

FOR LEASE

ENSON MARKET COMING SOON



NORTHGATE SHOPPING CENTER

2224 FARM TO MARKET 1960 Rd. W
HOUSTON TX 77090





Space for lease

UNIT-1 (36,000 SF)	UNIT-2 (2,520 SF)	UNIT-3 (2,520 SF)	UNIT-4 (2,520 SF)
UNIT-5 (2,520 SF)	UNIT-6 (2,520 SF)	UNIT-7 (1,256 SF)	UNIT-8 (1,256 SF)
UNIT-9 (6,880 SF)	UNIT-10 (1,418 SF)	UNIT-11 (5,674 SF)	UNIT-12 (1,418 SF)
UNIT-13 (1,914 SF)	UNIT-14 (12,325 SF)	UNIT-15 (24,076 SF)	

Rental Rate

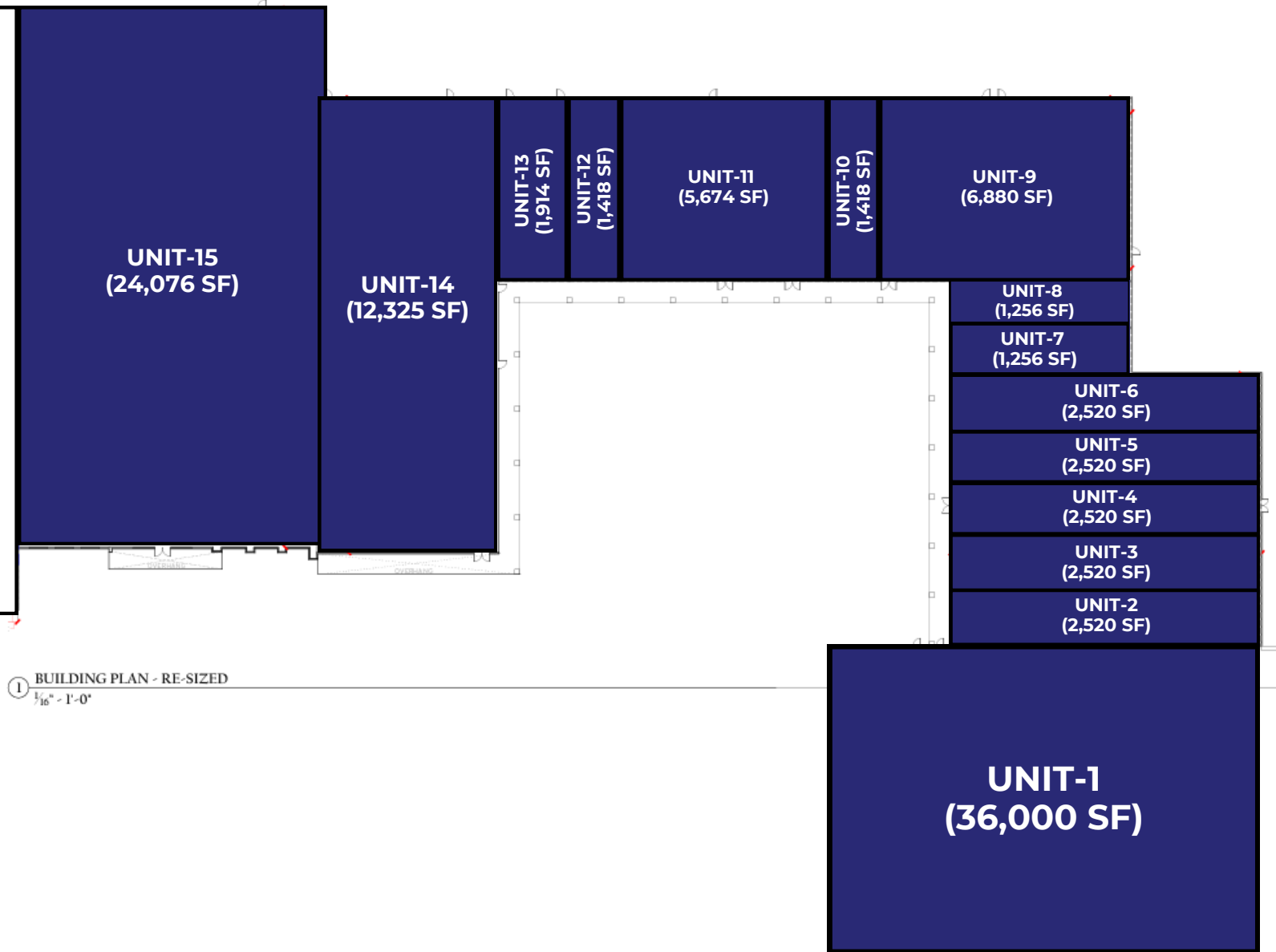
Base \$12.00-\$18.00

NNN:

\$8.00

Property Highlights

- Edson Supermarket anchored retail center with prime visibility and exposure.
- Located on hard corner of FM 1960 West and Kuykendahl
- Center remodeled in 2024
- Shell Space with Tenant Improvement allowance available
- Center located 20 minutes from Bush Airport, The Woodlands, and Tomball.
- Well-maintained parking lot with ample space for customers and employees
- Surrounded by successful businesses in a vibrant and prosperous community
- Ideal location on a highly trafficked main thoroughfare for excellent visibility



