

19620 KUYKENDAHL RD, SPRING, TX 77379

BRIDGEVIEW PLAZA

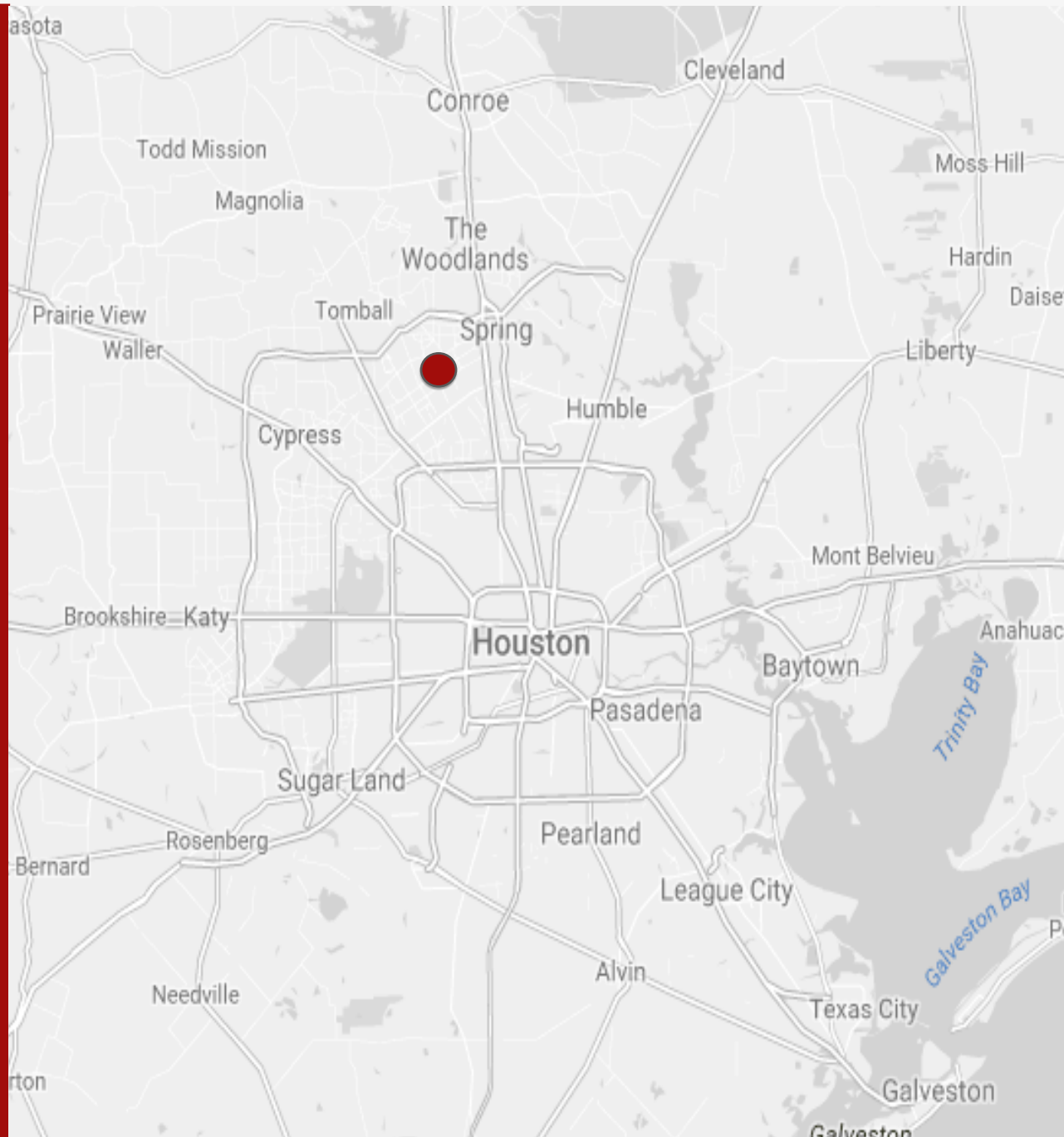
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SUMMARY

