

Available 1,144 SF | 2.0 Ac



**- SHOPS AT -
ELYSON**

99

99

Landmark Industries
+/- 1,200 Acres
Future Master
Planned Development

15 mi. (16 minutes)
to Hwy 290

Landmark Industries
+/- 1,200 Acres
Future Master
Planned Development

9.3 mi.
(12 minutes) to I-10

Master Planned
Community
+/- 2,500 Planned
Homes

ELYSON
EYEPRESS PARK
1,199 Students

Great Southern
West 529
Business Park

+/- 210 Acres
Future
480 Homes

Westfield Village
Hemmenway
Elementary
School
1,060 Students



Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Suite 800
Houston, Texas 77046
713-623-6944
hproperties.com

Shops at Elyson

SEC of Peek Rd and FM 529
23015 FM 529 Rd.
Katy, Texas 77493

For Lease



SHOPS AT ELYSON

23015 FM 529 Rd. Katy, TX 77493

Property Information - Retail Center

Space For Lease	1,144 SF
Rental Rate	\$30.00 PSF
NNN	\$9.00 PSF
Total Sq. Ft.	14,700 SF

Property Information - Pad Site

2.04 Ac Pad Site	Ground Lease, BTS, or Sale
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Property Highlights

- Located at Elyson, a 3,642-acre master-planned community with approximately 6,000 residential single-family homes
- Shops at Elyson is in one of the most active submarkets within the Houston area.
- Property is located within the Houston MSA in the west area of Harris County, Texas, 6.5 miles north of Interstate 10, and 8.7 miles south of State Highway 290 – immediately west of the new Grand Parkway.

