



For Lease



Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Suite 800
Houston, Texas 77046

713-623-6944

hpiproperties.com

Shops at Aliana

For Lease



Hunington

SHOPS AT ALIANA

18320 & 18310 W. Airport Blvd., Richmond, Texas 77407

Property Information	Phase 1	Phase 2
Space For Lease	1,217 SF	1,200-5,786 SF
Rental Rate	Call for Pricing	Call for Pricing
NNN	\$8.00 PSF	\$8.00 PSF
Total Sq. Ft.	12,064 SF	12,049 SF

Pad Sites Available
Ground Lease or BTS
.91 Ac | 3.60Av (Will Divide)

Property Highlights

- Located at the main entrance to Aliana, a 4,000 home master planned community off Grand Parkway and W. Airport Blvd.
- 2,014 annual closings in 1Q17... FBC 8th in the nation for incoming investment
- 428 Homes Sold in 2017

Demographics

Population (2017)	2 mi. - 22,573 3 mi. - 75,593 5 mi. - 221,193
Average Household Income	2 mi. - \$104,999 3 mi. - \$122,395 5 mi. - \$103,678
Traffic Count	W. Airport Blvd: 1,000 VPD Hwy. 99: 26,000 VPD

Contact Information

Jesse Hernandez
Senior Associate
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Gage Raba (Pads)
Associate
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West Alliance Trace Blvd

Westmoor Dr

W. AIRPORT BLVD 8,000 VPD

Tract A .91 AC

Tract B 2.05 AC

Tract C 7.66 AC

Tract D 3.60 AC (Will Divide)

Urgent Care

24 EyeCare

Lexis Box

BUD

SUNCOUS

Bylee's

Not a Part

(Future) Residential Development

(Future) Commercial Development

Future

For Lease



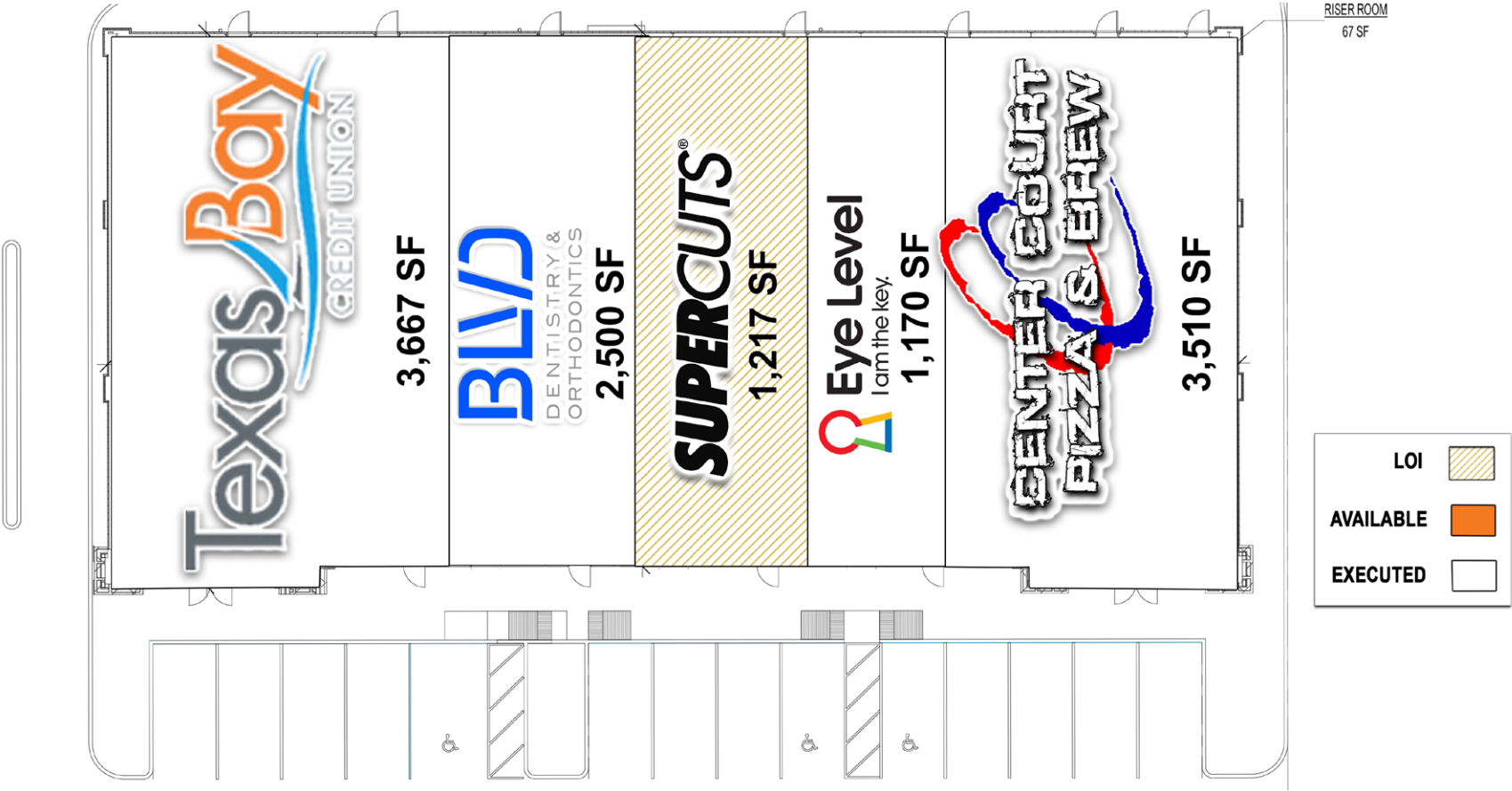
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PHASE I



