

# For Lease

## Move-In Ready Space

**2,833 SF  
AVAILABLE**  
(2ND GEN MUSIC SCHOOL)

**1,368 SF  
AVAILABLE**  
(2ND GEN SALON)

**1,520 SF  
AVAILABLE**  
(2ND GEN MASSAGE)

**2,000 SF  
AVAILABLE**  
(2ND GEN RETAIL BOUTIQUE)



## Hunington

**Hunington Properties, Inc.**  
3773 Richmond Ave., Suite 800  
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**713-623-6944**  
[hproperties.com](http://hproperties.com)

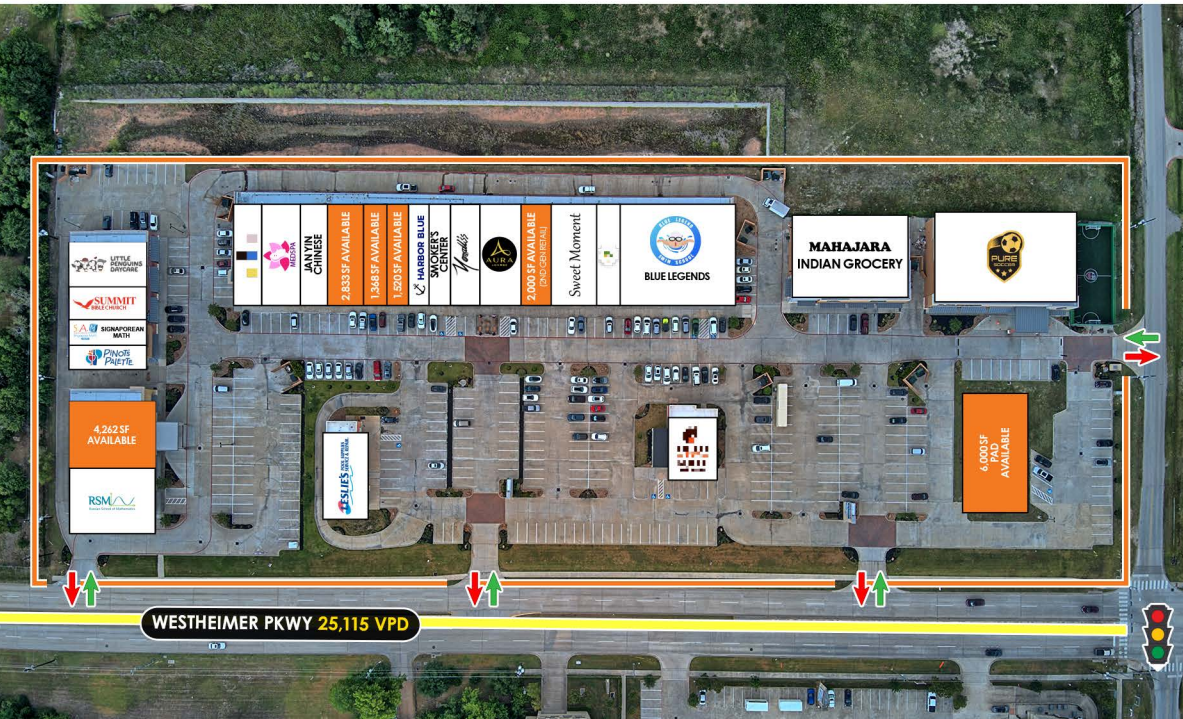
## Marcel Plaza

25830 Westheimer Pkwy.,  
Katy, Texas 77494

# For Lease



**Hunington**



## MARCEL PLAZA

25830 Westheimer Pkwy., Katy, Texas 77494

### Property Information

Space For Lease	1,368 SF (2nd Gen Salon)
	1,520 SF (2nd Gen Massage)
	2,000 SF (2nd Gen Retail)
	2,833 SF (2nd Gen Music School)   4,262 SF

Rental Rate	\$32.00 PSF
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NNN	\$10.74 PSF
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### Pad Site

Pad Site Available	6,000 SF   Build to Suit, For Lease, For Sale
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### Property Highlights

