**WOODLANDS**

**Harvest Market**

**CVS**

**Mixed-Use Development Dry Cleaners**

**Woodforest, Pkwy**

**WOODFOREST**  
±5,500 Homes

**Sendara Ranch Dr**

**STAMPEDE**

**Montgomery Trace**  
479 Homes

**Fosters Ridge**  
249 Homes

**Carriage Hills**  
648 Homes

**Jacobs Reserve**  
126 Homes



**Woodland Oaks**  
526 Homes

**Durango Creek**  
408 Homes

**Magnolia**

**FM 1488**

**H-E-B**

**Randalls**

**College Park Dr**

**FM 1488**

**The Woodlands**

**WG Jones State Forest**

**Walmart Supercenter**  
**at home**  
**Curlington**  
**Lowes**

**336 Marketplace**

**Marshall's**  
**GANDER MTN.**  
**ROSS**

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## HARVEST MARKET IS COMING TO WOODFOREST

Harvest Market will open its 4th Houston-area store — and first 40,000-square-foot facility — in Woodforest, during the fourth quarter of 2019!

Offering a unique, daily shopping experience at a “grocerant” — combination grocery store and restaurants — Harvest Market will give the best choice available for both grocery shopping and made-fresh-to-order casual dining. The store specializes in an extensive and rich variety of products with fresh and local produce, delicately processed meat selections and fresh seafood. Even better, golf cart parking will be available to Woodforest residents at all times!

### HARVEST MARKET FEATURES:

- Many restaurants with different cuisines within the store
- Full-service Bistro and Bar
- Order-to-make fresh pasta and pizza
- Wok station
- Fast-service restaurants
- Drive-thru Coffee Kiosk



**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:
  - 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.

<b>Hunington Properties, Inc.</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>454676</b> License No.	<b>sandy@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone
<b>Sanford Paul Aron</b> Designated Broker of Firm	<b>218898</b> License No.	<b>sandy@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone
<b>N/A</b> Licensed Supervisor of Sales Agent/ Associate	<b>N/A</b> License No.	<b>N/A</b> Email	<b>N/A</b> Phone
<b>Jesus Hernandez Jr. Stephen Pheigaru</b> Sales Agent/Associate's Name	<b>660459 610516</b> License No.	<b>jesse@hpiproperties.com stephen@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date