

For Lease

2nd Gen Restaurant

AVAILABLE
4,000 SF
(2nd Gen Restaurant)



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

hpiproperties.com

Rock Creek

14034 Grant Rd., Cypress, Texas 77429

For Lease



Hunington

ROCK CREEK

14034 Grant Rd., Cypress, Texas 77429

Property Information

Space Available	4,000 SF (2nd Gen Restaurant)
Rental Rate	\$36.00 PSF
NNN	\$14.02 PSF
Total SF	10,488 SF

Property Highlights

- Easy access to FM 249, hwy 290 via Spring Cypress Rd.
- Grant Rd. and Spring Cypress Rd. recently expanded to four lanes
- Located between multiple upscale residential developments with strong demographics

Area Retailers



Demographics

Population (2026)	1 mi. - 13,181
	3 mi. - 87,573
	5 mi. - 208,784
Average Household Income	1 mi. - \$186,548
	3 mi. - \$165,807
	5 mi. - \$143,260

For More Information

Jonathan Aron
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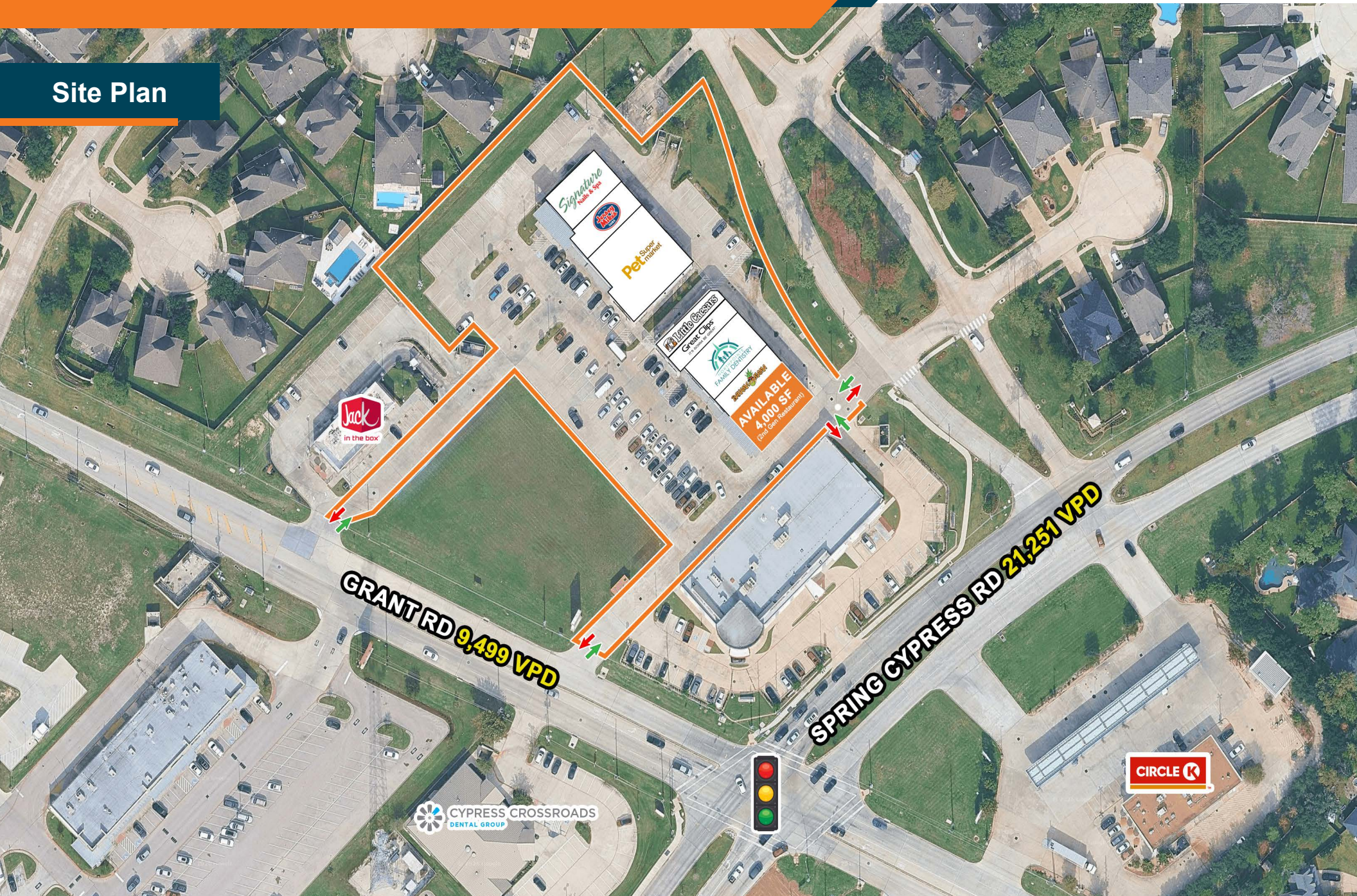


