

FOR LEASE

HEARTHSTONE SHOPPING CENTER

14642 FM 529
HOUSTON, TEXAS 77095

Oldham
Goodwin **OG**



AVAILABILITY

1,000 SF &
4,900 SF ENDCAP



TRAFFIC COUNT

41,733 VPD



POPULATION

122,425 (3-MILE)

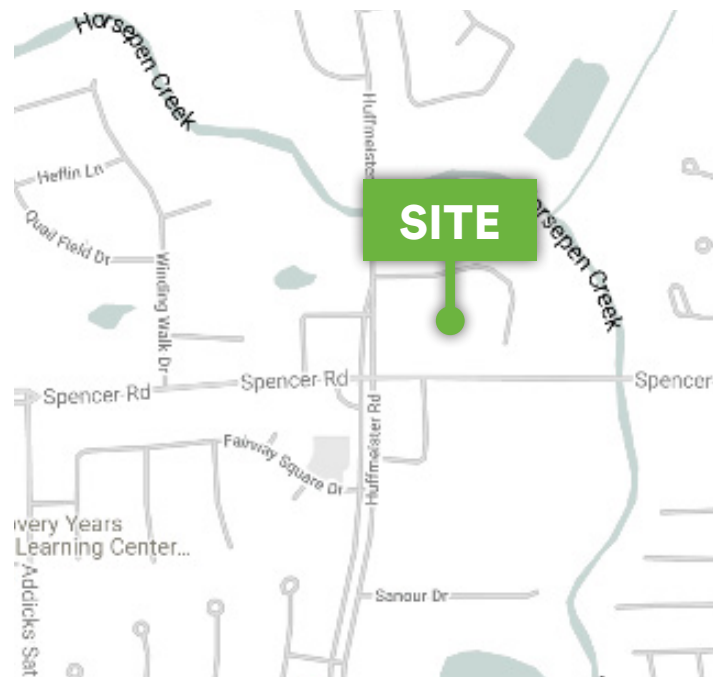


YEAR BUILT

1981

PROPERTY HIGHLIGHTS

- 1,000 SF 2nd generation space available in-line and 4,900 SF end-cap
- Excellent visibility positioned at the hard corner of FM 529 and Huffmeister Road
- Daily traffic counts of 41,733 VPD on FM 529
- Located at lighted intersection
- Population of 122,425 and an average household income of \$97,187 within 3 miles
- Ample surface parking



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Total Population	12,873	130,223	288,048
2030 Total Population Projection	13,655	137,292	303,714
2025 Households	4,322	45,773	98,221
2030 Households	4,598	48,374	103,752
2025 Median Home Value	\$279,774	\$277,122	\$282,572
2025 Average Household Income	\$123,841	\$106,967	\$110,687
2025 Total Consumer Spending	\$153,594,000	\$1,457,236,000	\$3,270,547,000



