

For Sale



Aria Square

4125 Williams Way Blvd.
Richmond, TX 77469



Hunington

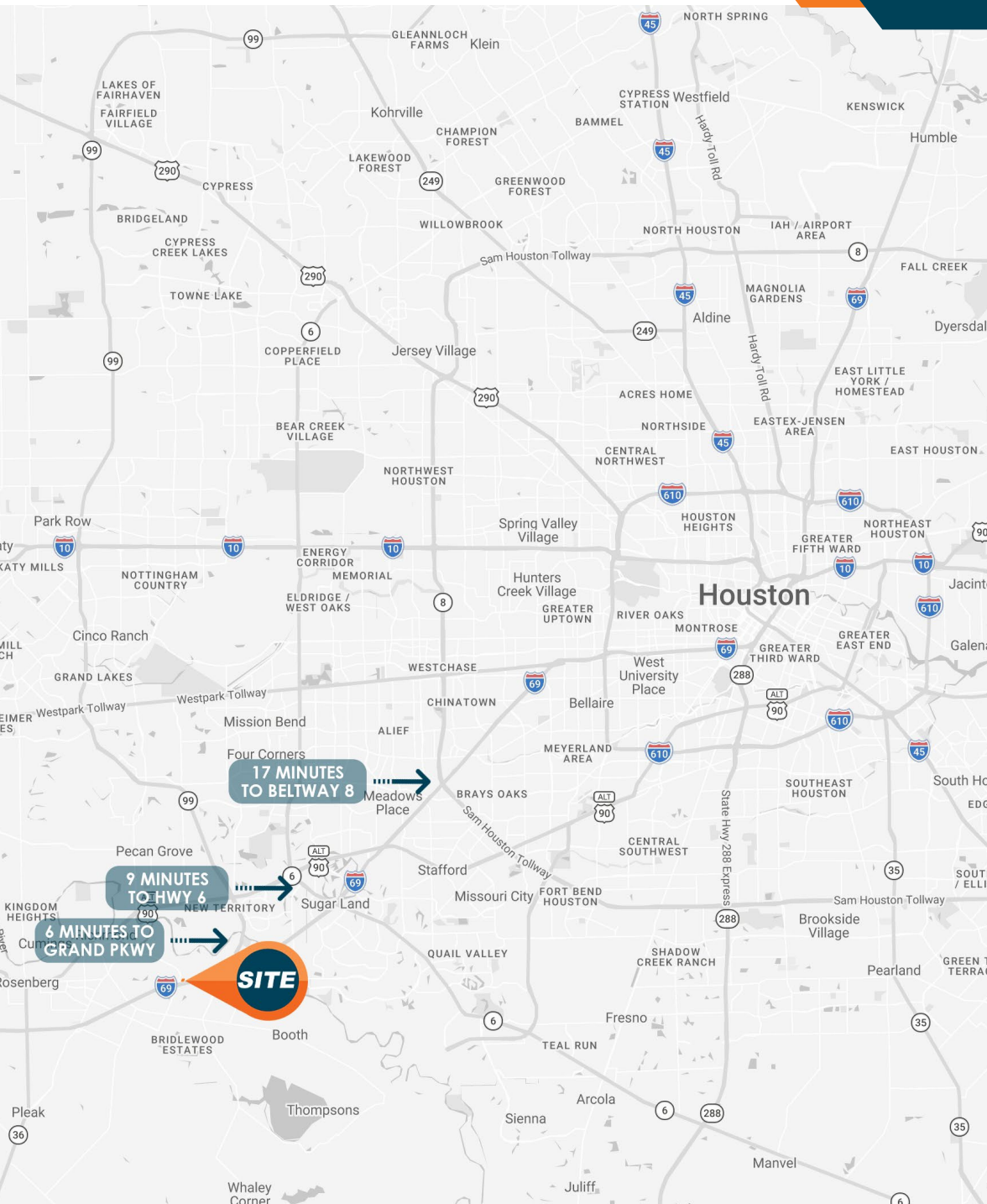
Hunington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