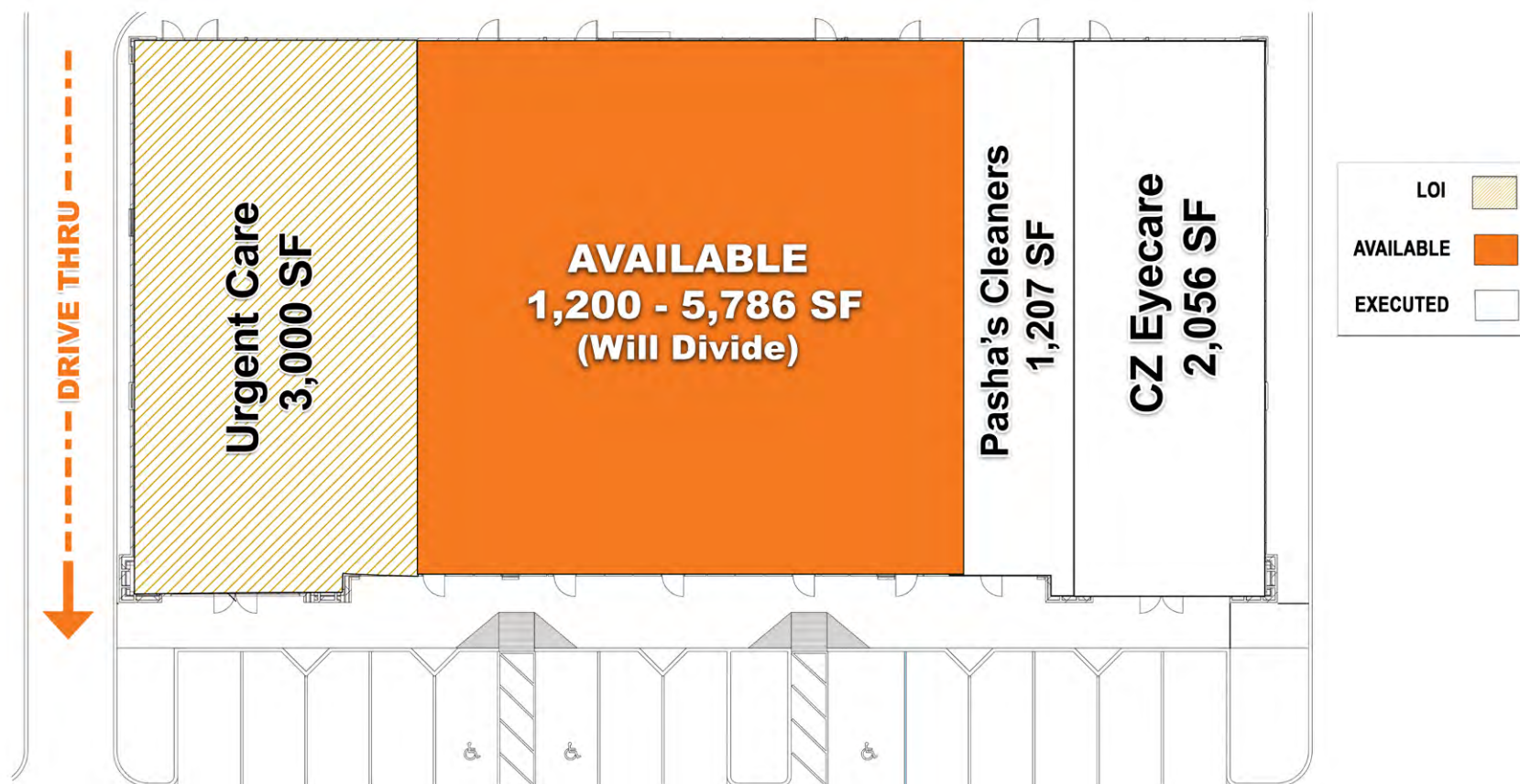
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PHASE II



