

KROGER MARKETPLACE ANCHORED SHOPPING CENTER



FOR LEASE

For inquiries, contact:
(713) 360-7984

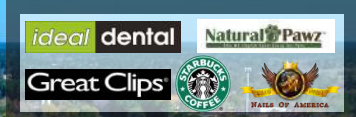
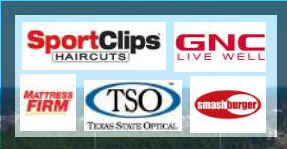
Jim Hendrix
jhendrix@parkway-partners.com

Brian Kaplan
bkaplan@parkway-partners.com



CLOSE IN - AERIAL

300 NORTHPARK DRIVE KINGWOOD, TX 77339



1,200 SF



NORTHPARK DRIVE



FAR OUT - AERIAL

300 NORTHPARK DRIVE KINGWOOD, TX 77339



KINGWOOD®



WOODRIDGE
FOREST

WOODLAND HILLS
Village



KINGS MILL

RAVELLA
AT KINGWOOD

LOOP
494

MOD PIZZA
SUPERFAST

KINGWOOD
PERFECT SMILES

EYE & TRENDS

CareNow

WING STOP

SUPERCUTS

59
TEXAS

NORTHPARK DRIVE

SHOWBIZ
CINEMAS

WHATABURGER

SONIC

TACO BELL

CRACKER BARREL

SLIM CHICKENS

EXXON MOBIL

JJ

SITE PLAN

300 NORTHPARK DRIVE KINGWOOD, TX 77339



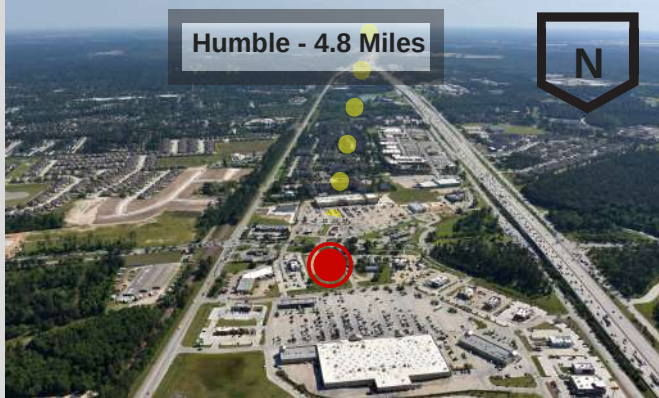
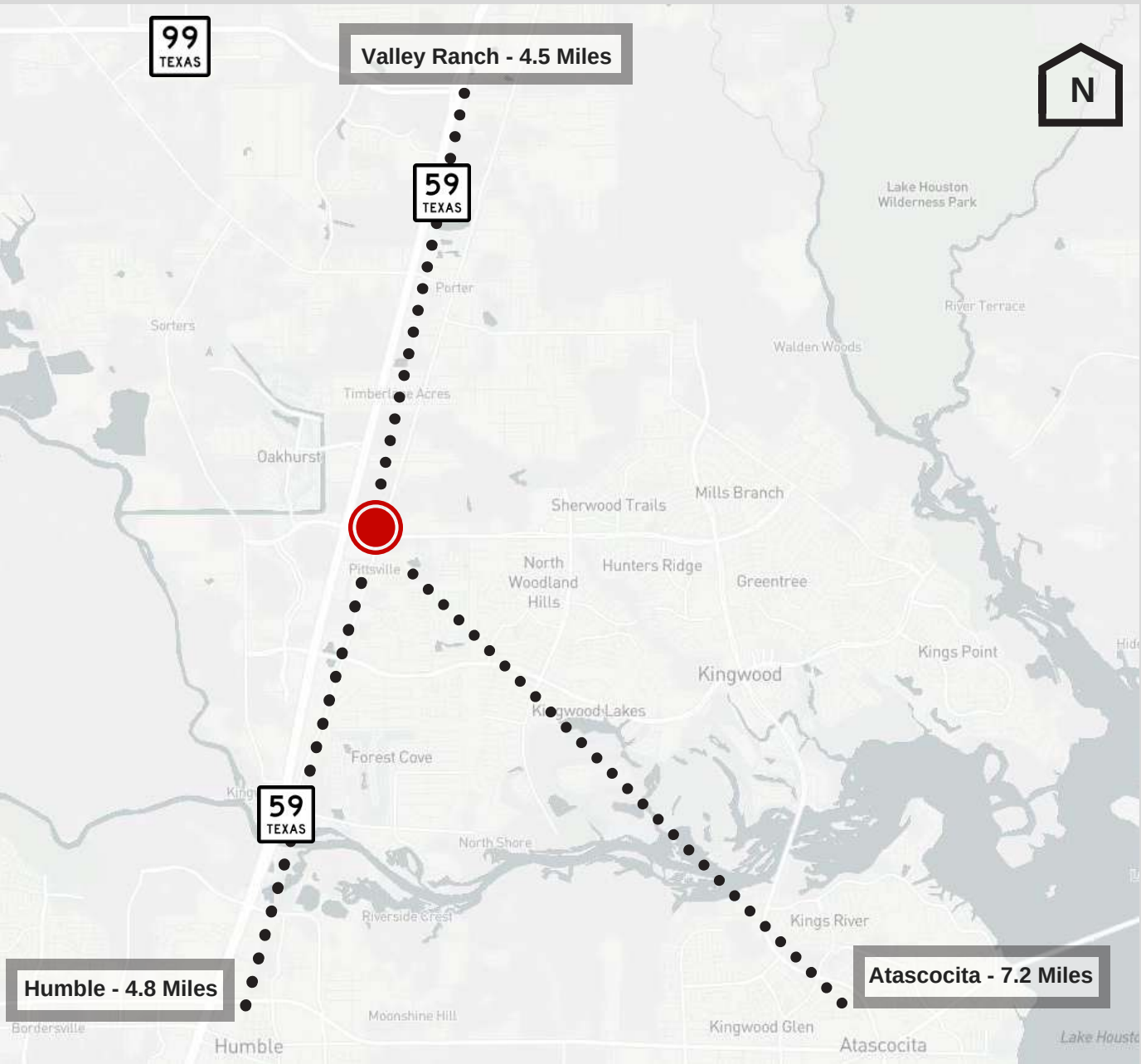
AVAILABLE SPACE - 1,200 SF