41,733 VPD
FM 529

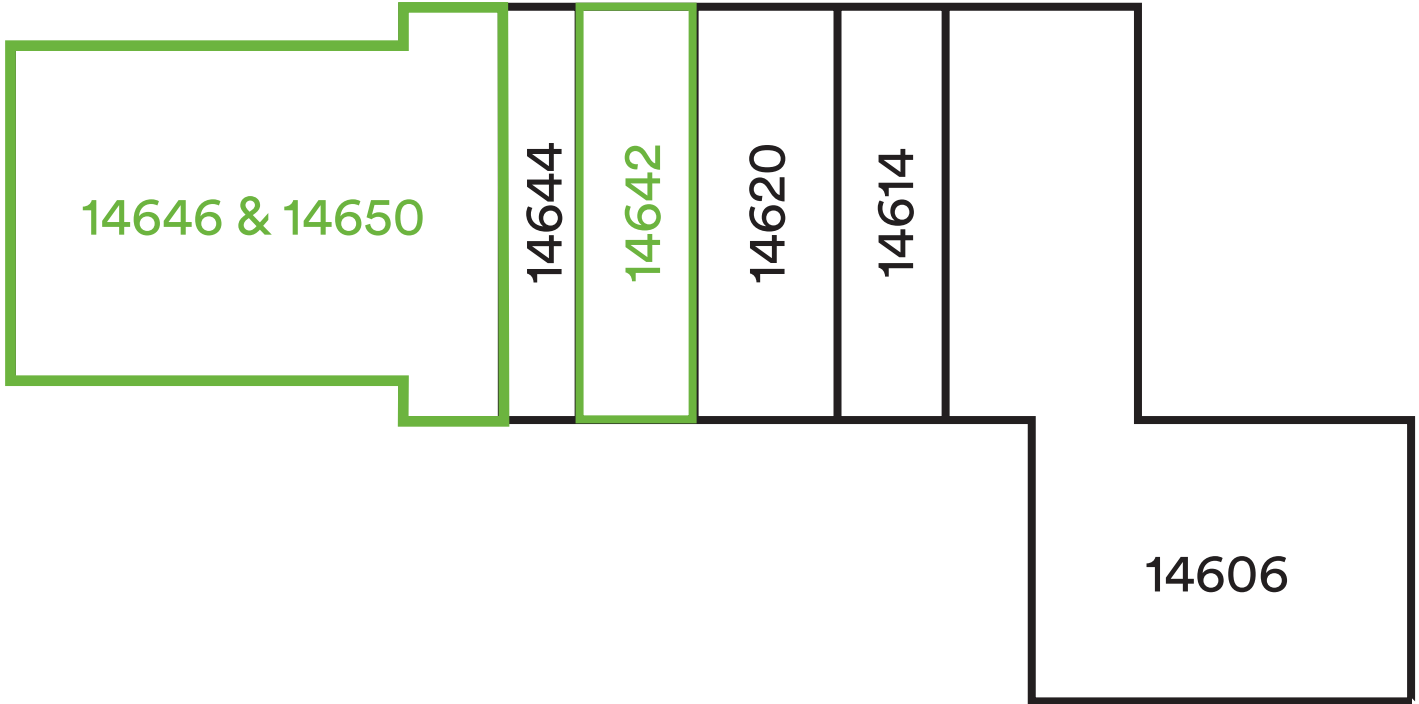


3,587
Employees

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SUITE	AVAILABILITY	RSF
14606	Hearthstone Animal Clinic	~3,615
14614	Dentist	~1,200
14620	Kiss Chiropractic	~1,750
14642	Available	~1,000
14644	Hair by Annie	~685
14646 & 14650	Available	~4,900



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TEXAS OVERVIEW



**NO STATE
INCOME TAX**

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS

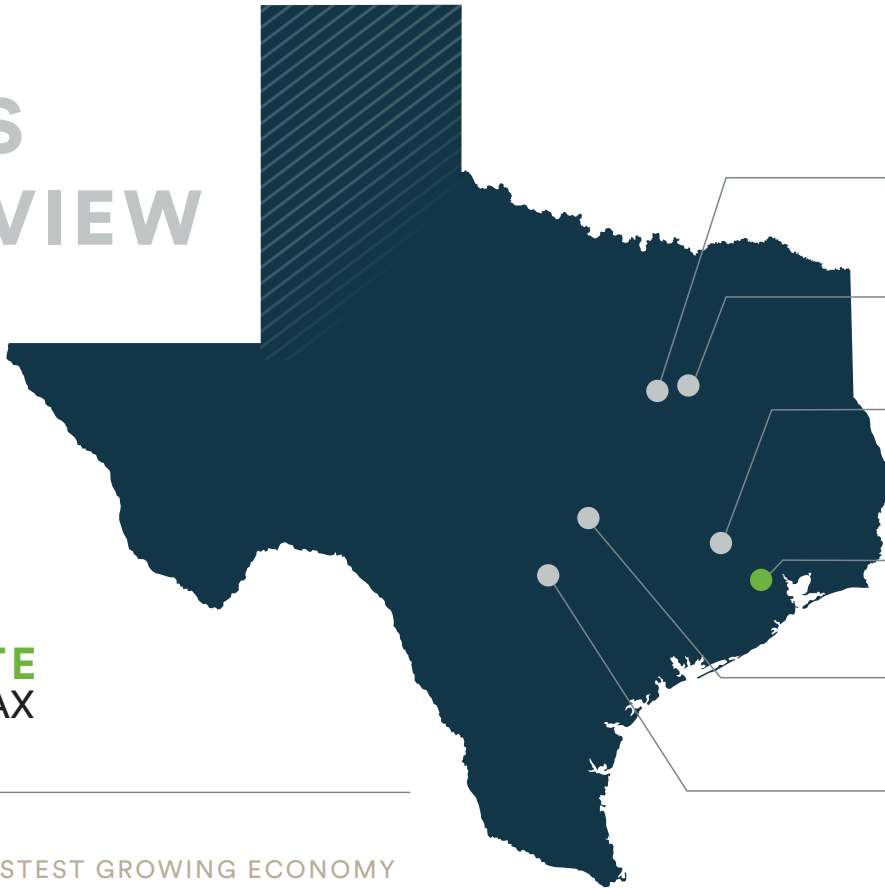


POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME



Fort Worth
TOP CITY FOR SALES
GROWTH IN 2018

Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**Bryan/College
Station**
#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

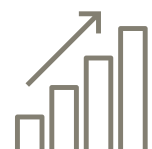
Houston
4TH LARGEST POPULATION
IN THE U.S.

