

For Lease



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800
Houston, Texas 77046

713-623-6944

hpiproperties.com

Villagio Town Center

22756 Westheimer Pkwy

Katy, TX 77450

For Lease



Hunington



VILLAGIO TOWN CENTER

22756 Westheimer Pkwy, Katy, TX 77450



Property Information

Space For Lease	880 SF - 4,334 SF
Rental Rate	1st Floor - \$32.00 PSF 2nd Floor - \$23.00 PSF
NNN	\$10.61 PSF
Building Size	107,184 SF



Property Highlights

- Town Center in the heart of Katy, offers a prime location on Westheimer Pkwy, ensuring high visibility with 19,706 vpd
- Property is situated within the affluent high growth residential submarket of Katy, Texas with average household incomes exceeding \$235,450 in a one mile radius



Demographics

Population (2026)	1 mi. - 11,636 3 mi. - 121,361 5 mi. - 295,397
Average HHI (2026)	1 mi. - \$212,020 3 mi. - \$167,665 5 mi. - \$158,177

Traffic Counts

Westheimer Pkwy: 19,706 vpd



Jonathan Aron
Managing Partner | Brokerage
jonathan@hpiproperties.com

Amir Hamed
Associate | Brokerage
ahamed@hpiproperties.com

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800 • Houston, Texas 77046 • 713-623-6944
hpiproperties.com

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.

For Lease



Hunington



BUILDING D

410 Available 1,690 SF

BUILDING D (2ND FLOOR)

505 Available 880 SF
520 Available 2,600 SF
560 Available 2,353 SF
565 Available 2,206 SF
570 Available 1,387 SF
590 Available 1,622 SF

BUILDING E

620B Available 1,920 SF

[Click to view all available suite interior pictures or click indivial suite](#)

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties This information is subject to change.

For Lease



Hunington



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties This information is subject to change.

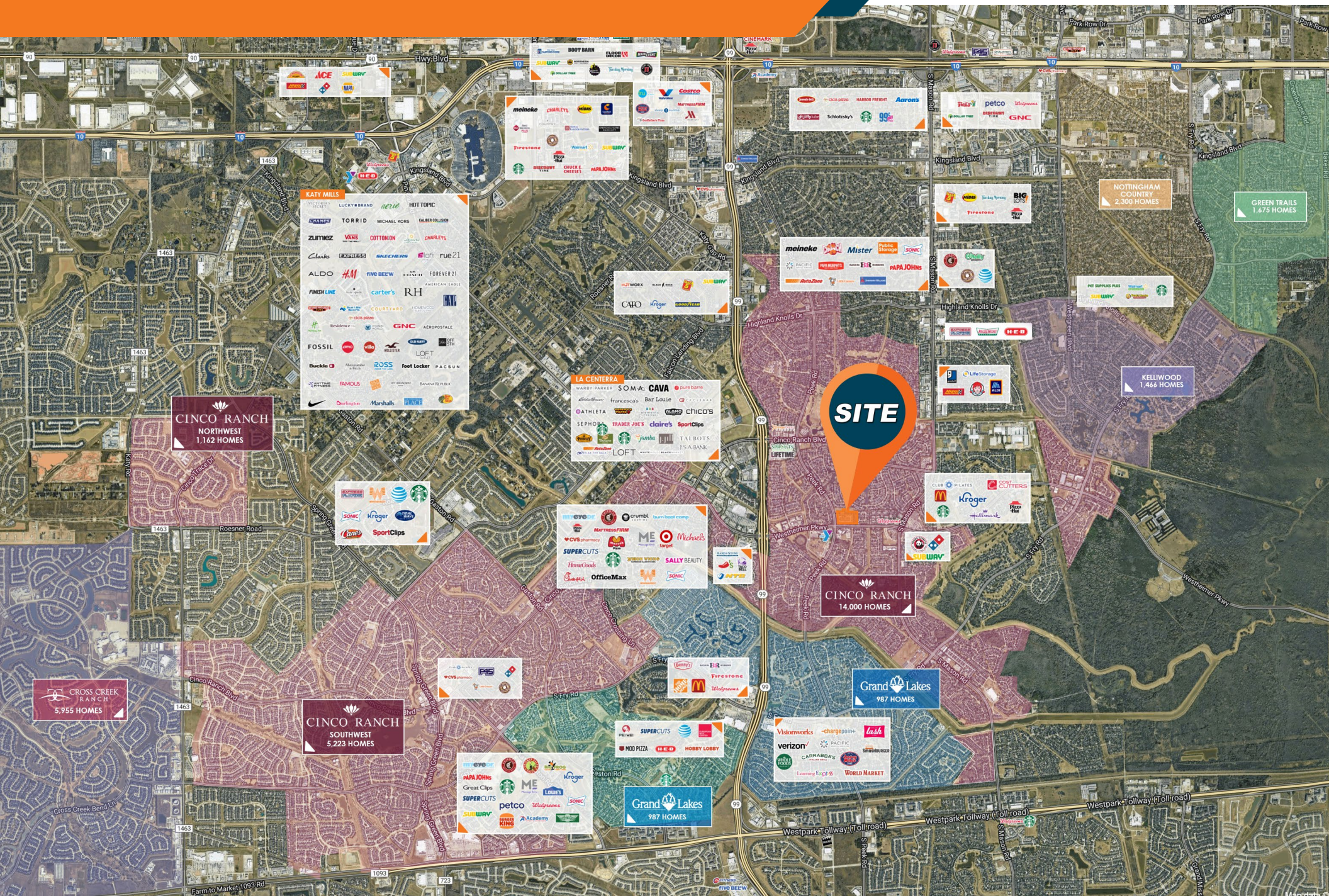
For Lease



Hunington



For Lease



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.

Hunington Properties, Inc.	454676	sandy@hpiproperties.com	713.623.6944
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sanford Paul Aron	218898	sandy@hpiproperties.com	713.623.6944
Designated Broker of Firm	License No.	Email	Phone
Amir Hamed	796789	ahamed@hpiproperties.com	713.623.6944
Associate	License No.	Email	Phone
Jonathan Aron	644676	jonathan@hpiproperties.com	713.623.6944
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov