

KINGWOOD PLACE

INLINE SPACE & PAD SITES
HWY 59 & NORTHPARK DR | KINGWOOD, TEXAS



Joan Collum
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www.collumcommercial.com

Developed by:

STRATUS®

KINGWOOD PLACE

DESCRIPTION

- HEB anchored center at the southwest corner of Hwy 59 & Northpark Dr at the northern entrance to Kingwood, a master planned community known as the Livable Forest.
- Located just 20 miles north of downtown Houston & 3 miles north of Humble.

AVAILABLE

- Building A: 1,000 SF - 4,081 SF Contiguous
- Building C: 1,100 SF
- Building D: 1,408 SF

LEASE RATE

In-Line Space: \$36.00 PSF | End Cap: \$38.00 PSF
Triple Nets: \$13.62 PSF
Generous T.I. Allowance

TRAFFIC COUNTS

US-59: 161,186 VPD | Northpark Dr: 35,261 VPD (TXDOT 2021)

DEMOGRAPHICS

	1-mile	3-miles	5-miles
2022 Population	11,567	53,190	128,968
5 Yr Projected Growth	1.94%	1.43%	1.38%
Average HH Income	\$104,805	\$116,151	\$118,045
Daytime Population	9,778	50,428	122,675

The information contained herein has been obtained from sources that are deemed reliable and accurate.

No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice.

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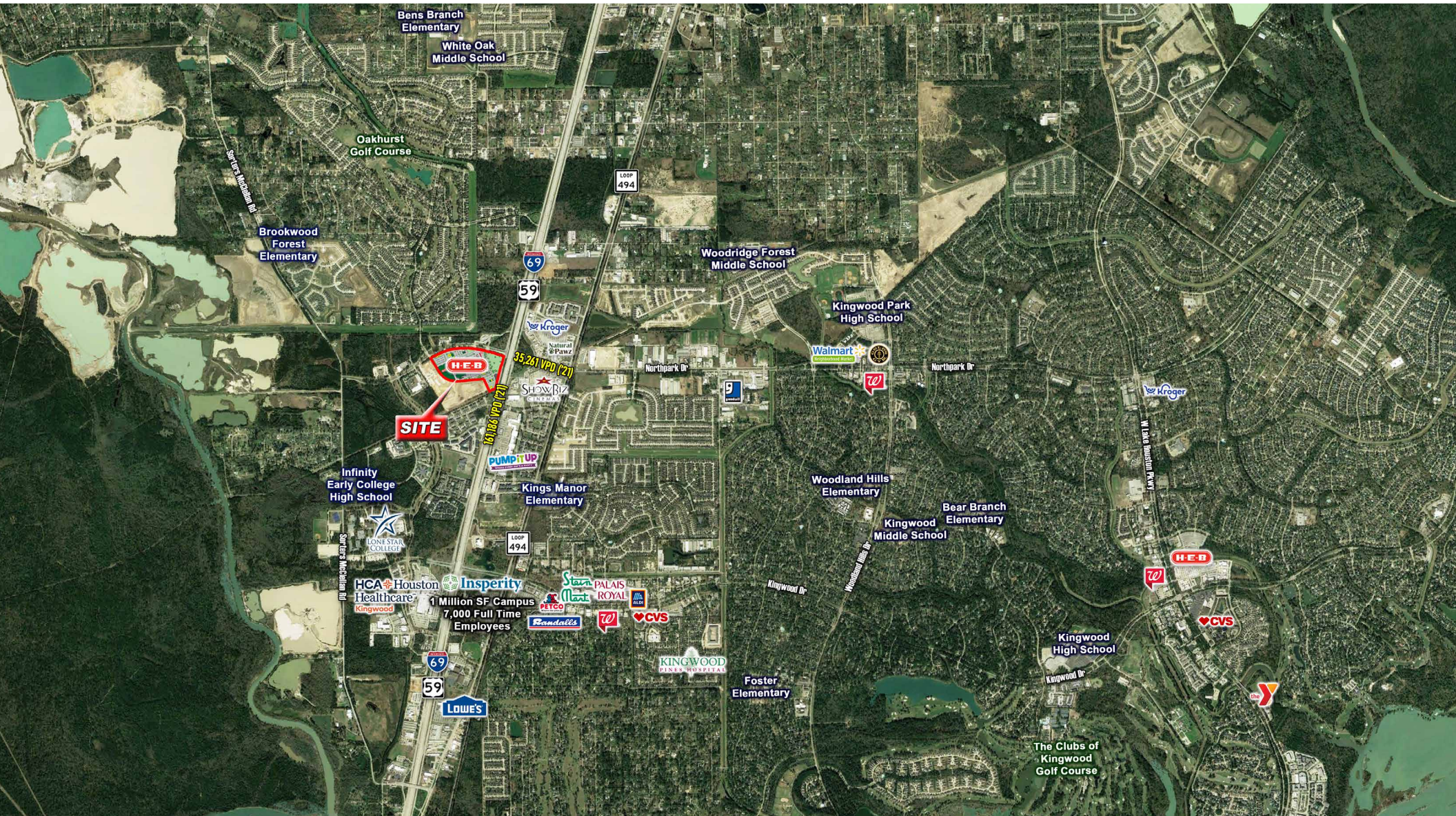
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Kingwood Place