Austin
NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY
IN THE NATION



**BEST STATE
FOR BUSINESS**



**TOP STATE
FOR JOB GROWTH**



**LARGEST
MEDICAL CENTER**

FOR LEASE

HEARTHSTONE SHOPPING CENTER

14642 FM 529
HOUSTON, TEXAS 77095

HOUSTON, TX METROPOLITAN AREA



POPULATION
7,510,253

22 FORTUNE 500
COMPANIES BASED
IN HOUSTON

3RD IN THE WORLD
FOR CITIES OF THE
FUTURE



ENERGY CAPITAL OF THE WORLD
HOME TO **4,600** ENERGY-RELATED FIRMS
INCLUDING MAJOR PLAYERS LIKE EXXONMOBIL,
CHEVRON, AND SHELL



63 MILLION AIRLINE PASSENGERS
GEORGE BUSH INTERCONTINENTAL AIRPORT:
OVER 185 DESTINATIONS W/ NONSTOP FLIGHTS
HOBBY AIRPORT: 112 DOMESTIC DESTINATIONS

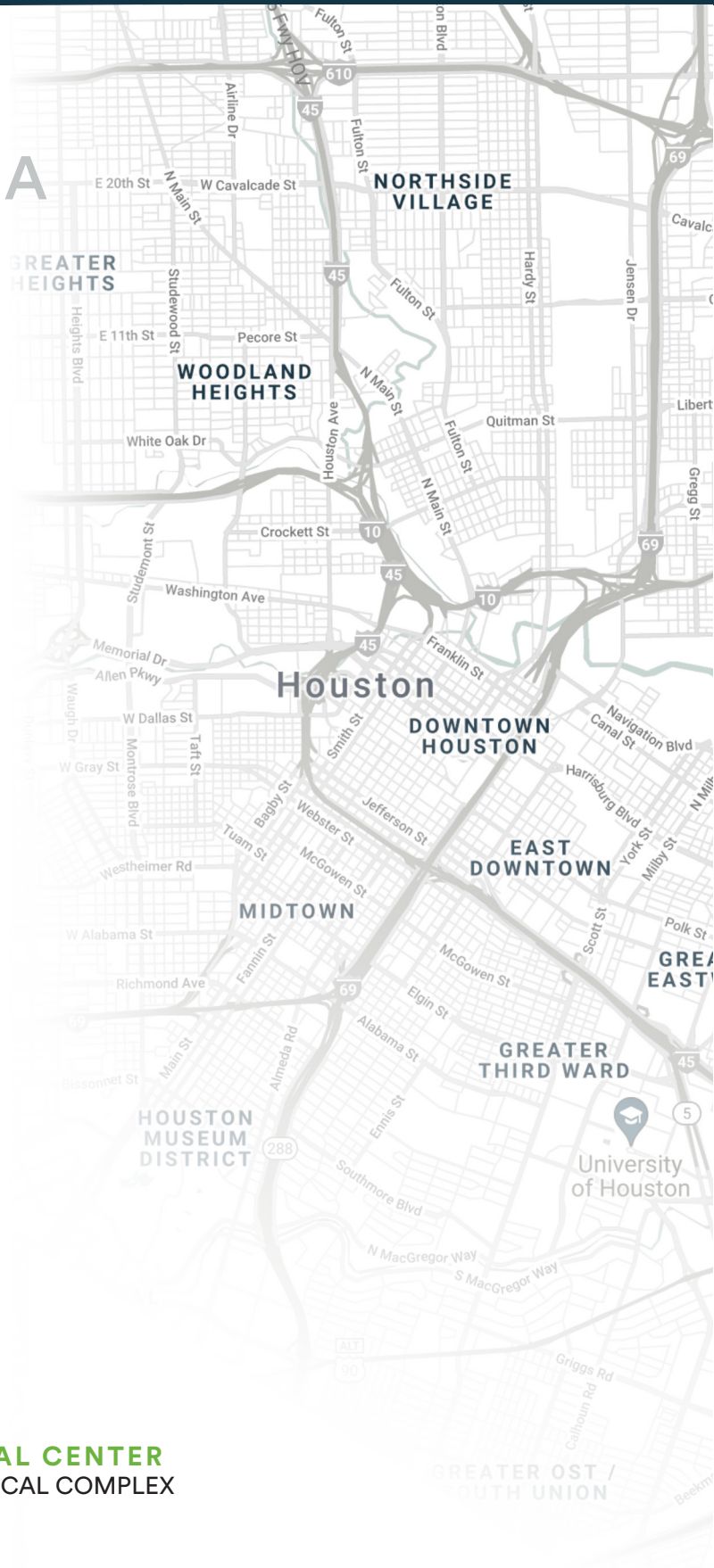


PORT OF HOUSTON
LARGEST PORT IN THE U.S.
GENERATES \$10.6 BILLION IN STATE & LOCAL REVENUE
AND \$906 BILLION NATIONWIDE

4TH LARGEST CITY
IN THE UNITED STATES



TEXAS MEDICAL CENTER
LARGEST MEDICAL COMPLEX
IN THE WORLD



HEARTHSTONE SHOPPING CENTER

14606 - 14650 FM 529
HOUSTON, TEXAS 77095

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales	License No.	Email	Phone

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



Tyler Reiley

Senior Associate | Retail Services

D: 346.226.3510 **C:** 713.598.6332

Tyler.Reiley@OldhamGoodwin.com



Houston

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BRYAN | SAN ANTONIO | WACO/TEMPLE | FORT WORTH     **OLDHAMGOODWIN.COM**