

For Sale



Aria Square

4125 Williams Way Blvd.
Richmond, TX 77469



Hunington

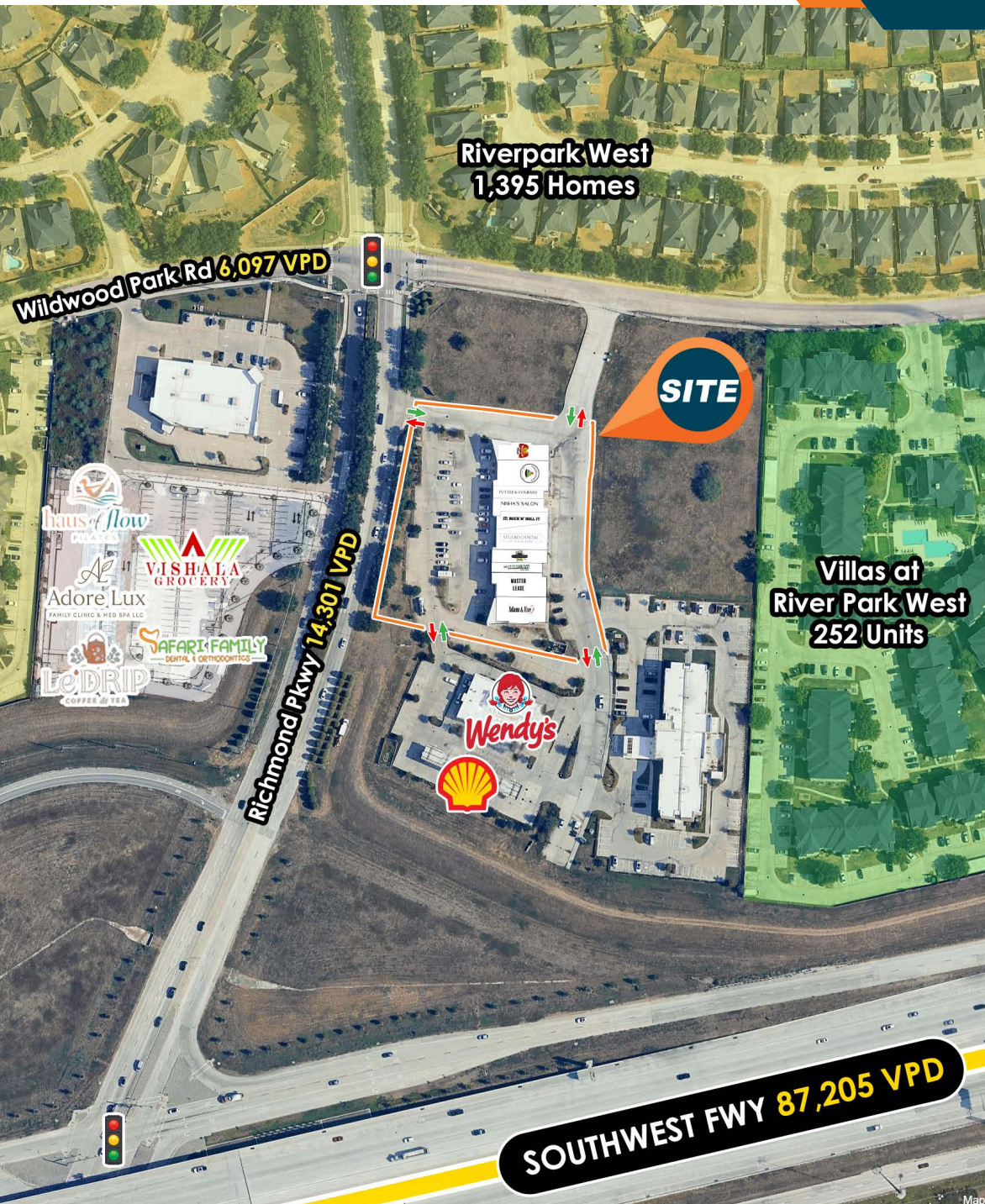
Hunington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

hproperties.com



ARIA SQUARE

4125 Williams Way Blvd., Richmond, TX 77469

Property Information

Sale Price	\$8,006,957.14
CAP Rate	7.00%
NOI	\$560,487.38
Building Size	19,428 SF
Lot Size	2.17 AC
Occupancy	100%
Year Built	2017

