

For Lease

Drive-Thru Available



Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Suite 800
Houston, Texas 77046
713-623-6944
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Meridiana Shopping Center

5020 Meridiana Pkwy
Arcola, TX 77583

For Lease



Hunington



MERIDIANA SHOPPING CENTER

5020 Meridiana Pkwy, Arcola, TX 77583

PROPERTY INFORMATION

Space For Lease	9,922 SF
Rental Rate	\$32.00 PSF Yearly
NNN	\$9.00 Yearly
Building Size	9,922 SF
Year Built	2024

PROPERTY HIGHLIGHTS

- Placed at the entrance of the Meridiana master-planned community, which will contain 6,500 homes upon completion
- Extremely limited retail supply in the submarket constrains market access
- Three schools near the site drives both foot and automobile traffic
- High end suburban home construction provides tenants with favorable population demographics
- Located along Highway 288, a major thoroughfare connecting the city of Houston and many of its suburbs.

DEMOGRAPHICS

Population (2026)	1 mi - 3,452
	3 mi - 16,889
	5 mi - 52,009
Average Household Income (2026)	1 mi - \$169,335
	3 mi - \$154,119
	5 mi - \$129,373
Traffic Counts	Pursley Blvd - 2,245 VPD
	Meridiana Pkwy - 4,710 VPD

FOR MORE INFORMATION

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MAJOR AREA RETAILERS



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For Lease



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MERIDIANA PKWY 4,710 VPD

PURSLEY BLVD 2,245 VPD

**9,922 SF
AVAILABLE**

Drive-thru

For Lease



M Meridiana

3,000 AC
±6,900 Lots

Jackie Doucet Caffey
Junior High School
927 Students

M
ADVENTURE
COVE

PURSLEY BLVD 2,245 VPD



Meridiana Village
15,110 SF

BPI REALTY SERVICES

New Development
Meridiana Retail Center
±10,085 SF

MERIDIANA PKWY 4,710 VPD

M

Constellation Subdivision



For Lease



Iowa Colony High School
1,779 Students

Alvin ISD
Football Stadium



Meridiana
Elementary School
794 Students



Meridiana

3,000 AC
±6,900 Lots



Drive-thru



PRIMESPOT

BPI REALTY SERVICES

New Development
Meridiana Retail Center
±10,085 SF

For Lease



Barbara Bennett
Elementary School
401 Students



Meridiana Village
15,110 SF



Constellation Subdivision



PURSLEY BLVD 2,245 VPD



Meridiana
3,000 AC
±6,900 Lots



New Development
Meridiana Retail Center
±10,085 SF

MERIDIANA PKWY 4,710 VPD



Drive-thru

For Lease



Hunington



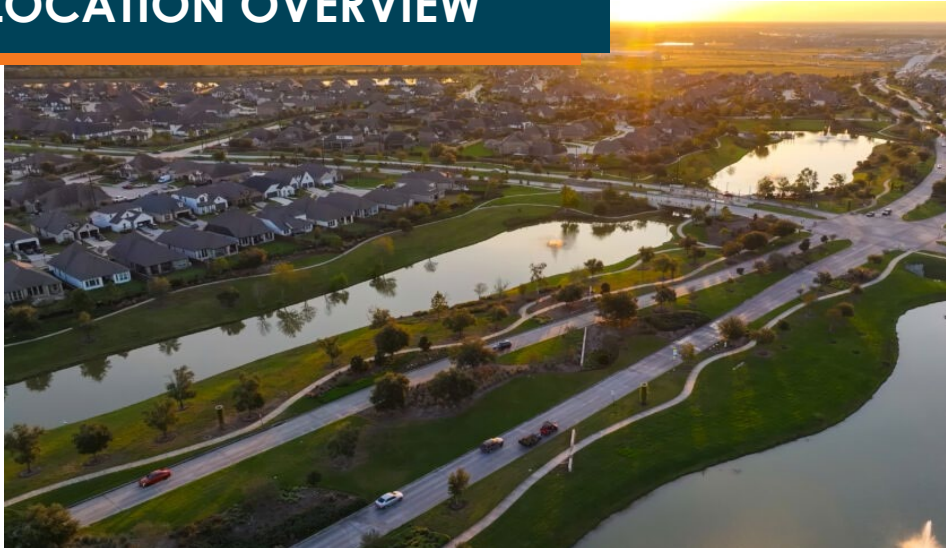
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LOCATION OVERVIEW



MERIDIANA COMMUNITY

A PREMIER OPPORTUNITY FOR COMMERCIAL GROWTH

Located in the heart of the rapidly expanding Highway 288 corridor, Meridiana is emerging as one of the Greater Houston area's most attractive destinations for commercial investment and business development. This award-winning master-planned community offers direct access to major transportation routes, including Highway 288, State Highway 6, and the Fort Bend Parkway Toll Road, providing seamless connectivity to Downtown Houston, the Texas Medical Center, Pearland, Sugar Land, and other key employment and economic centers throughout the region.

Driven by robust residential growth, strong consumer demand, and ongoing infrastructure investment, Meridiana presents exceptional opportunities for retail, office, medical, mixed-use, and investment developments. Its growing population, affluent customer base, and proximity to major employment hubs create an ideal environment for businesses seeking visibility, accessibility, and long-term market potential. As one of the region's fastest-growing communities, Meridiana offers commercial users and investors the opportunity to establish a presence in a thriving market positioned for continued expansion.

Whether you are seeking a development site, investment property, or a strategic location for your business, Meridiana delivers the demographics, accessibility, and growth trajectory that drive long-term commercial success. Partner with our brokerage team to capitalize on one of the Houston area's most compelling commercial real estate opportunities.



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:
 - 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.

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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<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
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date