

KINGWOOD PARK RESERVES

Land Tracts Available For Sale

NEQ of Kingwood Drive and US Highway 59
Kingwood, Texas

OWNED BY
Methodist

HCA + Houston
Healthcare
100+ PHYSICIANS

NORTH PARK WOODS
TOTAL UNITS: 371

KINGWOOD FOOT
TOTAL UNITS: 402

PEPPERVINE
TOTAL UNITS: 332
OCCUPIED: 57
UNDER CONSTRUCTION: 171
FUTURE: 104

H-E-B

KINGS LANDING
LUXURY APARTMENTS
TOTAL UNITS: 327

PARAMOUNT AT
KINGWOOD APARTMENTS
TOTAL UNITS: 372

MALLARD CREEK
APARTMENTS
TOTAL UNITS: 291

DISCOVERY AT KINGWOOD
APARTMENTS
TOTAL UNITS: 324

144,856 VPD

ELITE HOSPITAL
KINGWOOD

COMING SOON
DENTIST (12,600 SF)

6,400 VPD

LOOP
494

KINGWOOD COMMONS

- petco
- chico's
- ups
- LOFT
- Soma
- verizon
- J'S A BANK
- JAMES & AVTRY
- Wendy's
- ME

Inspirity

Metro
Self
Storage

4 LANE EXPANSION
UNDER CONSTRUCTION

NewQuest

Brad LyBrand
713.438.9516 | blybrand@newquest.com

Lara Lee MaMendola
281.640.7699 | llamendola@newquest.com

Project Highlights

±28 total acres available for sale.
Ideal uses include multifamily, retail,
or medical office buildings



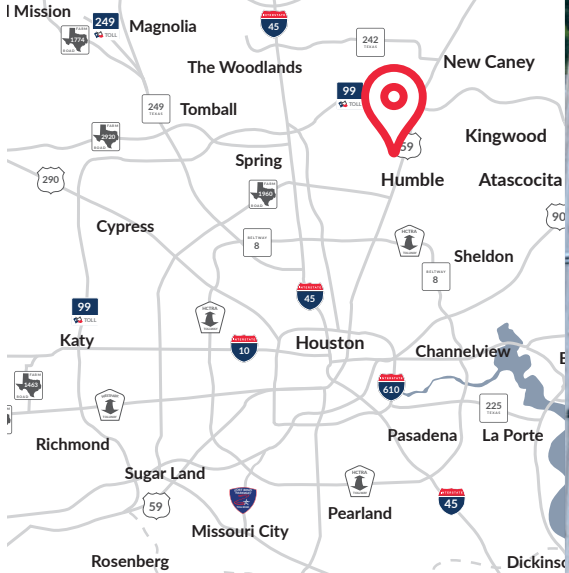
Positioned in the dynamic Kingwood trade area, including master-planned communities Oakhurst, Terramark, Northpark Lakes, and Kings Mill



Shovel-ready, divisible sites
with utilities available and
detention provided



Situated amidst top employers
Insperty, Kingwood Medical Center,
Chart Industries, Lone Star College
Kingwood, Chevron Phillips, and
Memorial Hermann Kingwood