Property Highlights

- 100% occupied, fully NNN-leased retail center with predictable cash flow.
- Freeway-fronting site with prime visibility and direct access to I-69.
- Affluent, fast-growing Fort Bend County submarket with 2,500+ nearby homes and ongoing master-planned expansion.
- Strong long-term tenancy with built-in annual rent increases.
- Daily-needs and service-oriented tenant mix including Masala Pantry, Marcos Pizza, Nisha Salon, Studio Dental, Adam Eve, Ts Collectables, Glass Vape Co., and One Love Island Cuisine, driving consistent repeat traffic.
- 2017 construction on 2.17 acres with modern systems, limiting near-term capital needs.

Demographics

Population (2025)	1 mi. - 9,600
	3 mi. - 63,423
	5 mi. - 151,347
Average Household Income	1 mi. - \$152,917
	3 mi. - \$154,386
	5 mi. - \$156,059
Traffic Count	I-69: 87,205 VPD
	Richmond Pkwy: 14,301 VPD
	Williams Way Blvd: 12,451 VPD

For More Information

Tooba Patoli
Senior Associate | Leasing
tooba@hpiproperties.com

Abdul Sabha
Vice President | Leasing
abdul@hpiproperties.com

Hunington Properties, Inc.

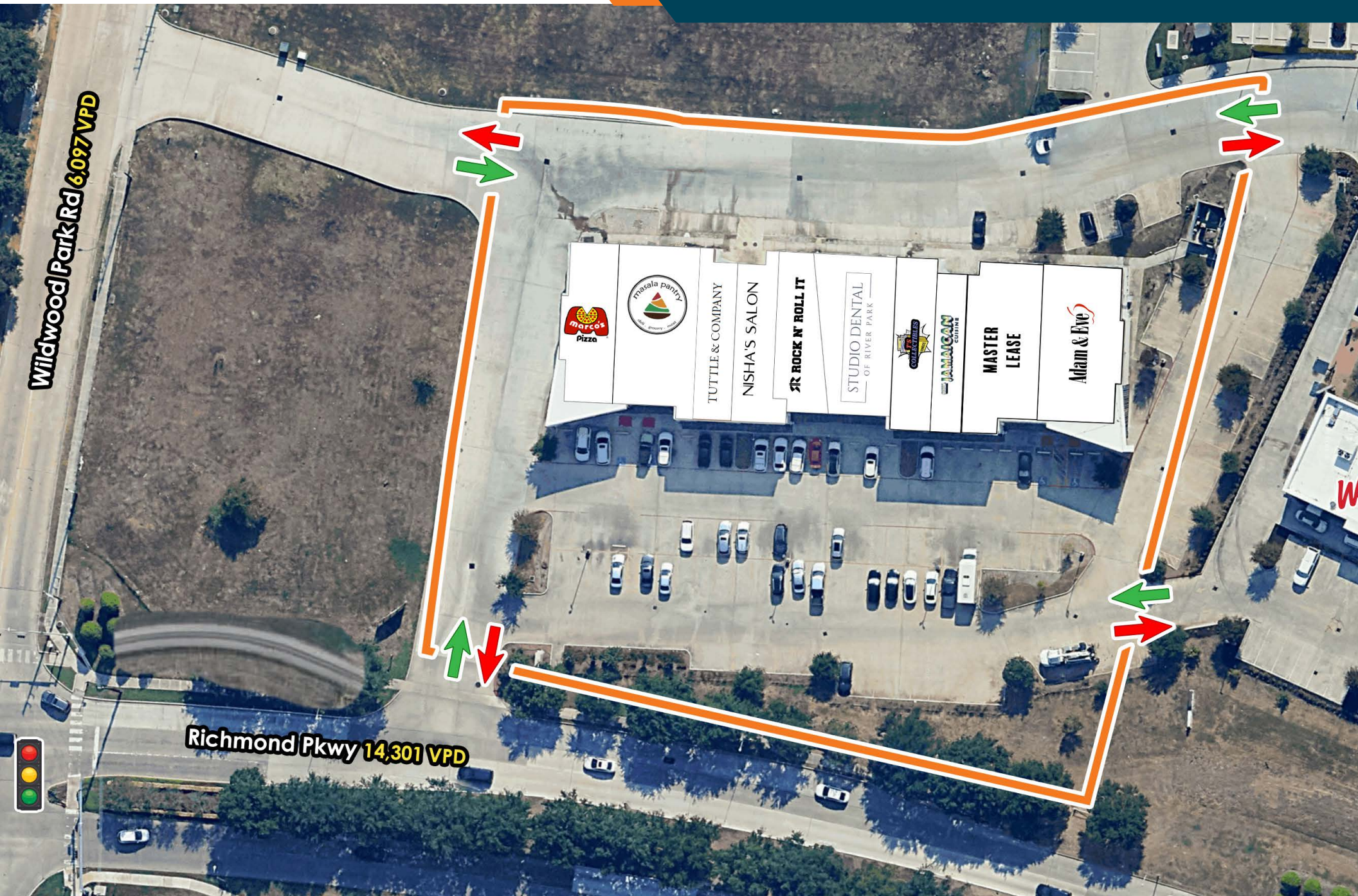
3773 Richmond Ave., Suite 800 • Houston, Texas 77046 • 713-623-6944
hpiproperties.com