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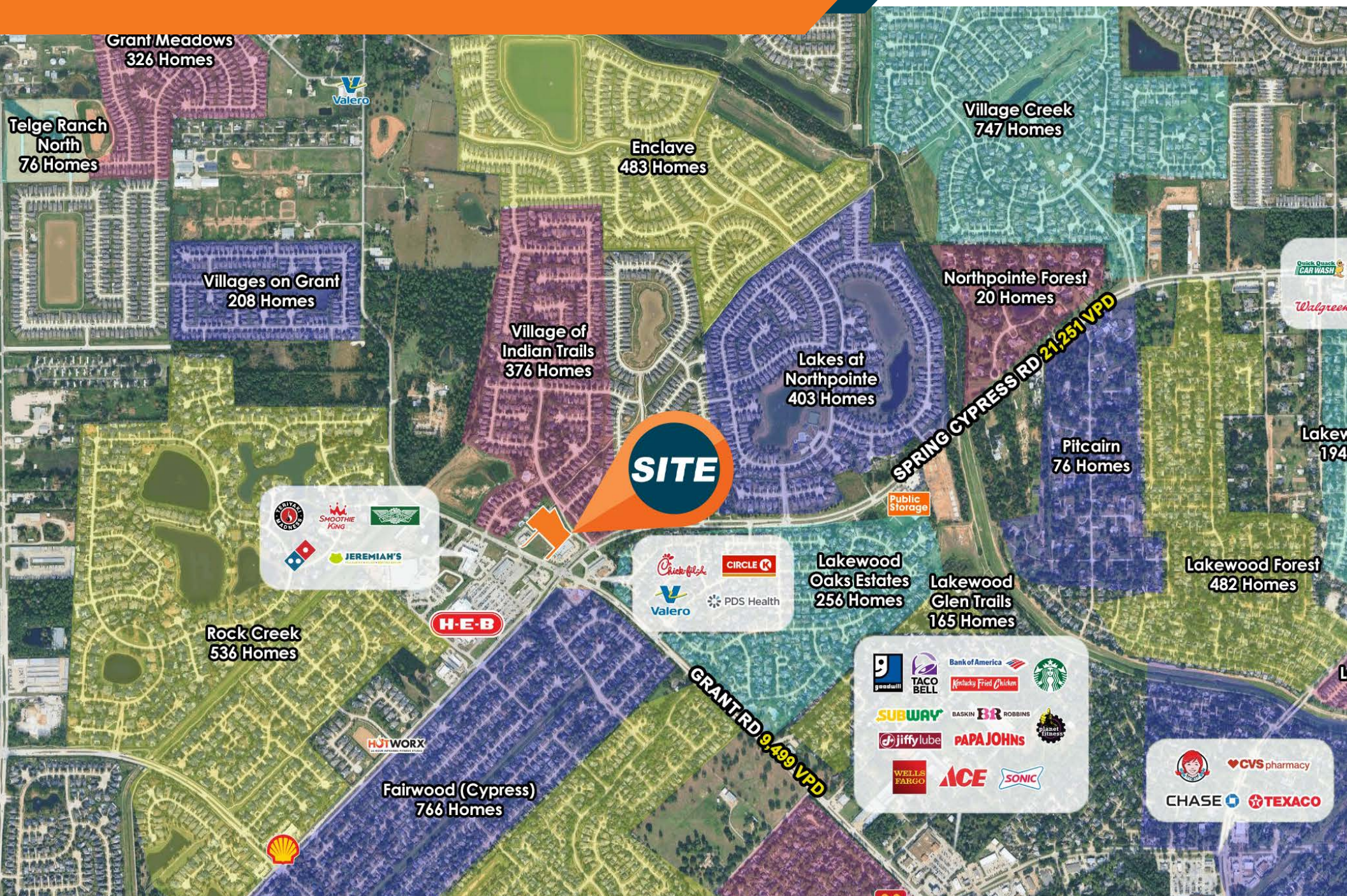


