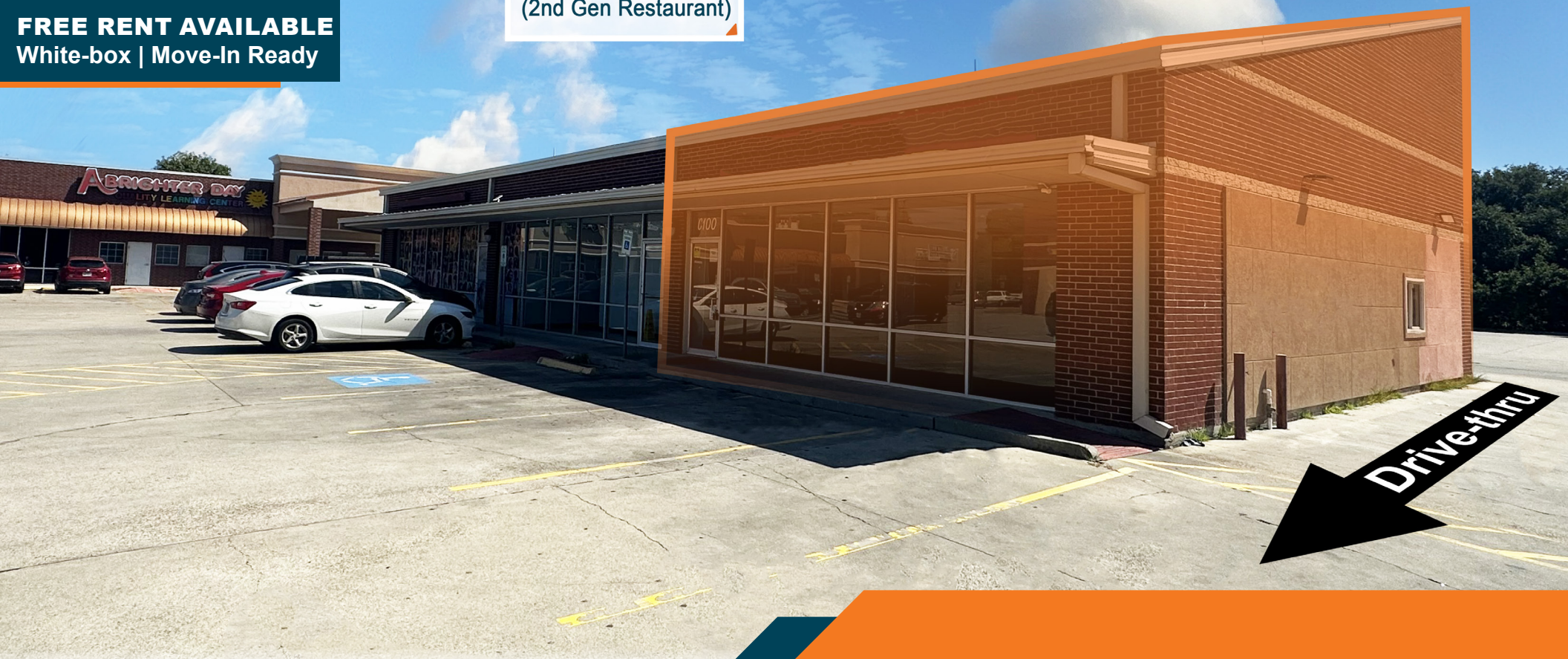


# For Lease

**2,550 SF  
AVAILABLE**  
(2nd Gen Restaurant)

**FREE RENT AVAILABLE**  
White-box | Move-In Ready



## Hunington

**Hunington Properties, Inc.**  
3773 Richmond Ave., Suite 800  
Houston, Texas 77046  
**713-623-6944**  
[hproperties.com](http://hproperties.com)

## Three Palms Center

8030 FM 1765  
Texas City, TX 77591

# For Lease



# Hunington

## THREE PALMS CENTER

8030 FM 1765 Texas City, TX 77591

### Property Information

Space for Lease	1,500 SF - 4,050 SF (White-Box, Move-In Ready)
	2,550 SF (2nd Gen Restaurant w/ Drive Thru)
	3,000 SF
Rental Rate	\$10.00 PSF
NNN	\$5.85 PSF
Total Sq. Ft.	26,751
Lot Size	2.37 AC

### Property Highlights

- Free Rent Available
- Ready to move in spaces
- Situated on a signalized hard corner
- Just south of Land Tejas' new development, Lago Mar a 2,033-acre master-planned community

### Demographics

Population (2025)	2 mi. - 25,303
	3 mi. - 39,232
	5 mi. - 71,423
Average Household Income	2 mi. - \$87,904
	3 mi. - \$91,619
	5 mi. - \$92,003

### Traffic Count

Gulf Fwy: 28,943 vpd  
Texas Ave: 11,773 vpd

### Contact Information

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# For Lease



Hunington



SUITE	STATUS	SQ. FT.
A101	A Brighter Day Learning Center	5,500
A102, A103	AVAILABLE	1,500 - 4,050
A104	Smoke Shop	1,080
A106	AVAILABLE	3,000
A109	Barber	1,050
A110	Barber	3,000

SUITE	STATUS	SQ. FT.
B101	Jusan Donuts	1,000
B102	Telecom Store	1,200
B103	Cricket Wireless	640
B104	KLM Food Mart	1,500
C100	AVAILABLE	2,550
C102	Braiding Salon	1,621

# For Lease



# Hunington

AVAILABLE 2,550 SF - 2<sup>ND</sup> Gen Restaurant with Drive Thru Ready



# For Lease



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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.

<b>Hunington Properties, Inc.</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>454676</b> License No.	<b>sandy@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone
<b>Sanford Paul Aron</b> Designated Broker of Firm	<b>218898</b> License No.	<b>sandy@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone
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<b>Abdul Sabha</b> Sales Agent/Associate's Name	<b>731889</b> License No.	<b>abdul@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone

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

\_\_\_\_\_  
Date