H-E-B Grocery 102,828 SF
H-E-B Future Digital Delivery 2.8 ac.
Multifamily Land 16.90 ac.

A	1	Floors For Living	2,725
	2	Available	1,378
	3	Available	1,703
	4	Available	1,000
	5	Nukumi Japanese Rest.	4,080
	6	Nails of America	4,243
	7	Tropical Smoothie Café	1,400
	8	Twin Liquors	3,490
			20,019
C	1	Chicken Salad Chick	2,605
	2	Go Health Urgent Care	2,717
	3	Available	1,100
	4	Neon Blonde Parlour	1,504
	5	Crust Pizza	2,783
	6	Urgent Vet	2,537
	7	Bubbly Paws	1,679
	8	European Wax Center	1,638
	9	Jersey Mike's	1,445
	10	Any Lab Test Now	1,200
	11	100% Chiropractic	1,800
			21,008
D	1	Pacific Dental	3,000
	2	Available	1,400
	3	Total Men's Primary Care	1,504
	4	Starbucks	2,100
			8,000
Total			49,027

Pad Site Lupe Tortilla 2.9 Ac.

Multi-Tenant or Pad Site One Medical 5,000 SF

Signed Lease
Pending
Available

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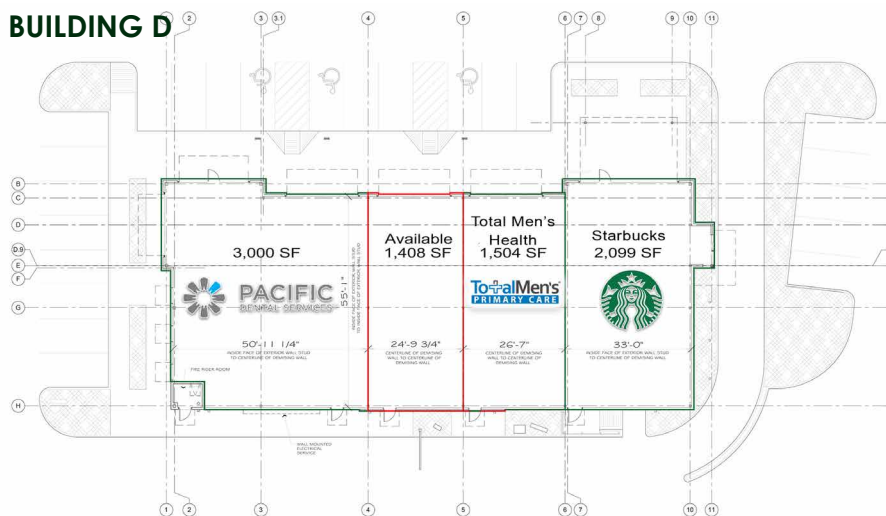
BUILDING A



BUILDING C



BUILDING D



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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.

Collum Commercial, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Joan L. Collum

Designated Broker of Firm

9001909

License No.

373465

License No.

Email

jcollum@collumcommercial.com

Email

Phone

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Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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