HIGHLIGHTS

- EXCELLENT VISIBILITY
- CONSISTENT DAYTIME TRAFFIC
- EASY ACCESS
- SIGNALIZED INTERSECTION
- RECENT IMPROVEMENTS

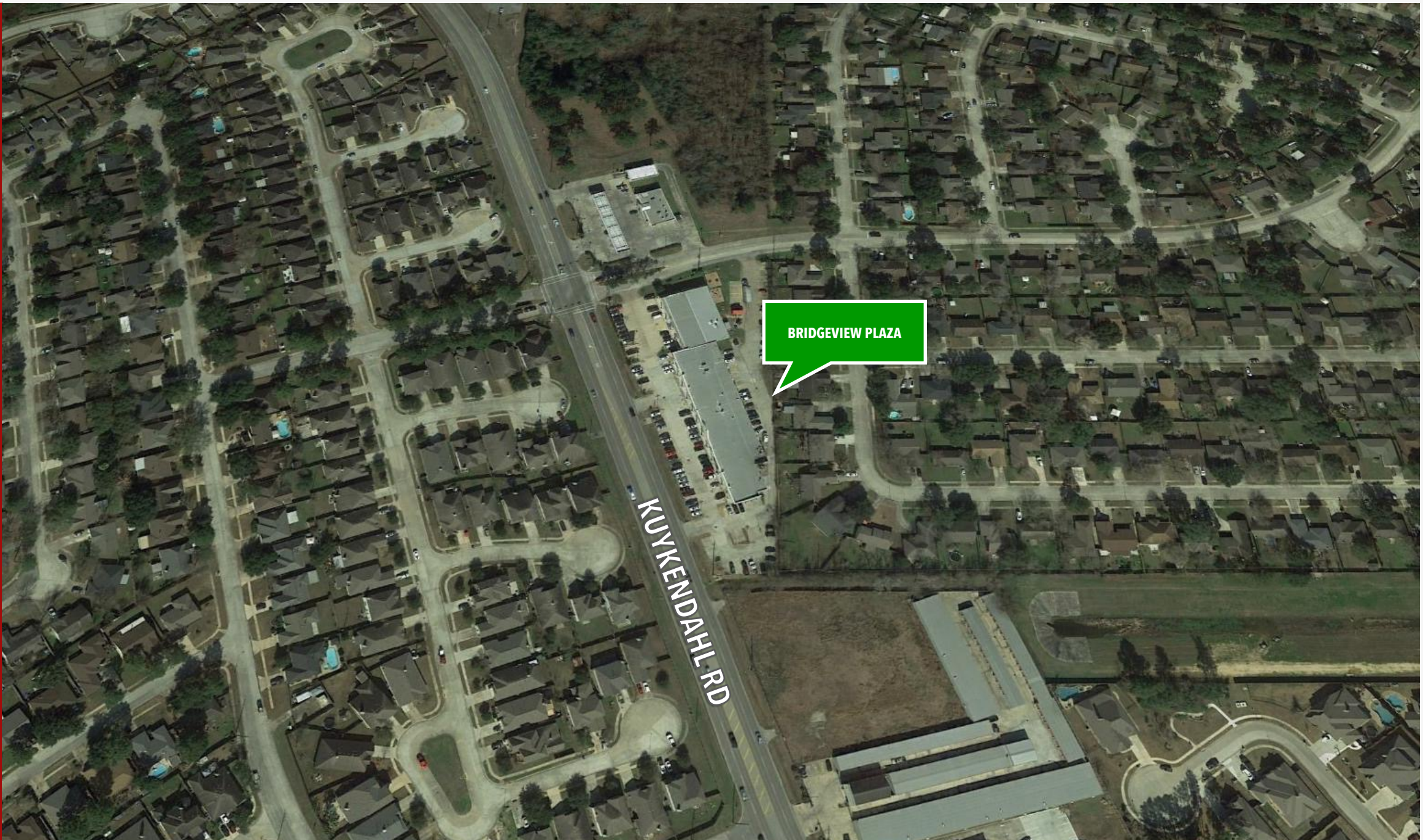
DESCRIPTION

