

For Lease

**DRIVE-THRU & WHITE BOX
AVAILABLE**

**5,500 SF
AVAILABLE
WILL DIVIDE
DRIVE-THRU**

**1,500 SF
AVAILABLE
WHITE BOX
MOVE IN READY**

**2,000 SF
AVAILABLE
DRIVE-THRU**



Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Suite 800
Houston, Texas 77046
713-623-6944
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Shops at Granger Pines

16980 FM 3083
Conroe, TX 77302

For Lease



SHOPS AT GRANGER PINES

16980 FM 3083, Conroe, TX 77302

Property Information

Space For Lease	1,500 SF (Whitebox Move in Ready) 2,000 SF (Possible Drive-thru) 5,500 SF (Will Divide) (Drive-thru)
Rental Rate	\$28.00-\$32.00 PSF
NNN	\$6.00 PSF
Building Size	10,000 SF

Property Highlights

- Whitebox move in ready available
- Drive thru opportunity
- Entrance of new master planned community
- Minutes from The Woodlands, Kingwood and Conroe
- Easy access to I-45, I-69, The Hardy Toll Road, and Grand Parkway (99)

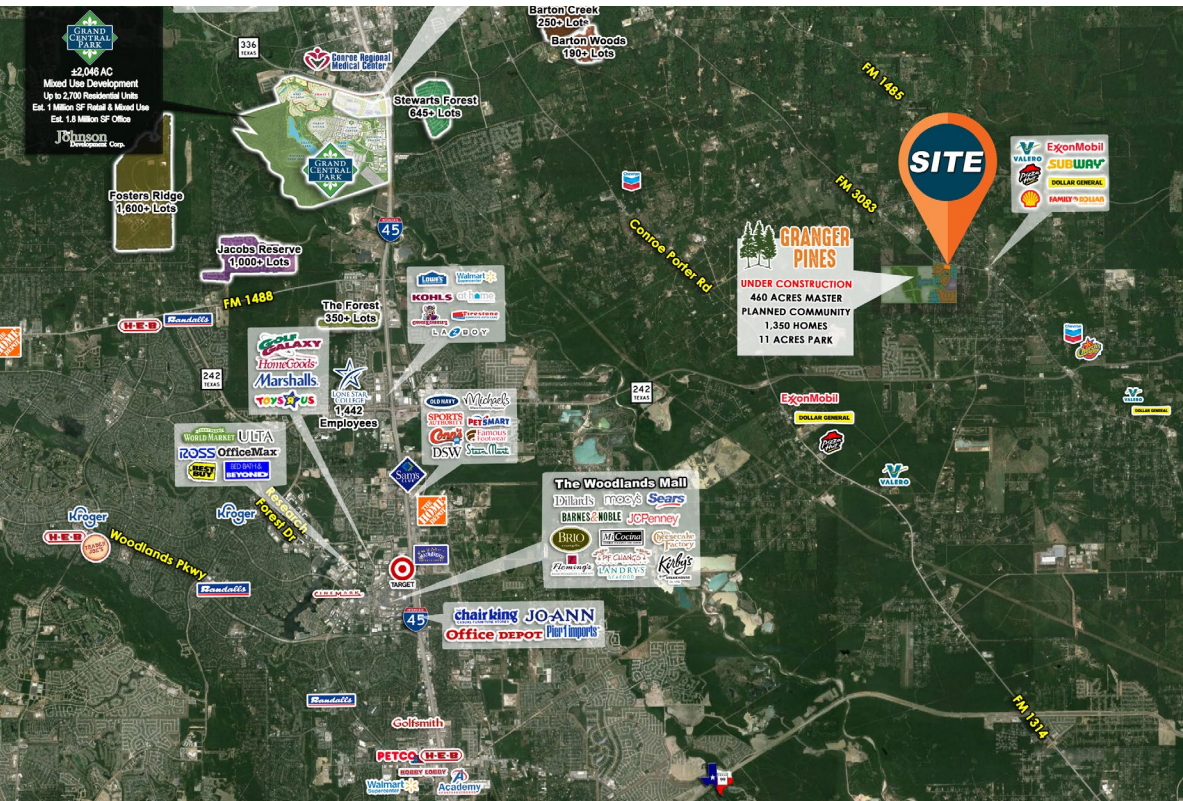
Demographics

Population (2023)	5 mi. - 23,339 10 mi. - 197,670 15 mi. - 592,832
Average Household Income	5 mi. - \$73,783 10 mi. - \$97,511 15 mi. - \$115,796
Traffic Count	FM 3083: 8,039 vpd