Demographics

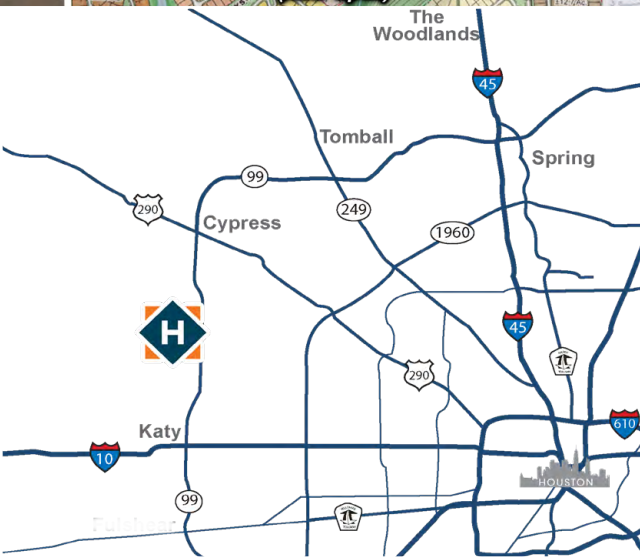
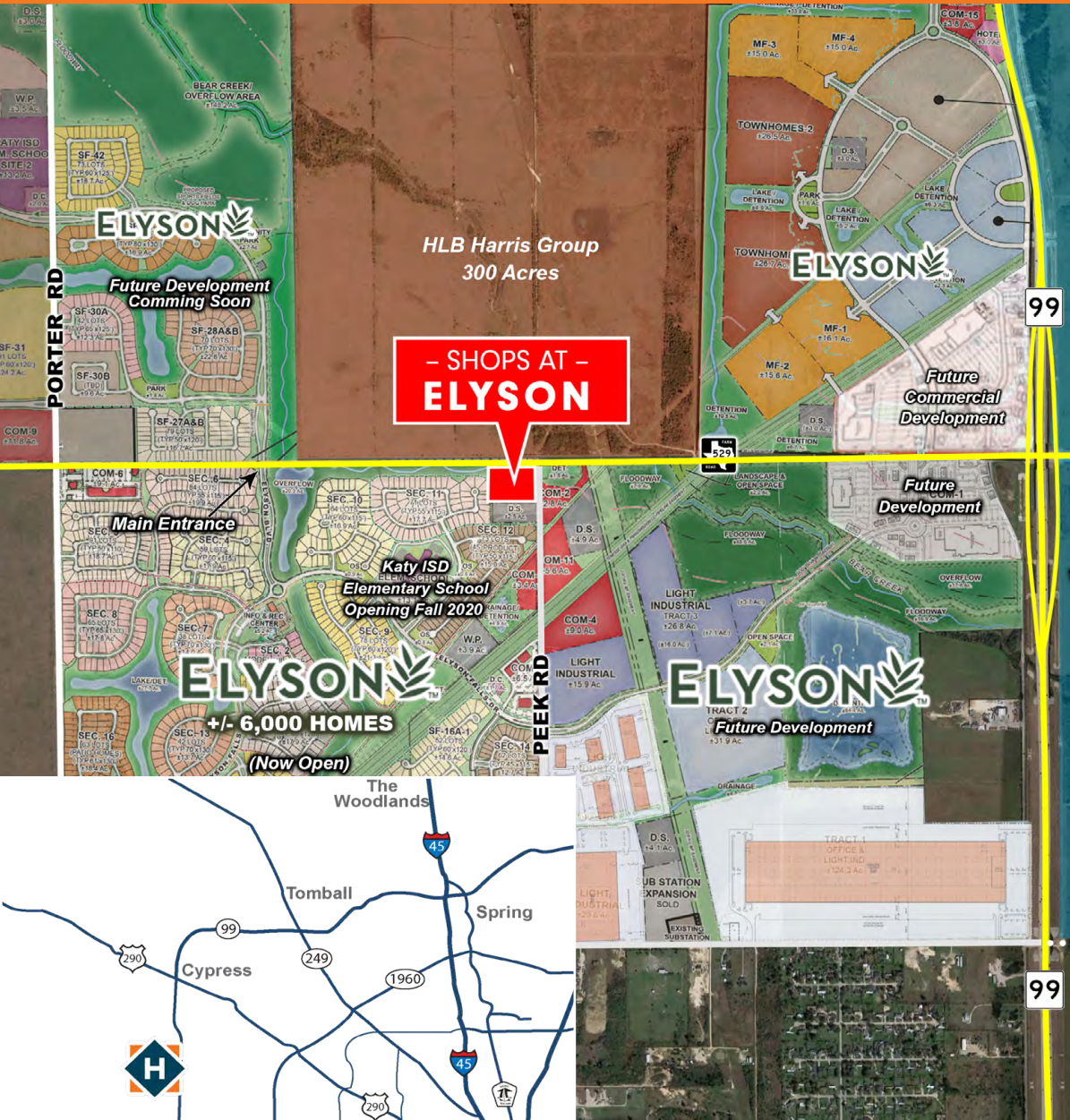
Population (2020)	3 mi. - 13,766
	5 mi. - 130,587
Average Household Income	3 mi. - \$88,356
	5 mi. - \$84,222
Traffic Count	Grand Pkwy: 285,000 VPD

Contact Information

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 3773 Richmond Ave., Ste. 800, Houston, Texas 77046 • 713-623-6944
hpiproperties.com

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For Lease



Hunington



KAY
Katy Independent School District
Elementary School
Opening Fall 2020

ELYSON
+/- 6,000 HOMES

Pedestrian Entrance
to Elyson Community

- SHOPS AT -
ELYSON

FUTURE
COMMERCIAL

PAD SITE AVAILABLE
2.04 AC

Future
Monument Sign

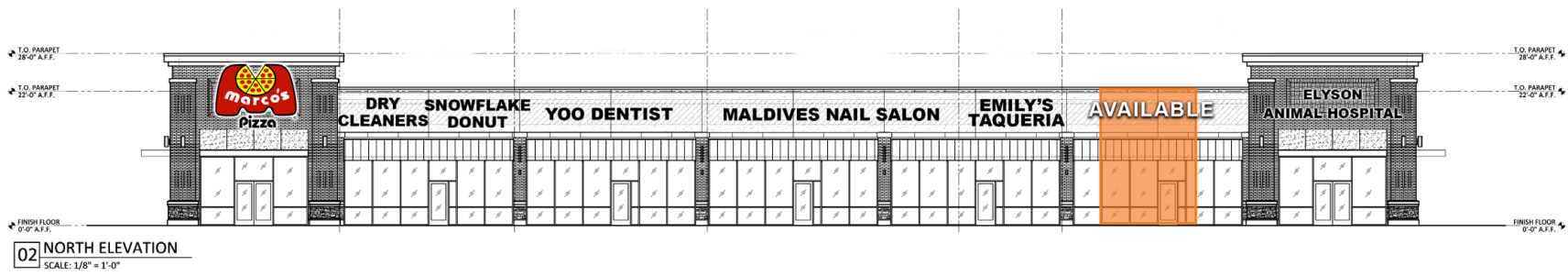
Future
Monument Sign

Future
Pad Sign

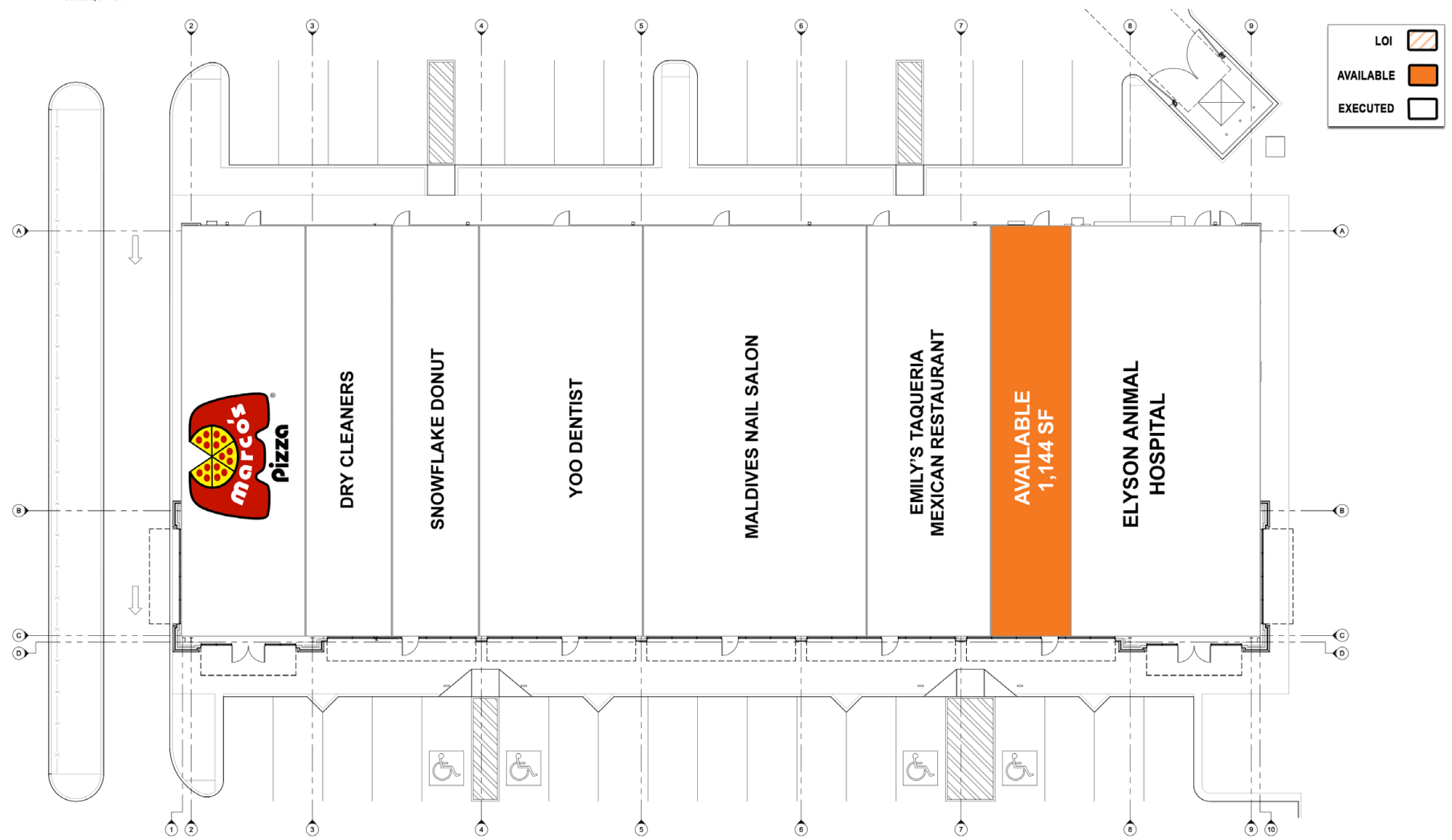
RECENTLY OPENED - 4 LANES
PEEK RD



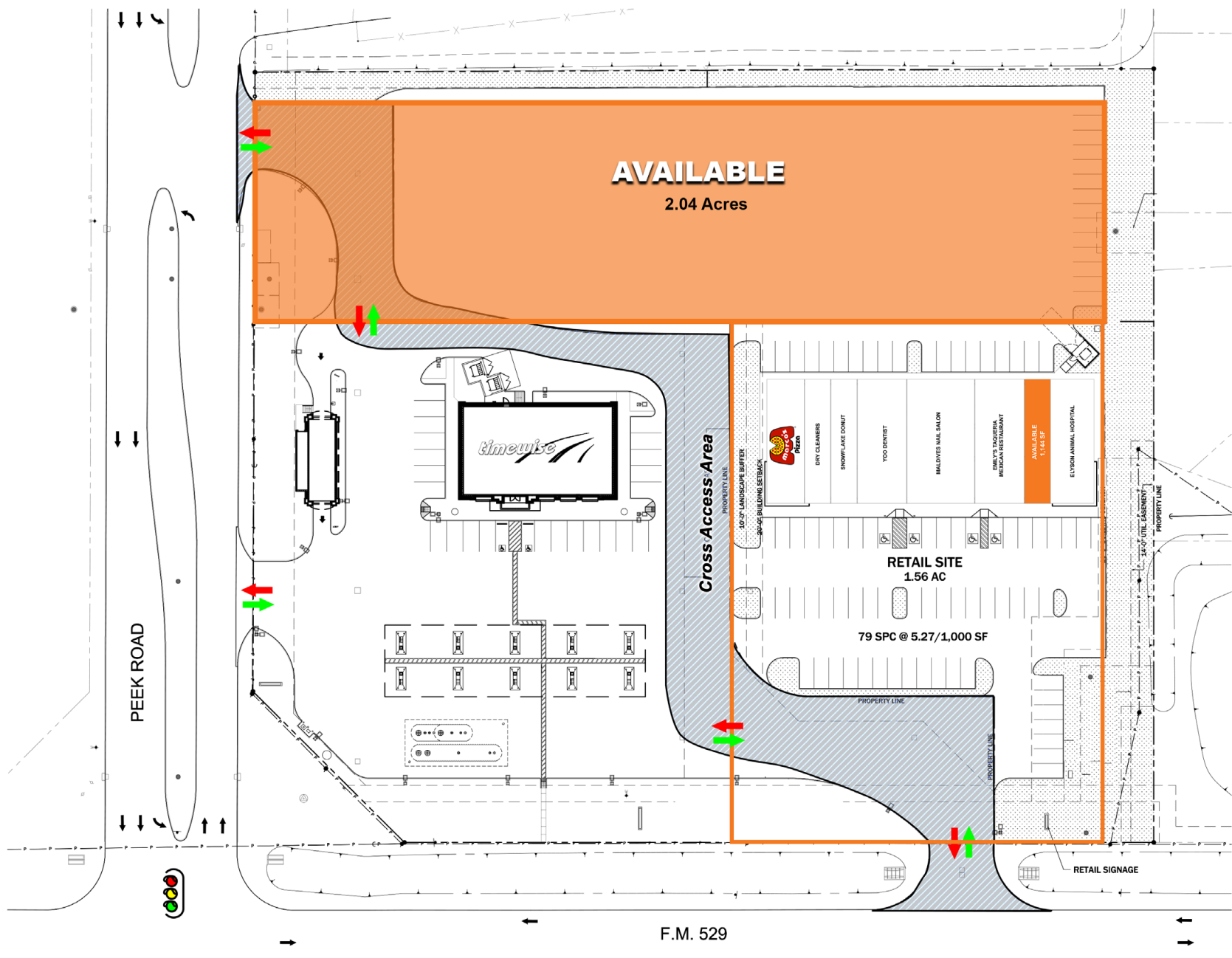
For Lease



02 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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For Lease