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ARIA SQUARE

4125 Williams Way Blvd., Richmond, TX 77469

Property Information

Sale Price	\$7,690,000.00
CAP Rate	7.35%
NOI	\$565,587.38
Building Size	19,428 SF
Lot Size	2.17 AC
Occupancy	100%
Year Built	2017

Property Highlights

- High-growth Fort Bend location just off I-69/US-59, with approximately 87,000 vehicles per day and 151,000+ residents within five miles.
- Surrounded by affluent, rapidly expanding residential communities with approximately 14,000 nearby homes and \$153,000 average household income within one mile.
- Major national investment continues to validate the corridor, including new Sam's Club and Tesla locations alongside H-E-B, Target, Chick-fil-A, Starbucks, and CarMax.

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
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For More Information

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ARIA SQUARE

4125 WILLIAMS WAY BLVD., RICHMOND, TX 77469

\$7,690,000

LIST PRICE

7.35%

CAP RATE

87,205

I-69 / US-59 TRAFFIC

\$152,917

AVG HH INCOME — 1 MI

±14,000+

HOMES IN TRADE AREA

INVESTMENT HIGHLIGHTS

01 SIGNALIZED I-69 CORRIDOR POSITION

Signalized position on Richmond Parkway, **one parcel off I-69 / US-59 Southwest Freeway (87,205 VPD)** — the primary commuter corridor carrying Fort Bend County into Uptown and the Galleria.

03 ±14,000+ HOMES IN THE TRADE AREA

Greatwood, Bonbrook Village, Del Webb Sweetgrass, River Park West and Veranda — **1,677 homes sold and actively building** — anchor a trade area with no slowdown in sight.

05 NATIONAL CAPITAL MOVING IN

McDonald's just completed a new dual-lane location at US-59 & Williams Way. **Sam's Club** signed two miles away following a **\$51M land sale**. **H-E-B's Richmond Market** logged **2.8 million visits last year** — its top-performing store in the county. **Tesla, CarMax, Target, Chick-fil-A, Starbucks** and **OakBend Medical Center** all within two miles.

02 \$152,917 AVERAGE HOUSEHOLD INCOME — 1 MILE

One of the **highest-income trade areas in the Houston metro**, with **151,347 residents within five miles** and consistent growth in every ring.

04 24,000 RESIDENTS ADDED IN A SINGLE YEAR

Fort Bend County posted the **8th-largest numeric population gain in the nation**. Lamar CISD absorbs roughly **2,000 new students annually** and projects **67,000+ enrollment by 2035**.

06 LONG-TERM NNN TENANCY WITH CONTRACTUAL RENT GROWTH

Established local and regional operators including **Marco's Pizza** and **Masala Pantry**, several in place **since 2018**, in a **2017-built center on 2.17 acres** with minimal near-term capital exposure.

FOR MORE INFORMATION

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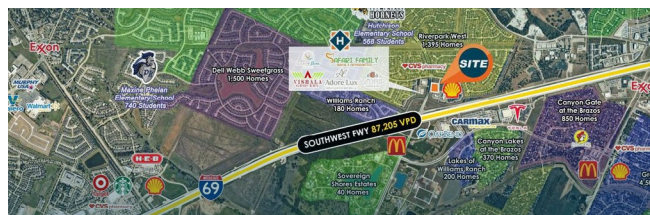
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Rent roll, lease abstracts and full underwriting available to qualified buyers upon request.