- Over 109,000 residents and average household incomes exceeding \$150,000 within a 3-mile radius
- Close proximity to Katy Mills Mall and major retailers: H-E-B, Walmart, Target
- Property is surrounded by master-planned housing communities

### Demographics

Population (2025)	1 mi. - 11,672
	3 mi. - 115,454
	5 mi. - 316,229

Average Household Income	1 mi. - \$150,279
	3 mi. - \$165,707
	5 mi. - \$162,398

Traffic Count	Westheimer Pkwy: 25,115 vpd
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### For More Information

**Jonathan Aron**  
Principal | Brokerage  
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**Tooba Patoli**  
Senior Associate | Leasing  
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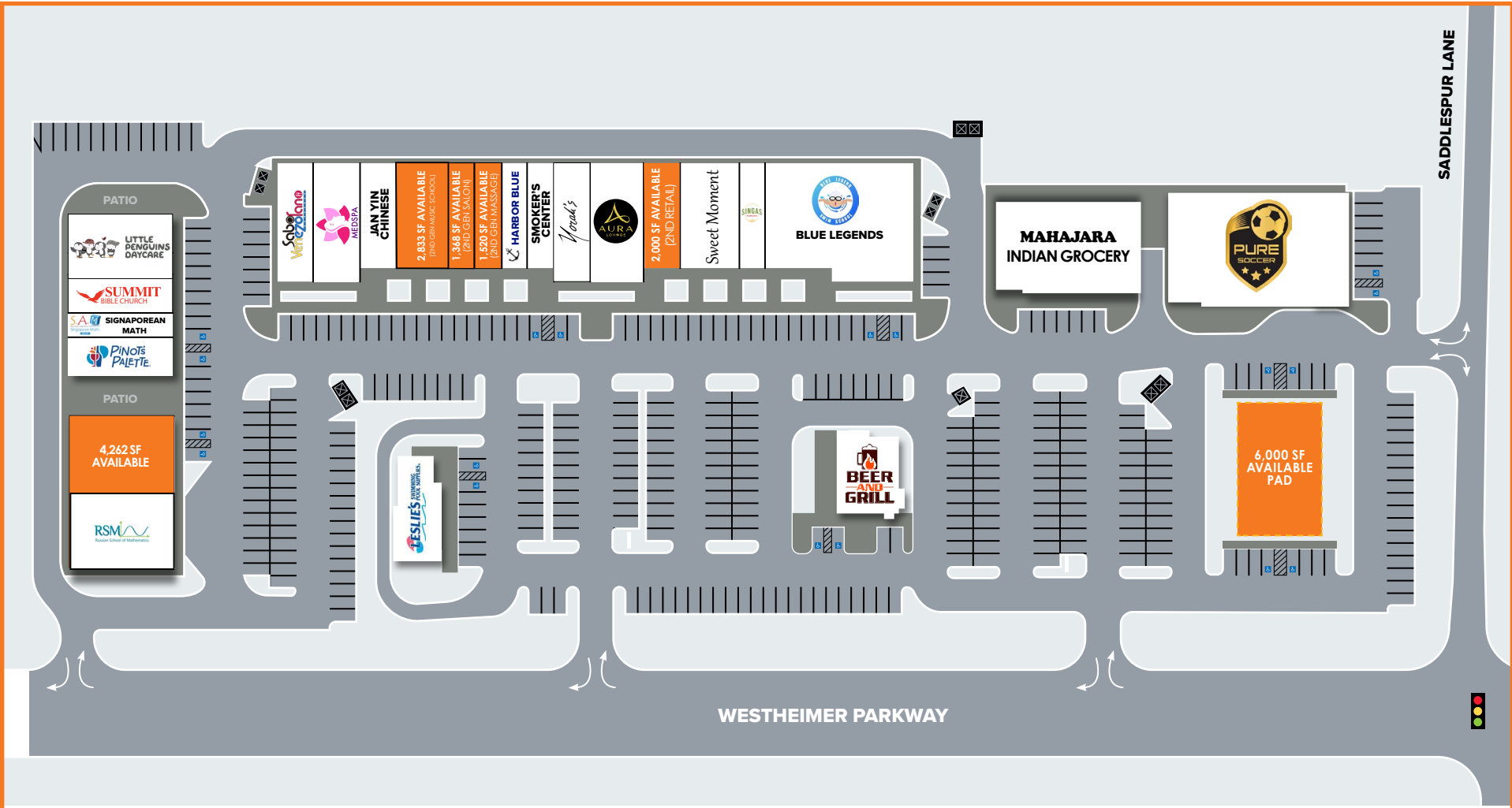
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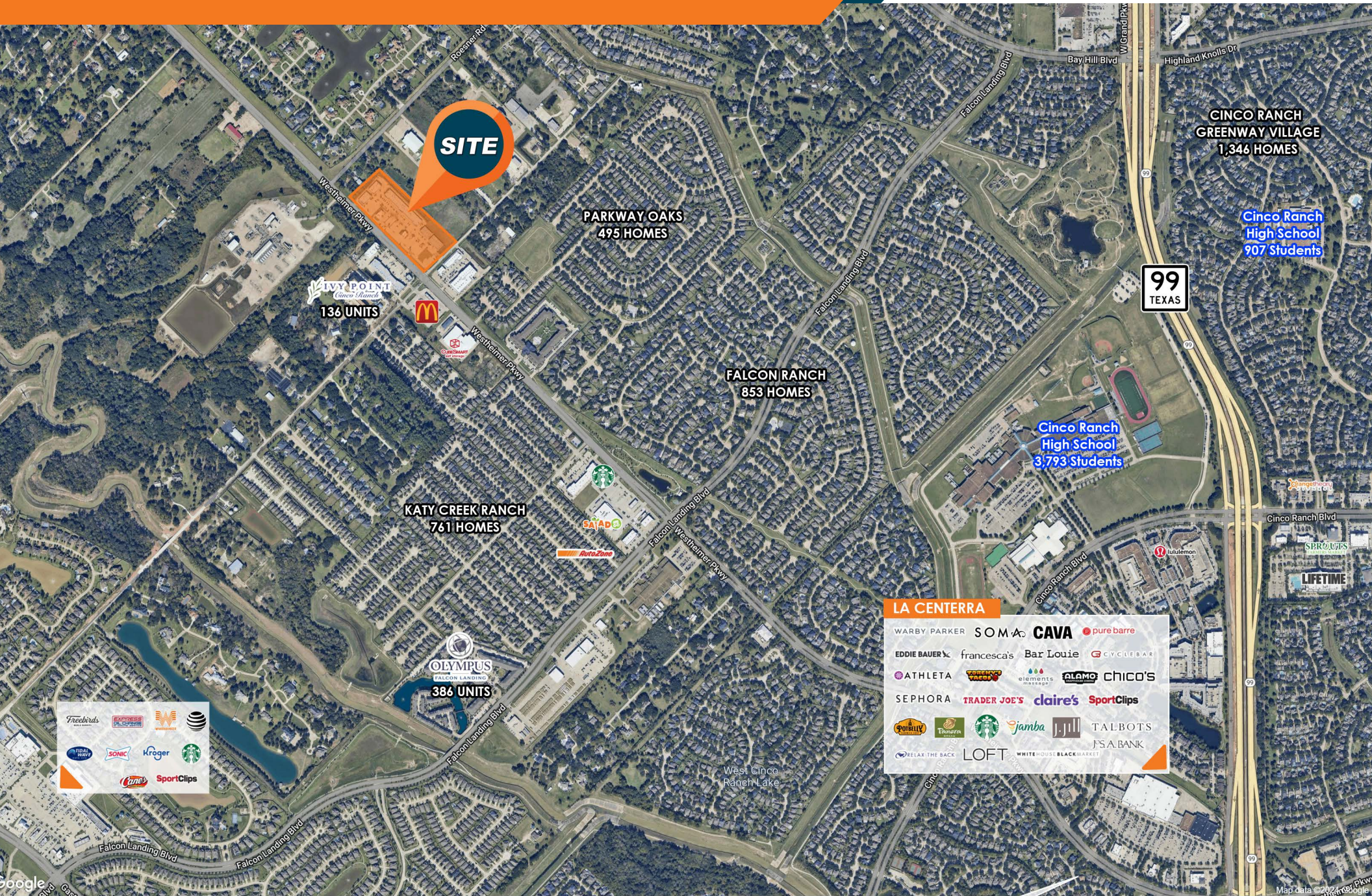
# Hunington