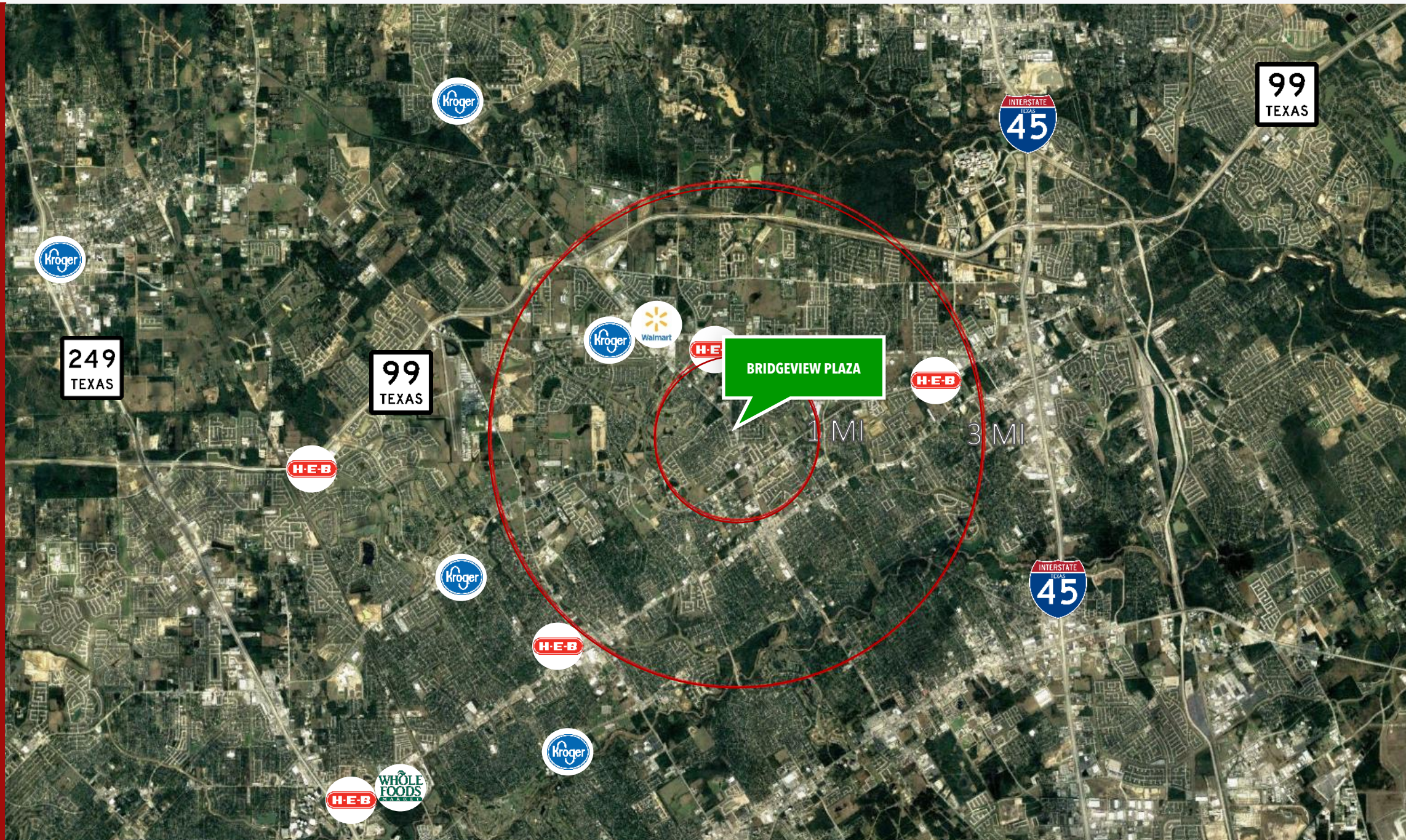
SIZE	19,873 SF RETAIL CENTER ON 74,610 SF LAND
BUILT	2003
PARKING	111 SPACES (5.86 SPACES PER 1,000 SF)
ADD'T'L	MULTIPLE CURB-CUTS

