

# For Lease

**1,450 SF  
AVAILABLE**



## Hunington

**Hunington Properties, Inc.**

3773 Richmond Ave., Suite 800

Houston, Texas 77046

**713-623-6944**

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

## Westheimer Lakes

6734 Westheimer Lakes N Dr,

Katy, TX 77494



## WESTHEIMER LAKES

6734 Westheimer Lakes N Dr, Katy, TX 77494



### Property Information

Space For Lease	1,450 SF
Rental Rate	Call for Pricing
NNN	\$9.00 PSF
Building Size	32,585 SF



### Property Highlights

- Surrounded by numerous master-planned communities including Cinco Ranch, Grand Lakes, and Cross Creek
- Visibility from major thoroughfares such as Westpark Tollway and the Grand Parkway and provides easy access from Fulshear, Richmond, Katy, Sugarland, and Houston.



### Demographics

Population (2024)	1 mi. - 13,353
	2 mi. - 45,121
	5 mi. - 168,512
Average HHI (2024)	1 mi. - \$146,995
	2 mi. - \$189,149
	5 mi. - \$181,644

Traffic Counts Westpark Tollway: 16,522 VPD



**Jonathan Aron**  
Principal | Brokerage  
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# For Lease

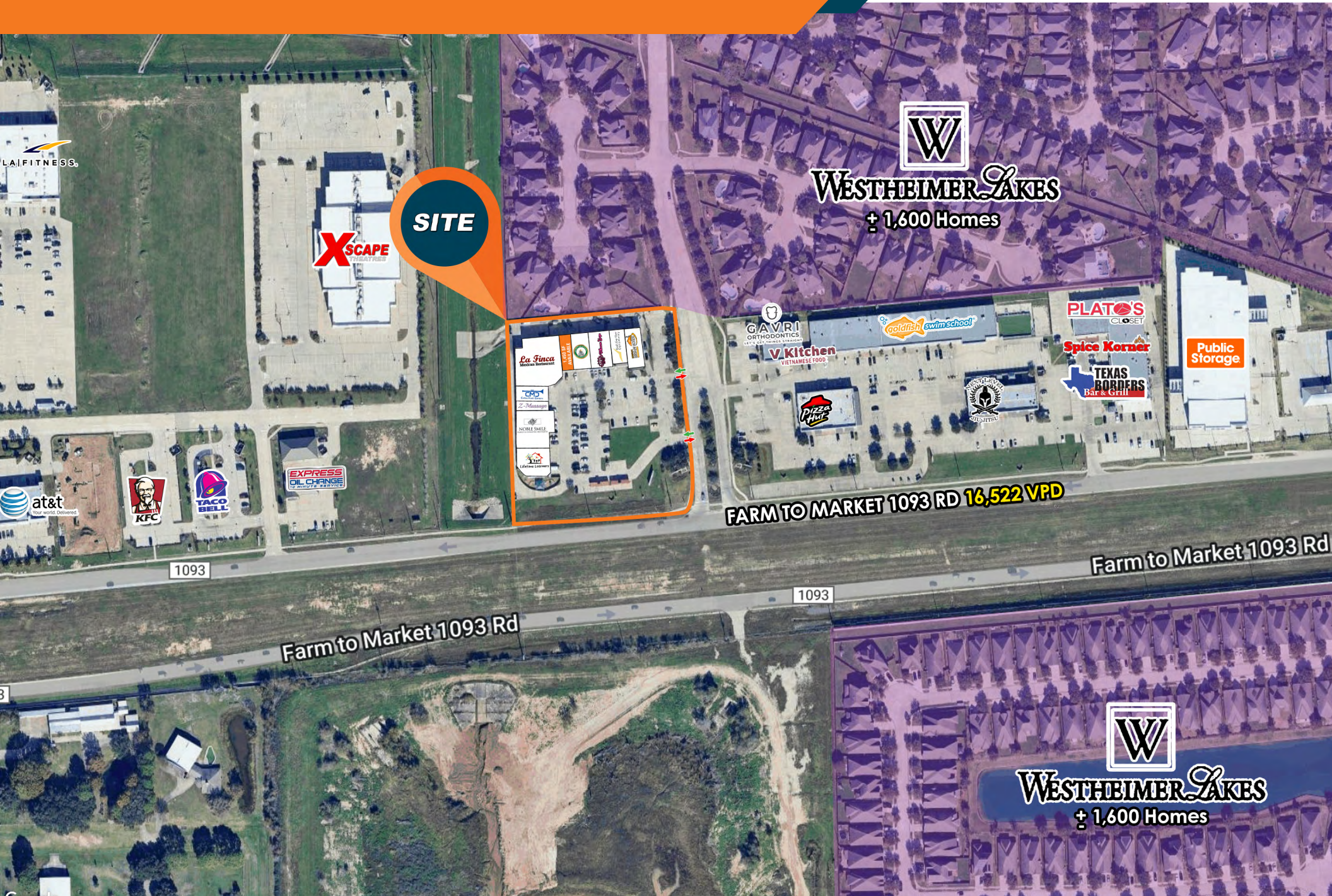


Hunington

SUITE	SF	TENANT
100-101	3,600	Lifetime Learners
102-103	4,401	Noble Smile Denistry
104	1,796	Z-Massage
105	1,896	Collins Music Center
106	8,363	La Finca Mexican Restaurant
107	1,450	AVAILABLE
108	2,639	Ar Rayyan Islamic Center
109	4,200	Bikram Yoga
111	2,050	Birds Eye View Optometry
112	2,190	Nawab's Biryani House