144,856 VPD

59

30,589 VPD

LOOP 494





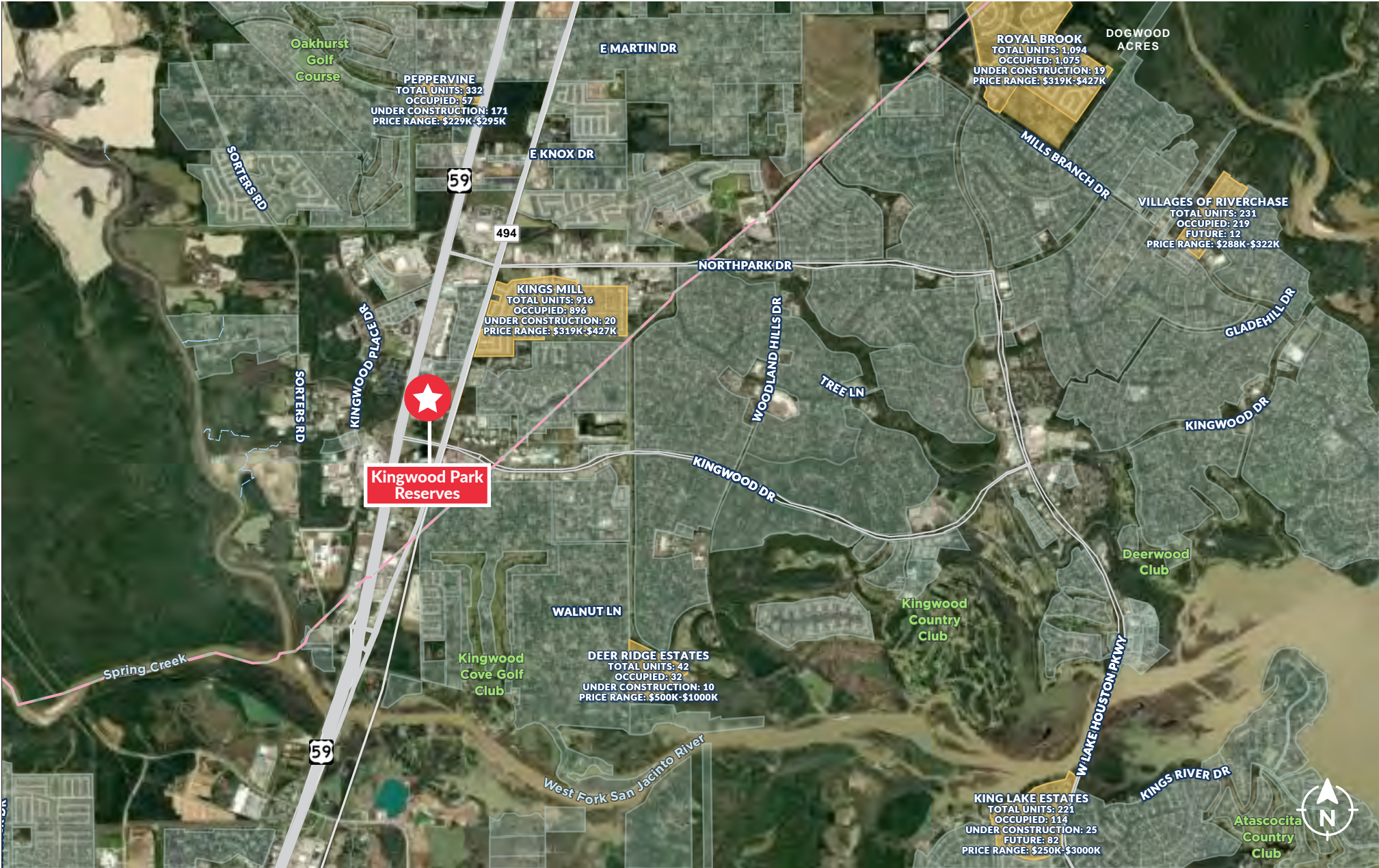
10.24 | 04.24

Medical Aerial



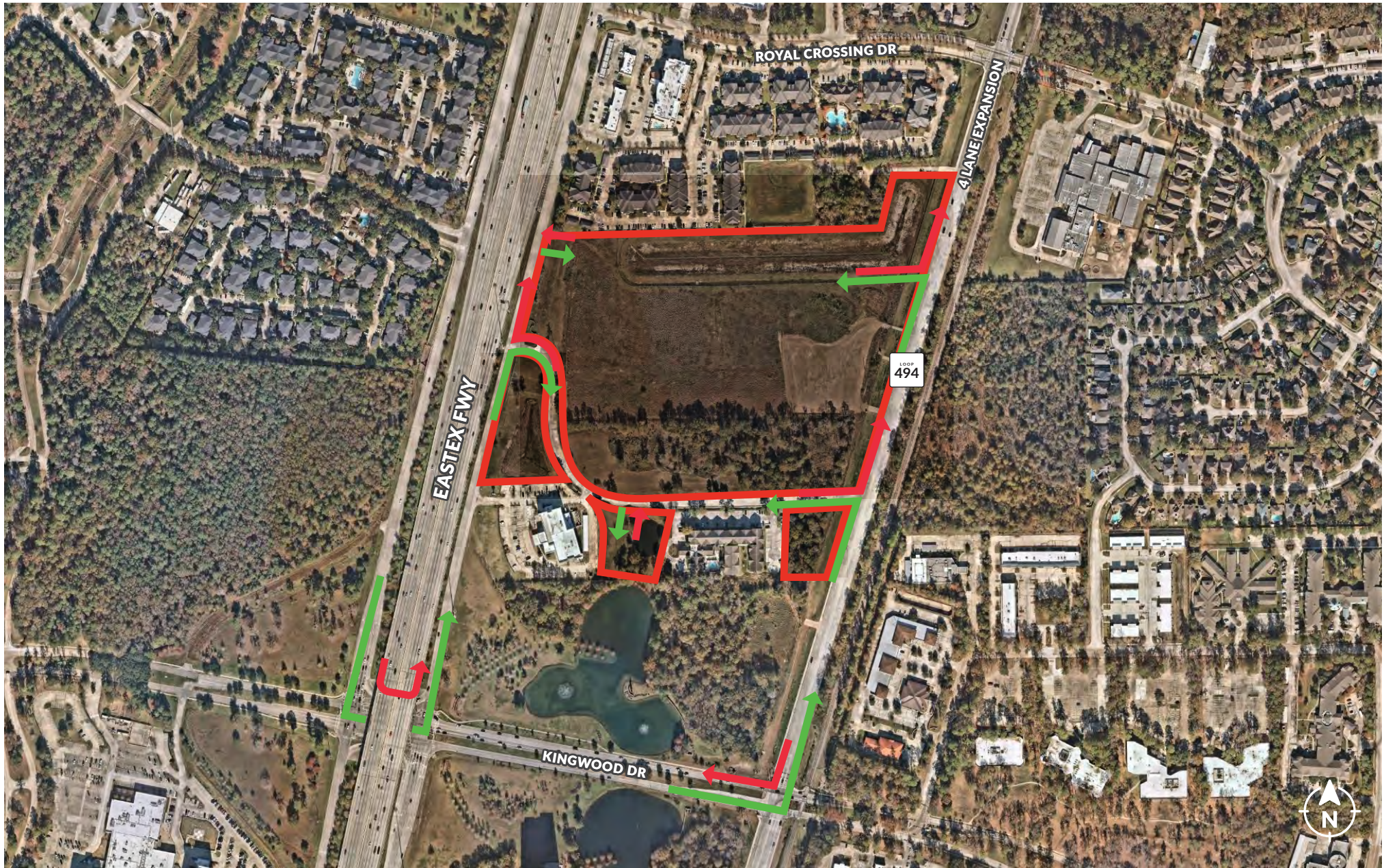
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Housing Aerial



10.24 | 01.24

Access Map



10.24 | 01.24

KEY	BUSINESS	AREAS
1	Available For Sale	2.06 Acres
2	Available For Sale	2.56 Acres
3	Available For Sale	10.80 Acres
4	Available For Sale	4 Acres
5	Available For Sale	2.82 Acres
6	Available For Sale	1.46 Acres
7	Available For Sale	0.96 Acres
8	Dentist - Coming Soon	12,600 SF



Demographics



POPULATION	3 MILES	5 MILES	7 MILES
Current Households	19,621	56,671	99,398
Current Population	48,794	153,215	285,488
2020 Census Population	45,418	134,576	249,832
Population Growth 2020 to 2024	7.43%	13.85%	14.27%
2024 Median Age	38.3	36.2	35.6

RACE AND ETHNICITY	3 MILES	5 MILES	7 MILES
White	65.32%	55.49%	52.25%
Black or African American	9.66%	15.47%	17.37%
Asian or Pacific Islander	5.06%	4.55%	4.15%
Other Races	19.40%	23.69%	25.39%
Hispanic	26.02%	31.56%	33.54%

INCOME	3 MILES	5 MILES	7 MILES
Average Household Income	\$130,871	\$130,620	\$135,357
Median Household Income	\$93,668	\$91,568	\$97,751
Per Capita Income	\$51,255	\$47,513	\$46,278

CENSUS HOUSEHOLDS	3 MILES	5 MILES	7 MILES
1 Person Households	42.11%	33.03%	28.24%
2 Person Households	30.35%	35.39%	38.03%
3+ Person Households	27.54%	31.58%	33.72%
Owner-Occupied Housing Units	61.73%	63.87%	69.31%
Renter-Occupied Housing Units	38.27%	36.13%	30.69%

2020 Census, 2024 Estimates with Delivery Statistics as of 10/24

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.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
M. Bradley LyBrand	523795	blybrand@newquest.com	713.438.9516
Sales Agent/Associate's Name	License No.	Email	Phone
Lara Lee LaMendola	766215	llamendola@newquest.com	281.640.7699
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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