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Site Plan

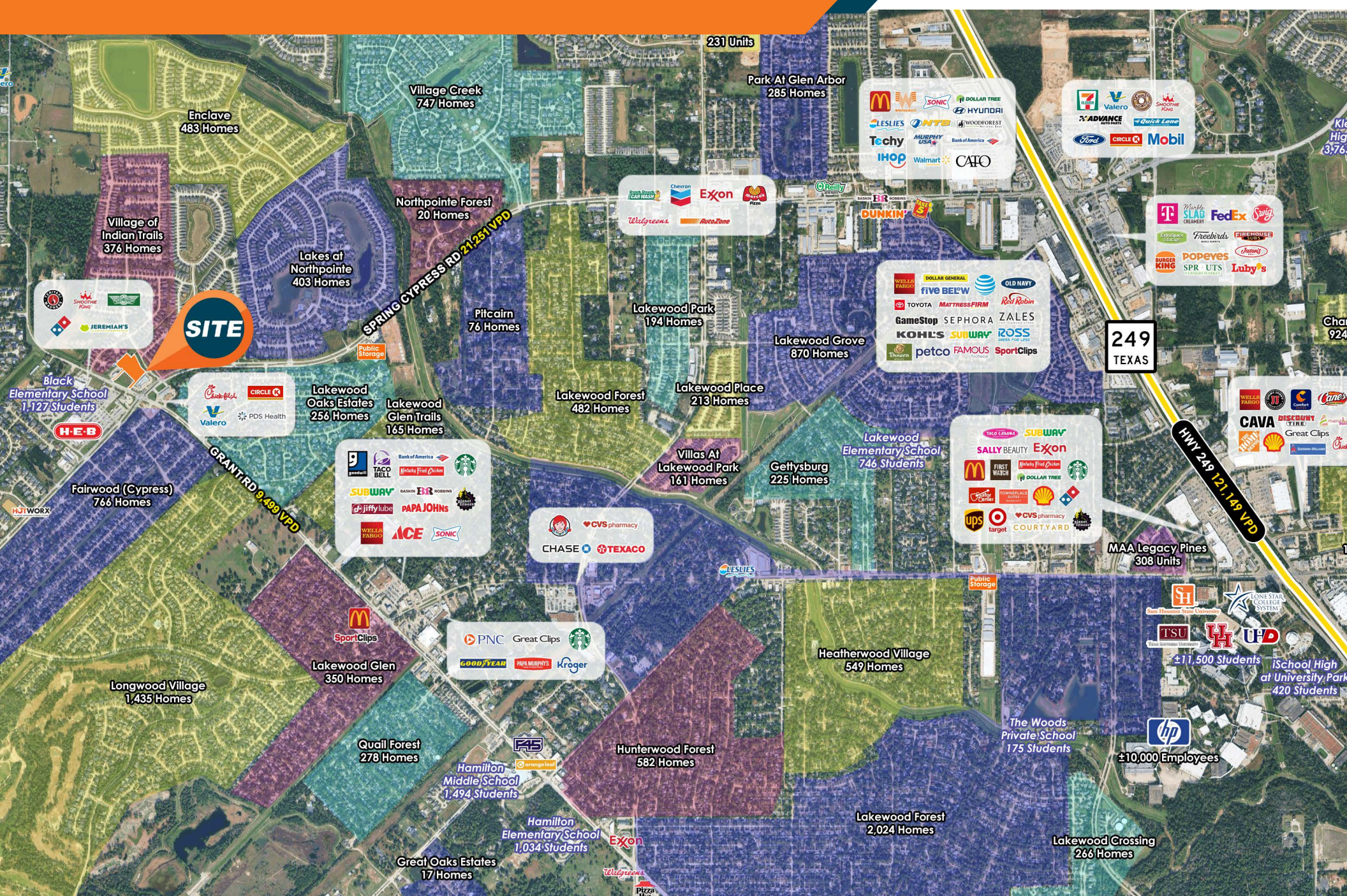


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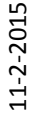


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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

- **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.

- 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.

- 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.

- 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.

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Sanford Paul Aron	218898	sandy@hpiproperties.com	713.623.6944
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
Jonathan Aron	644676	jonathan@hpiproperties.com	713.623.6944
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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