Hunington



HLB Harris Group
300 Acres

**- SHOPS AT -
ELYSON**



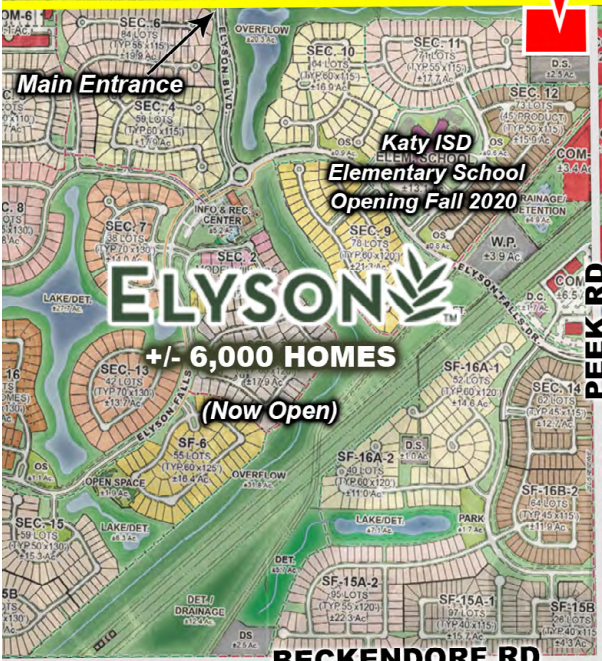
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+/- 1,200 Acres
Future Master
Planned Development



West 529
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PEEK RD

ELYSON

Future Development

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Westfield
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99

9.3 mi.
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Master Planned
Community
+/- 2,500 Planned
Homes

For Lease



Trade Area Retail

FedEx Corporation
New FedEx Regional Distribution Center
± 850,000 SF
4.00 miles North of FM 529

SHOPS AT ELYSON

The Shoppes At ParkWest

- KIRKLAND'S
- buybuy BABY
- DSW
- DXL
- BED BATH & BEYOND
- MATTRESS FIRM
- GOLF GALAXY
- PETSMART
- Cane's
- FIELD STREAM
- DICK'S SPORTING GOODS

Walmart Supercenter

- Empire Diner's
- Starbucks
- Corner Suites
- Rilton Garden Inn
- BU
- Best Western PLUS
- Pizza Hut
- TACO BELL
- Jack
- Denny's
- COUNTRY
- KFC
- Firestone
- TOYS R US

Katy Mills

- AMC THEATRES
- W
- NISSAN
- Red Lobster
- Lee Cooco
- H-E-B
- FRIDAYS
- HOMEWOOD SUITES
- POPEYES
- ANYTIME FITNESS
- Residence

