

Summerwood Village

Date Last Update 03/26/26
 Leasing Manager Chad Moss

Leasing Update											
Tenant	Tenant Contact	Sq. Ft.	Current Expiration	New/Proposed Expiration	Rent / Sq. Ft.	Term	RCD	Tenant Allowance	Last Contact	Status	Comments
Quick Quack Car Wash	Chase Bryan	0.88 acre - Summerwood 11			\$1,015,000						12-13-24 - Deal closed
Waffle House	Tyler Schuster	1.09 ac - Summerwood 35			\$615,000.00						12-03-25 Seller denies WH sales price reduction request of \$ 52,000 and Buyer terminates the Contract - 12-02-25 WH had a \$ 52,000 budget bust and wants Seller to reduce Sales Price by that amount - 11-12-25 Conference call with WH, WH Engineers, Stephen Garza, Tyler and myself and discussed the WH Civil Plans, Detention, Paving Plan and Drainage Plan - Good call and Stephen gave WH Engineers a couple of good concepts and they will revise their plans and incorporate them into their Revised Civil Plans 11-10-25 Spoke with Tyler Schuster and they finally received their comments back from Harris County - Tyler said they are \$57,000 over budget and needs some help on the purchase price - I said lets look at the WF House Civil Plans with Steven Garza and WF Engineer to make sure they are taking into account what was originally allocated for the site for Detention into the Summerwood master Detention System - We are setting a call up this week - Also we need to provide WF an extension on their permitting period to Dec 3rd to get this figured out - 10-27-25 Sent Summerwood Commercial Property Assn Owners response to Assn Disapproval Letter - 10-13-25 Received Disapproval from Summerwood Comm Assn on the Submittal - I will visit with Summerwood Comm Assn and with Waffle House to get this resolved - 09-18-25 - First Amendment Fully Executed extending Feasibility Period to Nov 13, 2025 - 09-17-25 WF will ask for an extension of the inspection period (expires 9-29-25) for 45 days, and then they have a 30 days close - 09-17-25 WF received MUD 344, Cindy Fields, comments to their Plan submittal - WF is awaiting comments from Harris County - 09-15-25 \$350 check for Review Fee delivered to Summerwood Comm Property Assn for review of WF submittal - 09-12-25 - WF submitted its Plans to County and MUD - 08-28-25 Spoke with Tyler and they anticipate having their Civil Plans finalized to submit to the County and MUD 342 next week - 07-29-25 - Waffle House exercised their 60 day extension and deposited with Title company the additional \$ 5,000 Earnest money, non-refundable, but applicable to the purchase price - 07-28-25 WF will submit its Civils Plans to Harris County and MUD # 344 within the next 2 weeks - 07-25-25 Home Depot Approved Waffle House CCR Submittal - 07-24-25 Waffle House CCR Submittal made to Home Depot and WF Submittal to Summerwood Commercial Property Assn - 06-30-25 Waffle House had no objections to the updated Title Commitment - 06-26-25 Spoke with Tyler and he is supplying me the updated Parking Lot lighting poles specs to match-up with the lighting criteria for the Shopping Center - 06-04-25 - Spoke with Tyler Schuster and they are preparing their construction plans - 5-19-25 - Chad presented to Home Depot at ICSC reception the elevations, site plan, lighting plans and HD approved them, and Chad will make the formal submittal to HD and Summerwood Commercial Property Association - 04 18 25 - Received Title Commitment - Survey performed onsite field work by WF April 14th - 04-02-25 - Effective Date of Contract Old Republic Title Co with Sandra Paige and Taylor Knudsen Received the Contract - Finalizing purchase contract - Site is located adjacent to Jiffy Lube Summerwood 35
Jason's Deli	Brad Sondock	1.09 ac - Summerwood 35									03-25-26 Sent Jason's Deli AutoCAD file to make tweaks to site Plan - Alos, mentioned they might consider locating next to McDonalds in Summerwood 11 - 03-12-26 Revised Site Plan and sent to Jason's Deli for review - 03-03-26 Received Jason's Deli comments - 02-26-26 LL prepared Site Plan and sent to Jason's Deli for review - 02-02-26 Jason's Deli would like to locate in Summerwood and sent Broker the information
University Federal Credit Union (Austin, TX)	Blair Golden	1 acre - Summerwood 11									03-10-26 They had site tour and they liked the site - The next step is for the their board of directors to approve the market strategy for the Houston market - April 15th is the scheduled Borad meeting - 02-20-26 They want to purchase about one acre next to McDonalds
Dollar Tree	Clay Albers Christie Amezquita	1.32 acres - Summerwood 11			\$ 1,350,000 (Seller) - \$ 1,200,000 (DT) Quoted \$ 1,600,000						No progress - 05-19-25 Met with Dollar Tree and they have another site next to new HEB (Under Construction) Woodland Hills at Madera Run Pkwy - Purchasing pad site from Palo Duro RE - Dollar Tree believes this is a separate zone from Summerwood, but they want to open this store first and then review Summerwood again -
Hotel Drive	Andy Vela / Sharon Biles	1.99 acres - Summerwood 11									No progress - Andy is site planning the Hotel site - Summerwood 11
	Clay Trozzo	37,000 SF									Passed on the Site - Touring site 4-29-25
Big Blue Swim School	Cheston Syma	40,000 SF									Considering the site.
Montessori School	Shireen Owlia	10,000 SF Bldg - 1.3 acres									Interested in the site

* = in negotiation