NOTABLE CO-TENANTS

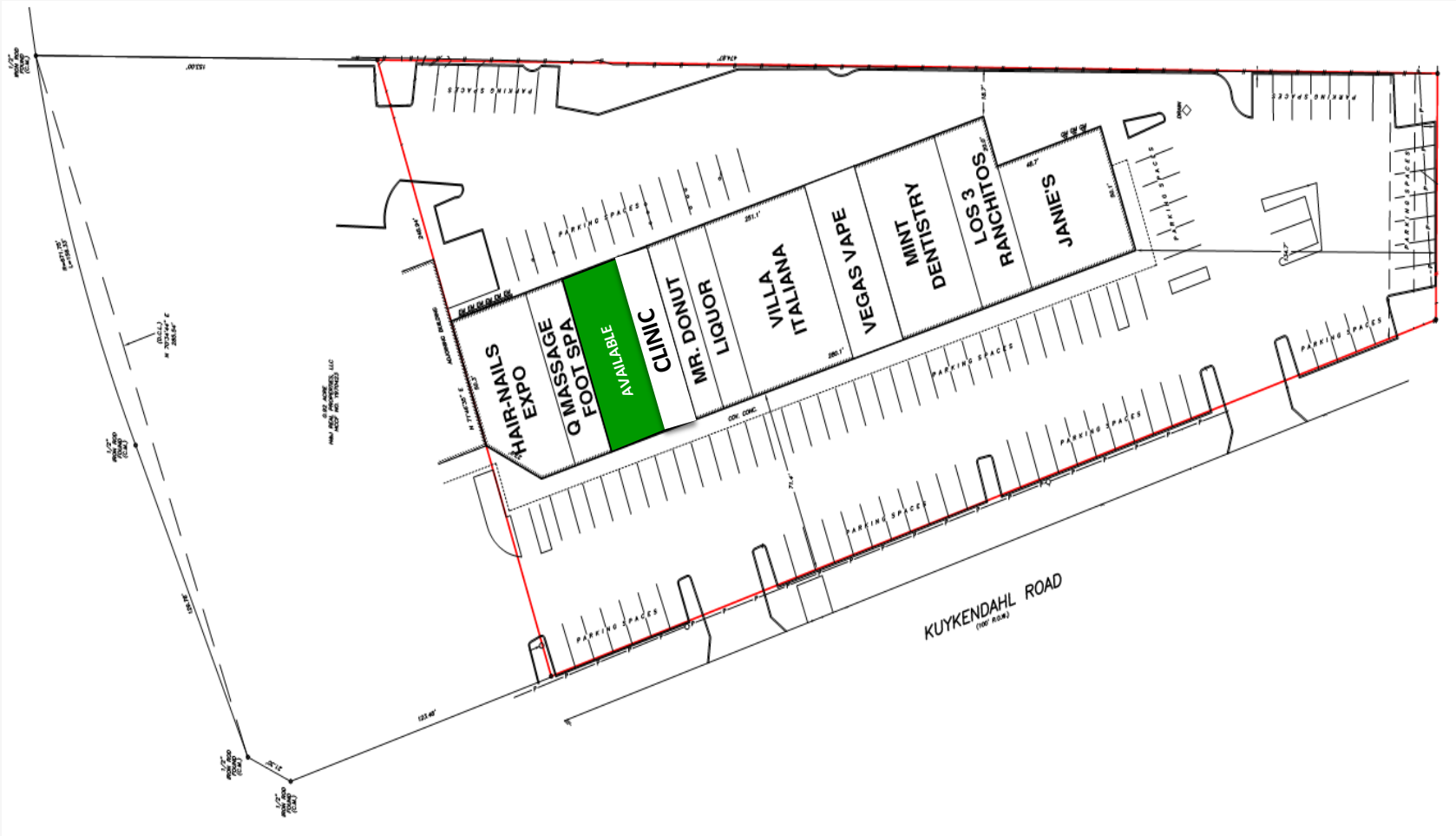


The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions.





SITE PLAN



TENANT KEY

#	Tenant	SF
100	Nail Salon	1,200
110	Massage	1,200
120	RC Hobby Shop	1,003
130	AVAILABLE	1,525
140	Clinic	1,216
150	Donut Shop	1,200
160	Liquor Store	1,200
170	Italian Café	2,125
190	Vegas Vape	1,504
210	Mint Dentistry	2,400
220	Los 3 Ranchitos	2,800
250	Janie's	2,500

DEMOGRAPHICS

Population	1 MI	3 MI	5 MI
2022 Population	13,164	98,696	246,587
2027 Population	13,763	103,993	260,455
Est. 5yr Growth	0.9%	1.1%	1.1%
Average Age	35.8	36.5	36.3

2019 Population by Race

White	9,938	74,594	175,506
Black	1,351	10,933	41,040
Am. Indian & Alaskan	94	684	1,802
Asian	1,421	9,795	21,879
Hawaiian & Pacific Island	21	135	340
Hispanic Origin	3,198	24,383	64,294

Households

2022 Total Households	4,360	34,296	89,973
HH Growth 2022-2027	1.0%	1.1%	1.2%
Median Household Inc	\$93,079	\$90,535	\$80,454
Avg Household Inc	\$116,273	\$115,214	\$107,161
Avg Household Size	3	2.9	2.7
Avg Household Vehicles	2.00	2.00	2.00

Housing

Median Home Value	\$244,376	\$236,545	\$241,737
Median Year Built	2001	2000	1998

Employment

Daytime Employment	2,059	22,164	76,697
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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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.

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Broker's Licensed Name or Primary Assumed Business Name	License No.		Email	Phone
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Designated Broker's Name	License No.		Email	Phone
Agent's Supervisor's Name	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



EXCLUSIVE LEASING BROKER

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INFORMATION PRESENTED

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