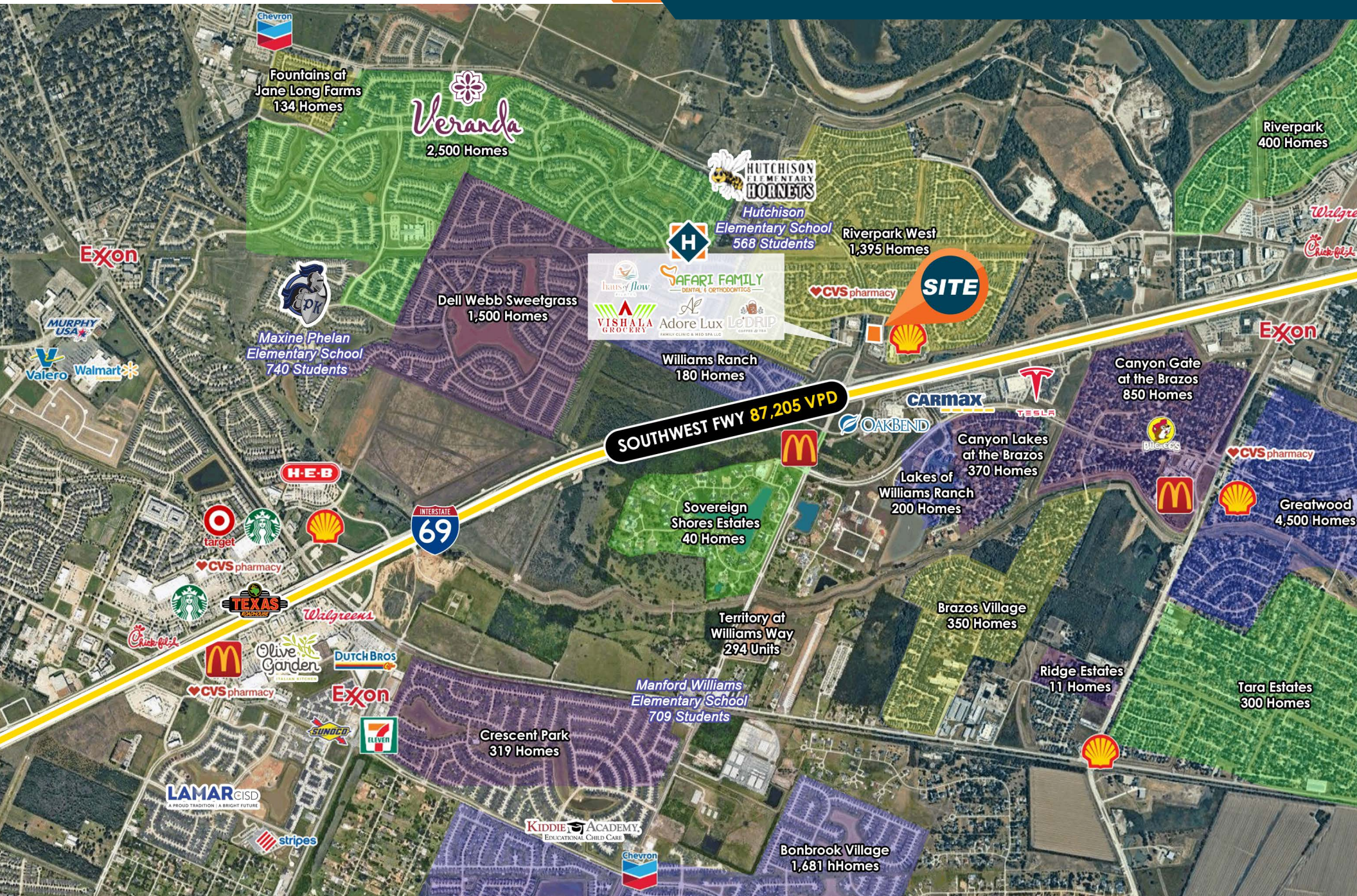
The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.