For Lease



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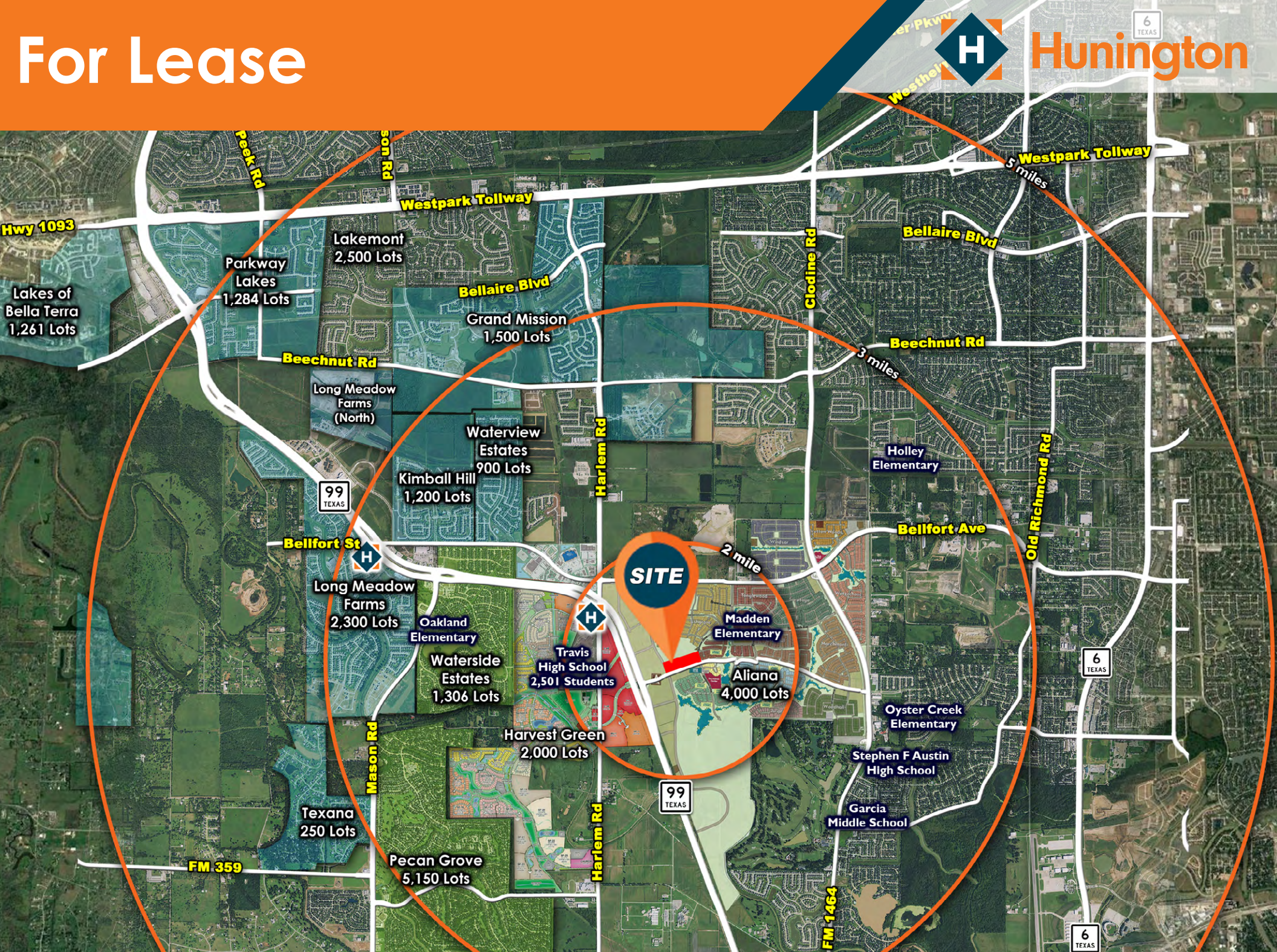


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DEMOGRAPHICS:

	<u>2 miles</u>	<u>3 miles</u>	<u>5 miles</u>
2017 Population	22,573	75,593	221,193
Average HH Income	\$104,999	\$122,395	\$103,678



ABOUT RICHMOND

Richmond has adopted a Comprehensive and Trails Master Plan in harmony with our Historic District and Brazos River, creating greater connectivity among our many neighborhoods and historic landmarks. Partnerships between business and community are attracting investments and amenities along the river, adding to the beauty and harmony of our historic county seat. The world class George Ranch Historical Park and emerging Long Acres Ranch continue to attract tourists, residents and investments.

ABOUT FORT BEND COUNTY

Fort Bend County was listed by Forbes Magazine as #5 in “America’s Fastest Growing Counties of 2014”. The property itself is located within 15 miles of four of the fastest growing master-planned communities in the entire nation. Richmond accounts for a significant amount of the growth, as the population within a 5-mile radius of the property increased 7% from 2010 to 2013, and is expected to increase by an additional 17% by 2018. The Grand Parkway (Hwy 99), which will serve as Houston’s third full loop around the Metroplex, is only 1.2 miles from the property.

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>	<u>454676</u>	<u>sandy@hpiproperties.com</u>	<u>713.623.6944</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials

Date