 **A350 Available 1,200 SF**

 [Click to view all available suite interior pictures](#)

**SITE PLAN**



**SITE**

**PARKWAY OAKS**  
495 HOMES

**IVY POINT**  
Cinco Ranch  
136 UNITS

**FALCON RANCH**  
853 HOMES

**CINCO RANCH GREENWAY VILLAGE**  
1,346 HOMES

**Cinco Ranch High School**  
907 Students

**99**  
TEXAS

**Cinco Ranch High School**  
3,793 Students

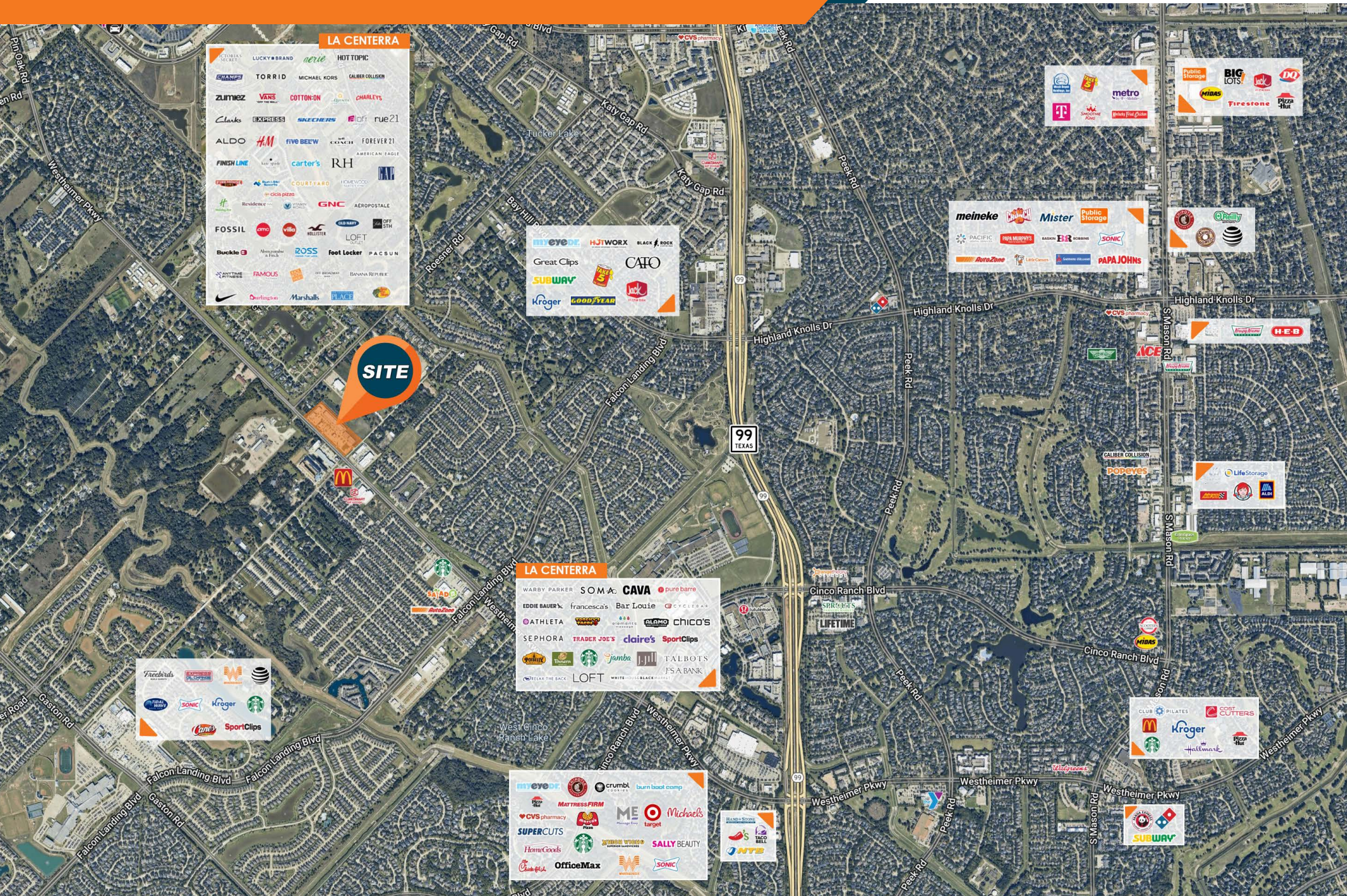
**KATY CREEK RANCH**  
761 HOMES

**OLYMPUS**  
FALCON LANDING  
386 UNITS

- LA CENTERRA**
- WARBY PARKER
  - SOMA
  - CAVA
  - pure barre
  - EDDIE BAUER
  - francesca's
  - Bar Louie
  - CYCLEBAR
  - ATHLETA
  - WRECK YACHT
  - elements message
  - ALAMO
  - chico's
  - SEPHORA
  - TRADER JOE'S
  - claire's
  - SportClips
  - POURBILLY
  - Tanera
  - Starbucks
  - Jamba
  - TALBOTS
  - J&S A BANK
  - RELAX THE BACK
  - LOFT
  - WHITEHOUSE BLACKMARKET

- Freebirds
- PACIFIC POWER
- SONIC
- Kroger
- Starbucks
- Cine
- SportClips

# For Lease



**LA CENTERRA**

- LUCKY BRAND, TORRID, MICHAEL KORS, CALIBER COLLISION
- ZUMIEZ, VANS, COTTON-ON, CHARLEY'S
- Clarks, EXPRESS, SKECHERS, LOFT, rue21
- ALDO, H&M, FIVE BEEV, COACH, FOREVER 21
- FINISH LINE, carter's, RH, AMERICAN TIGER
- CLICK PIZZA, COURT YARD, HOMEWOOD
- Fossil, GNC, AEROPOSTALE
- Foot Locker, PAC SUN
- NIKE, MARSHALLS, PLUCKE