300 NORTHPARK DRIVE KINGWOOD, TX 77339



SITE DISTANCE - SUBMARKETS

300 NORTHPARK DRIVE KINGWOOD, TX 77339



DEMOGRAPHICS

300 NORTHPARK DRIVE KINGWOOD, TX 77339

POPULATION



4,516 1 MILE
49,849 3 MILE
113,231 5 MILE

AVG. HOUSEHOLD INCOME



\$85,808 1 MILE
\$93,695 3 MILE
\$99,125 5 MILE

TRAFFIC COUNTS



137,000 VPD -
38,000 VPD - NORTH PARK DR.



DAYTIME POPULATION



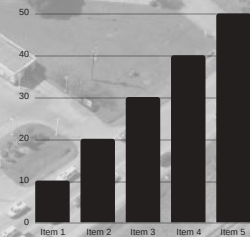
5,372 1 MILE
48,661 3 MILE
104,637 5 MILE

HOUSEHOLDS



2,973 1 MILE
26,210 3 MILE
67,209 5 MILE

2013-2018 POPULATION GROWTH



10% 1 MILE
27 % 3 MILE
24 % 5 MILE

MARKET INFORMATION

300 NORTHPARK DRIVE KINGWOOD, TX 77339



83,500 RESIDENTS IN KINGWOOD



2,500+ BUSINESSES SERVE KINGWOOD



KINGWOOD MEDICAL CENTER IS A FULL-SERVICE 350 BED ACUTE CARE HOSPITAL WITH OVER 500 PHYSICIANS AND 1,500 HEALTHCARE PROFESSIONALS



10 MINUTES NORTH OF IAH - BUSH INTERCONTINENTAL AIRPORT



25 MINUTES FROM DOWNTOWN HOUSTON



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.

11-2-2015



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.

HK COMMERCIAL, LLC 9005611

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

BRIAN A. KAPLAN

Designated Broker of Firm

License No.

Email

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

IABS 1-0