Katy Mills

- AMC THEATRES
- Burlington
- Books-A-Million
- Old Navy
- Marshall's
- Off 5th
- Books-A-Million
- Old Navy
- Sen & Ski Sports

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ELYSON

by
Newland COMMUNITIES



COMMUNITY LOCATION

Situated in Katy, Texas, Elyson is in one of the most active submarkets within the Houston area. Elyson is located within the Houston MSA in the west area of Harris County, Texas, 6.5 miles north of Interstate 10, and 8.7 miles south of State Highway 290 – immediately west of the new Grand Parkway. With easy access to the Grand Parkway, Elyson residents will enjoy a variety of great shopping, restaurants, and attractions. Residents will also have a short commute to the Energy Corridor (16.5 miles) and other employment centers in west Houston.

COMMUNITY CONCEPT

DEVELOPMENT PLAN

Approximately 6,000 residential single-family homes are currently planned within this 3,642-acre community. The community will offer a diverse home product mix by various homebuilders with designs that focus on key architectural and outdoor living space details to attract the discerning homebuyer. Home design and development practices will respond to buyer preferences and will include a diverse product mix to satisfy the needs of many different types of families.

Elyson residents will have access to the highly-rated Katy ISD school district. In conjunction with the full housing program being offered, Elyson will include Katy ISD proposed onsite school sites. Because of the long standing relationship between Newland and Katy ISD and Newland's commitment to education, Elyson will offer onsite schools when possible to offer our residents the best possible educational opportunities.

The community is planned to include multiple recreation centers and over 750 acres of parks and open space. The Phase 1 amenity center, Rorick House, will be open at the community's grand opening. A community-wide park and trail system will serve as a link to the residential areas and gathering spaces for residents with several parks and trails interwoven throughout the community.



KATY, TEXAS AREA OVERVIEW



CITY FACTS

Formerly known as Cane Island, the city of Katy is located within the Harris, Fort Bend, and Waller counties. Even though it has become heavily urbanized, Katy has always been a traditional family style community. As of 2017, the city's population was estimated to be 18,282 residents. Being within the Houston-The Woodlands-Sugar Land metropolitan area, Katy has a growing economy and offers many entertainment options.

ECONOMY

With the economy improving, retail centers were developed throughout Katy to accommodate the rapid residential growth. With several corporation headquarters in its surrounding areas, the city of Katy will benefit through the increased job opportunities.



Academy Sports and Outdoors - The company's corporate office and distribution center is staffed by 2,800 employees. With amenities like an on-site Starbucks, gym facility, football field and cafeterias, the corporate campus is made to accommodate a fun and productive work environment.



Amazon Fulfillment Center - The brand new \$160 million facility, is the company's tenth fulfillment center in Texas. The 1 million square foot center will increase the city's financial strength and create 1,000 new jobs in the community.



BP America - Headquartered in the Energy Corridor just outside of Katy, BP America is the area's most benefitting employer. With 5,500 employees in its Westlake campus, BP's Katy operations support the company's onshore and offshore operations.



Igloo Corp. - Igloo Corporation is an American manufacturer of ice chests, drink containers and supporting accessories. Its headquarters a few miles outside of Katy, with 1,000 employees.



Schlumberger (Katy Technology Center) - Previously conducting its operations from several leased facilities in North Houston, Dyna-Drill Technologies, a subsidiary of Schlumberger, has relocated. The company's new headquarters has 340,000 square feet of space, which includes a manufacturing facility and research and development space.



Energy Corridor - Located just east of Katy, the Energy Corridor is a unique suburban environment surrounded by two of the largest unspoiled natural areas of any metropolitan region in the U.S. As the third largest employment center in the region, over 91,000 employees have already been drawn to The Energy Corridor for opportunities and active lifestyle it offers. Some of the large employers in the Energy corridor include BP America, ConocoPhillips, and Shell Oil Company.

**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:
 - 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.

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Buyer/Tenant/Seller/Landlord Initials

Date