For More Information

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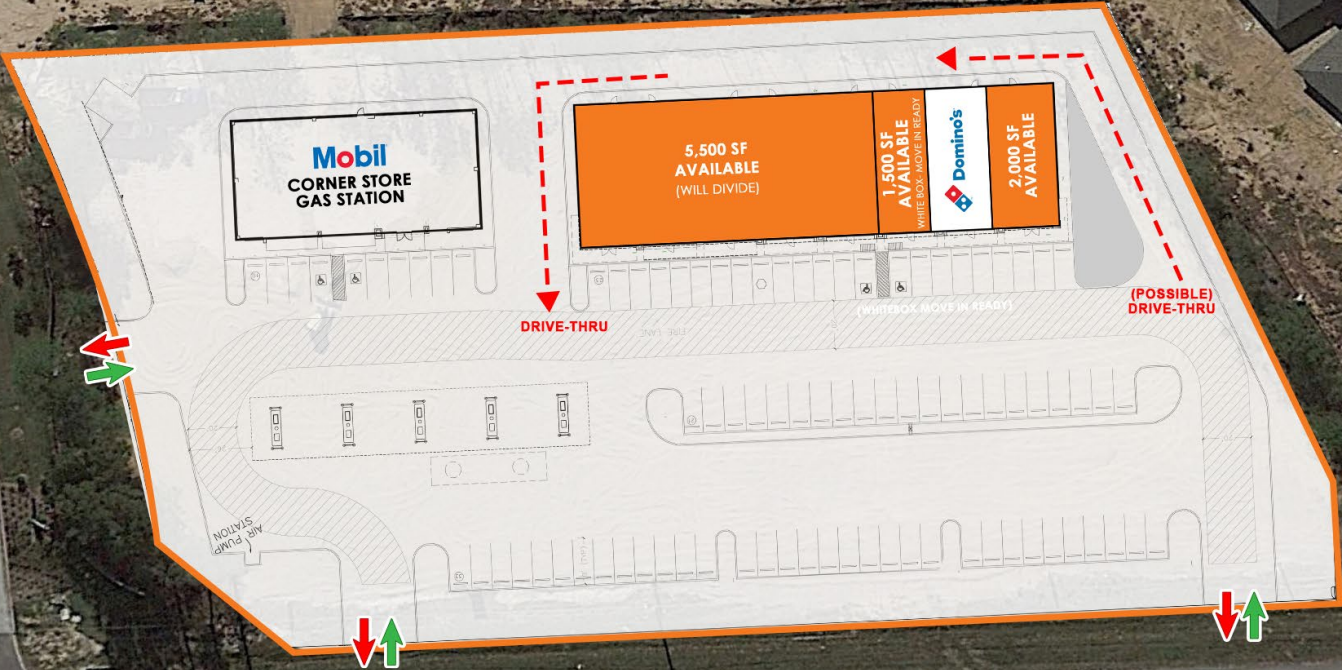


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For Lease



GRANGER PINES
UNDER CONSTRUCTION
460 ACRES MASTER
PLANNED COMMUNITY
1,350 HOMES
11 ACRES PARK



GRANGER PINES WY

FM 3083



Grangerland Intermediate School
1,171 Students
Ben Milam Elementary School
506 Students

FM 3085

SITE

GRANGER PINES
UNDER CONSTRUCTION
460 ACRES MASTER PLANNED COMMUNITY
1,350 HOMES
11 ACRES PARK

Hope Elementary School
1,000 Students

VALERO
Pizzeria Uno
Shell
DOLLAR GENERAL
ExxonMobil
SUBWAY
FAMILY DOLLAR

Old Houston Rd

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
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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Abdul Sabha	731889	abdul@hpiproperties.com	713.623.6944
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date