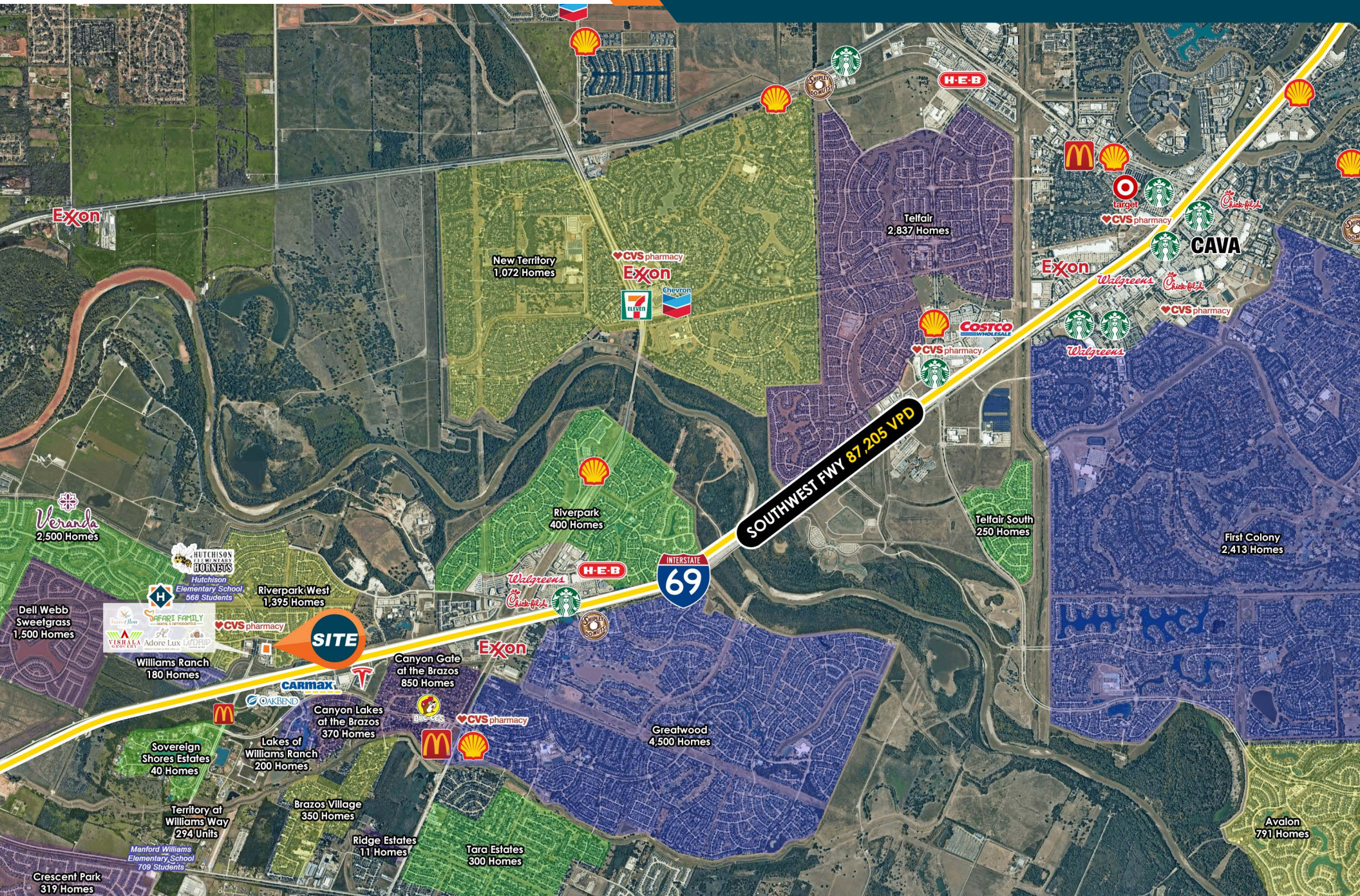


Hunington

For Sale







TENANT OVERVIEW



MARCO'S PIZZA

Marco's Pizza is a nationally recognized quick-service brand founded in 1978 with 1,000+ U.S. locations. Known for quality ingredients and strong franchise performance, it has a loyal customer base and steady delivery and carryout demand driven by off-premise dining growth.



STUDIO DENTAL

Studio Dental is a modern dental practice offering general and cosmetic services. As an essential healthcare provider, it is recession-resilient and generates steady, recurring traffic, supporting long-term tenancy stability.

T'S COLLECTABLES

T'S COLLECTABLES

T's Collectables is a specialty retail tenant offering curated collectibles and memorabilia. Its niche focus drives repeat, interest-based visits tied to releases and events, enhancing tenant mix and foot traffic.



ADAM & EVE

Adam & Eve is a nationally recognized specialty retail brand with strong brand awareness and an established operating model. It attracts a consistent customer base and supports diversified retail offerings with steady traffic patterns.



GLASS & VAPE CO.

Glass & Vape Co. is a specialty retail tenant serving a growing consumer segment with a steady customer base. It drives evening and weekend traffic and enhances the center's retail mix.



ONE LOVE ISLAND CUISINE

One Love Island Cuisine is a quick-service Caribbean restaurant attracting local and destination diners. As a food tenant, it drives traffic, increases dwell time, and supports cross-shopping within the center's F&B mix.



NISHA SALON

Nisha Salon is a personal care tenant offering hair and beauty services with recurring, loyal clientele and consistent daily traffic, complementing other service-based tenants.



MASALA PANTRY

Masala Pantry is a specialty grocery offering South Asian and international products, serving a growing niche market. It drives repeat and destination traffic from a broader trade area, enhancing the center's retail and cultural mix.

LOCATION OVERVIEW



RICHMOND, TX

SMALL-TOWN CHARM WITH FAST-GROWING SUBURBAN ENERGY JUST OUTSIDE HOUSTON.