- MYEYEDE, HJTWORX, BLACK & ROCK
- Great Clips, CAFO
- SUBWAY, Jack
- Kroger, GOODYEAR

**LA CENTERRA**

- WARBY PARKER, SOMA, CAVA, pure barre
- EDDIE BAUER, francesca's, Bar Louie, CYCLERAK
- ATHLETA, TRADER JOE'S, claire's, SportClips
- SEPHORA, Jamba, TALBOTS, JS A BANK
- RELAX THE BACK, LOFT, WHITE

- MYEYEDE, crumbl, burn baak comp
- MATRESS FIRM, ME, Target, Michaels
- CVS pharmacy, SUPER CUTS, HomeGoods, SALLY BEAUTY
- OfficeMax, SONIC, NITE

- meineke, Mister, Public Storage
- PACIFIC, PAPA MURPHY'S, SONIC
- AutoZone, PAPA JOHN'S

- Public Storage, BIG LOTS, Jack, DO
- Midas, Firestone, Pizza Hut

- Public Storage, O'Reilly

- ACE, HEB

- LifeStorage, ALDI

- CLUB PILATES, COST CUTTERS
- McDonald's, Kroger, Hallmark, Pizza Hut

- SUBWAY

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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.

<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>Sanford Paul Aron</u>	<u>218898</u>	<u>sandy@hpiproperties.com</u>	<u>713.623.6944</u>
Designated Broker of Firm	License No.	Email	Phone
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Jonathan Aron</u> <u>Tooba Patoli</u>	<u>644676</u> <u>774821</u>	<u>jonathan@hpiproperties.com</u> <u>tooba@hpiproperties.com</u>	<u>713.623.6944</u>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date