SIGNALIZED RICHMOND PKWY POSITION AT I-69



±14,000+ ROOFTOP TRADE AREA



NATIONAL RETAIL & MEDICAL CORRIDOR

Site Plan





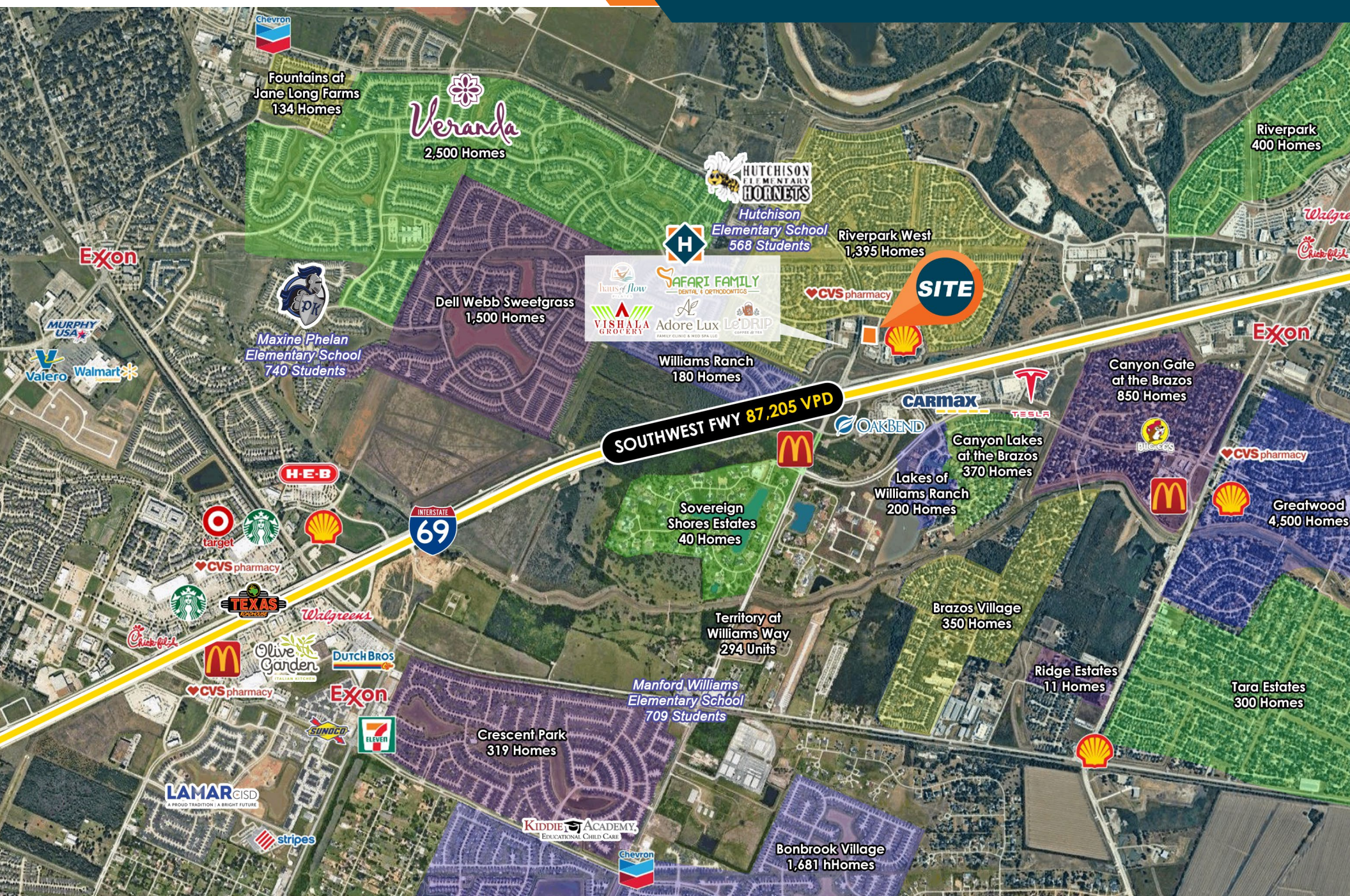








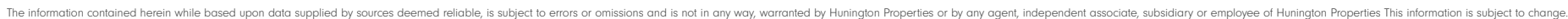
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TENANT OVERVIEW



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

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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.

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