Richmond Texas is a rapidly expanding suburban community within the greater Houston metropolitan area and serves as one of the key growth markets in Fort Bend County. The area has experienced significant residential and commercial development driven by strong population inflows, high household formation, and continued demand for new housing. As one of the fastest growing counties in the United States, Fort Bend County provides a strong demographic foundation characterized by above average household incomes, diverse population growth, and sustained long term economic expansion.

Richmond benefits from excellent regional connectivity with convenient access to major thoroughfares including U S Highway 59 and the Grand Parkway, providing efficient routes to major employment centers throughout Houston. This strategic location allows residents to enjoy a balance of suburban living with proximity to a top tier urban job market, medical centers, and entertainment destinations.

The local retail environment continues to strengthen alongside residential growth, with increasing demand for everyday goods and services, dining, and neighborhood oriented retail concepts. Continued infrastructure investment and master planned communities are supporting long term expansion and reinforcing Richmond's position as a high growth submarket within the Houston region. This combination of strong demographics, accessibility, and ongoing development activity makes Richmond an attractive and durable market for retail investment and commercial real estate opportunities.

LOCATION OVERVIEW



7.9M+

ESTIMATED HOUSTON METRO
POPULATION AND ONE OF
THE FASTEST GROWING LARGE
METROS IN THE UNITED STATES

\$697B+

HOUSTON MSA GROSS
METROPOLITAN PRODUCT
MAKING IT ONE OF THE LARGEST
ECONOMIES IN THE NATION

4TH

MOST POPULOUS METRO AREA
IN THE UNITED STATES AND
CONTINUING TO OUTPACE
NATIONAL GROWTH RATES

24+

FORTUNE 500 HEADQUARTERS
LOCATED IN THE HOUSTON
REGION RANKING AMONG THE
TOP METROS IN THE COUNTRY

BIG-CITY POWER AND GLOBAL CONNECTIVITY ANCHORED BY HOUSTON'S ENERGY, INNOVATION, AND NONSTOP ECONOMIC GROWTH.

Houston, Texas is one of the fastest growing major metropolitan areas in the United States and a leading global center for energy, trade, healthcare, and innovation. As the fourth largest city in the country with a metro population approaching 8 million, Houston continues to experience strong population growth fueled by job creation, international migration, and corporate expansion. The region generates a gross metropolitan product exceeding 600 billion dollars, placing it among the largest urban economies in the nation and a key driver of the U.S. economy.

Known as the energy capital of the world, Houston is home to a dense concentration of oil and gas, petrochemical, and energy companies. Beyond energy, the region has a highly diversified economy with major strengths in healthcare, aerospace, logistics, manufacturing, and professional services. The presence of more than two dozen Fortune 500 headquarters reinforces its role as a major corporate hub attracting talent, investment, and business relocation.

Houston also serves as a premier global logistics gateway anchored by the Port of Houston, one of the busiest ports in the United States. Its central location provides efficient access to national and international markets, with most of the U.S. population reachable within a two day drive, making it a strategic base for distribution and supply chain operations.

In addition, the region is home to the Texas Medical Center, the largest medical complex in the world, along with a strong network of universities that supply a steady pipeline of skilled talent. With its diverse economy, sustained growth, and global connectivity, Houston remains one of the most resilient and attractive markets in the country for long term commercial real estate investment and development. Houston remains one of the most resilient and attractive markets in the United States for long term commercial real estate investment and development.

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. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	454676 License No.	sandy@hpiproperties.com Email	713.623.6944 Phone
Sanford Paul Aron Designated Broker of Firm	218898 License No.	sandy@hpiproperties.com Email	713.623.6944 Phone
Tooba Patoli Licensed Supervisor of Sales Agent/ Associate	774821 License No.	tooba@hpiproperties.com Email	713.623.6944 Phone
Abdul Sabha Sales Agent/Associate's Name	731889 License No.	abdul@hpiproperties.com Email	713.623.6944 Phone

Buyer/Tenant/Seller/Landlord Initials

Date