# For Lease



**SITE**



**WESTHEIMER LAKES**  
± 1,600 Homes

- La Finca Mexican Restaurant
- CMO
- Z Massage
- SCORE SMILE
- LifeTime Center

- GAVRI ORTHODONTICS
- V Kitchen VIETNAMESE FOOD
- PIZZA HUT
- goldfish swim school
- PLATO'S CLOSET
- Spice Korner
- TEXAS BORDERS Bar & Grill
- Public Storage

**FARM TO MARKET 1093 RD 16,522 VPD**

1093

1093

Farm to Market 1093 Rd

Farm to Market 1093 Rd



**WESTHEIMER LAKES**  
± 1,600 Homes

# For Lease



Cross Creek Ranch  
4,000 Homes

Cinco Ranch Southwest  
3,200 Homes

Westheimer Lakes North  
1,100 Homes

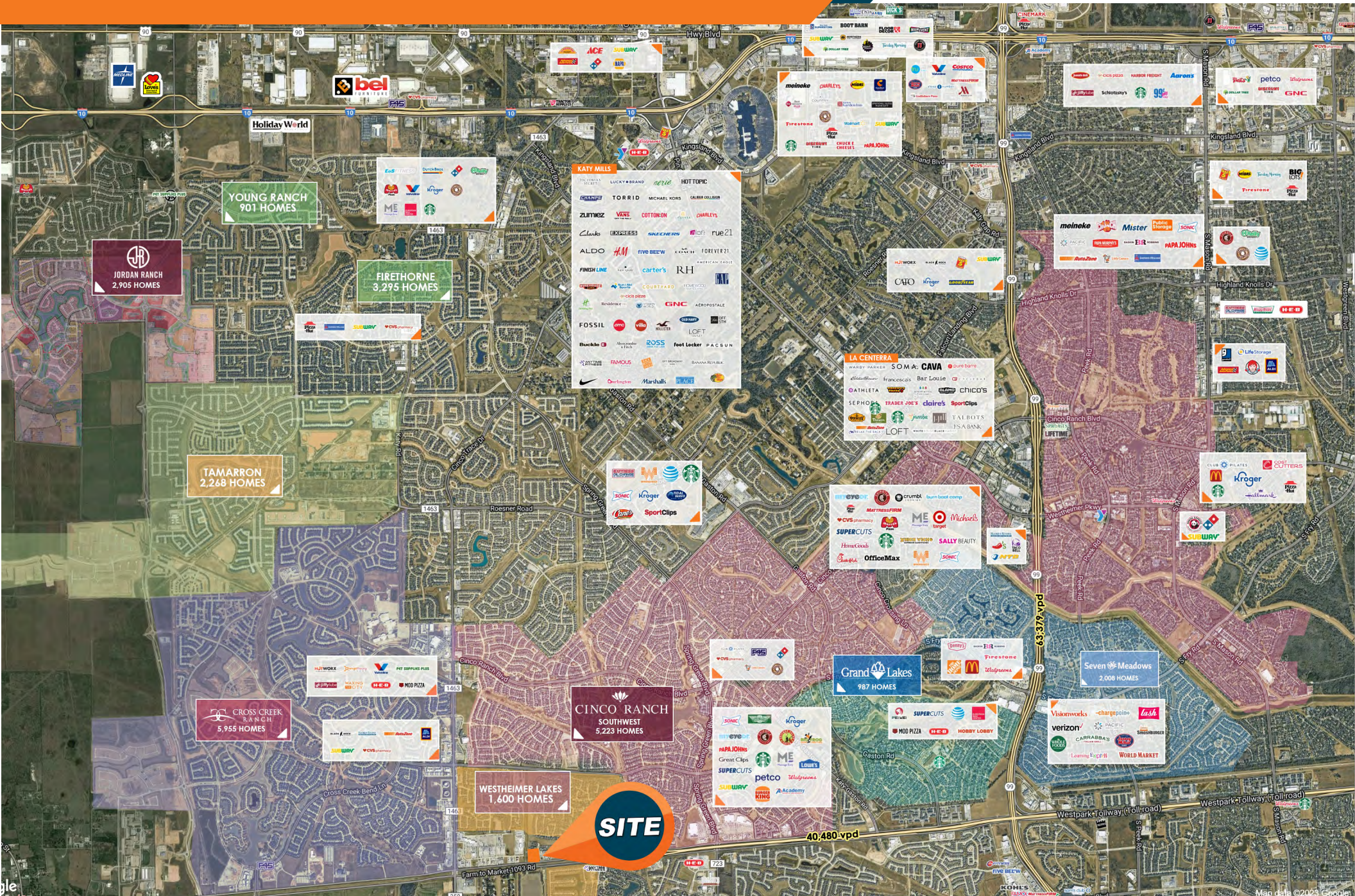
Covey Trails  
50 Homes

Westheimer Lakes  
1,600 Homes

**SITE**



# For Lease



**SITE**

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## 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.

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

\_\_\_\_\_  
Date