① BUILDING PLAN - RE-SIZED
1/16" = 1'-0"



Enson Market is headquartered in Cincinnati Ohio and this location will its first entry into the Texas market. They currently have locations in Florida, Ohio and Minnesota. It is not only a grocery store, but a wholesaler who ships organic Asian groceries across the country with locations large enough to provide both authentic Asian groceries and American brand name staples, but small enough to be in and out in 20 minutes. Due to the already established vertical integration of their supply chain, they're able to supply fresher produce, meat and fish at significantly lower prices than their competitors.

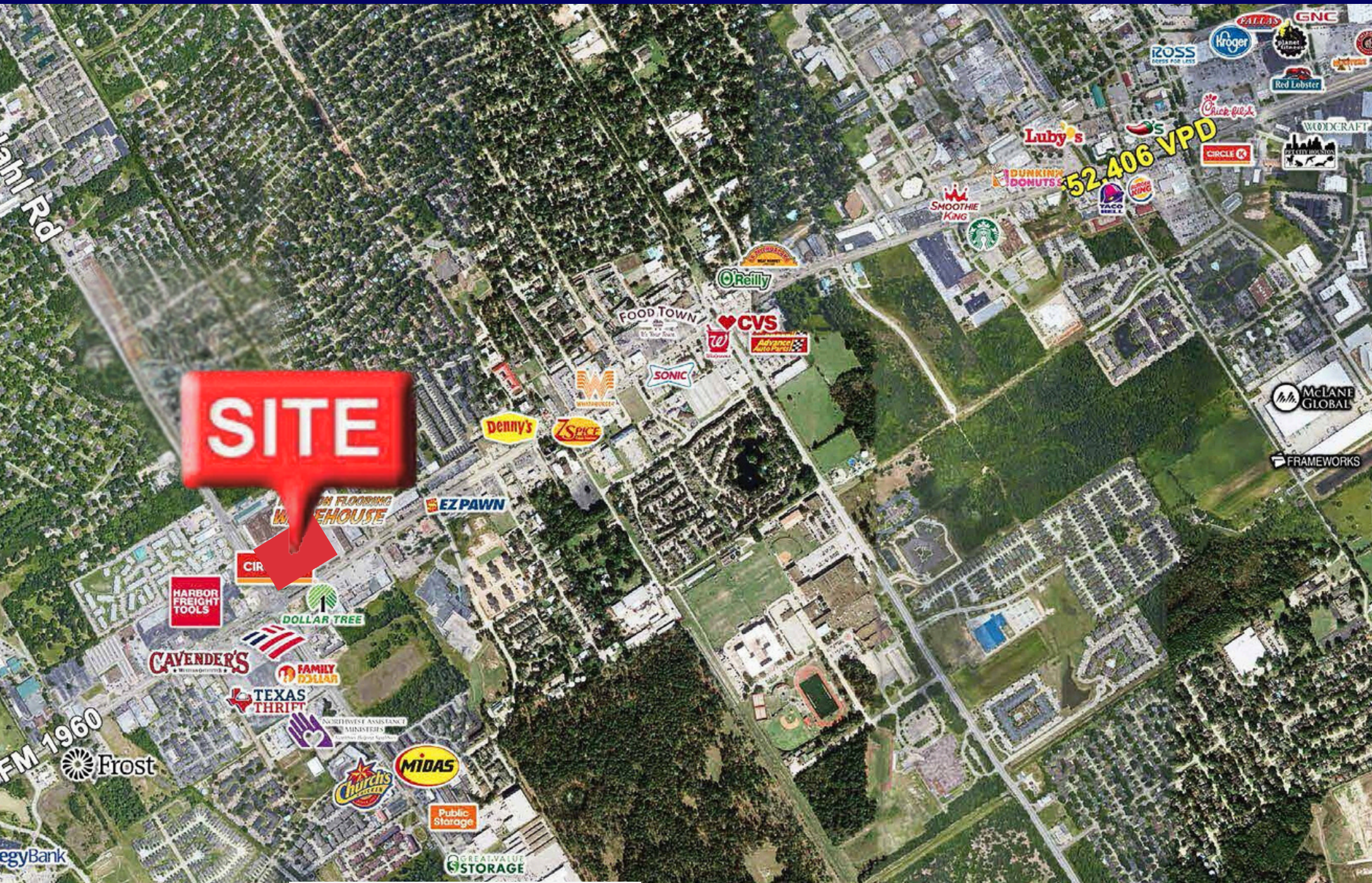
Enson Market also offers a premium shopping experience as their locations have been designed and built by Glenn Williams, who is responsible for Whole Foods. They focus on supermarket retail while integrating foreign trade imports and wholesale enterprises. Enson Market wants to be the bridge between China and the United States by providing a premium shopping experience for American consumers with an interest in Asian cuisines.

ENSON RETAIL CENTER

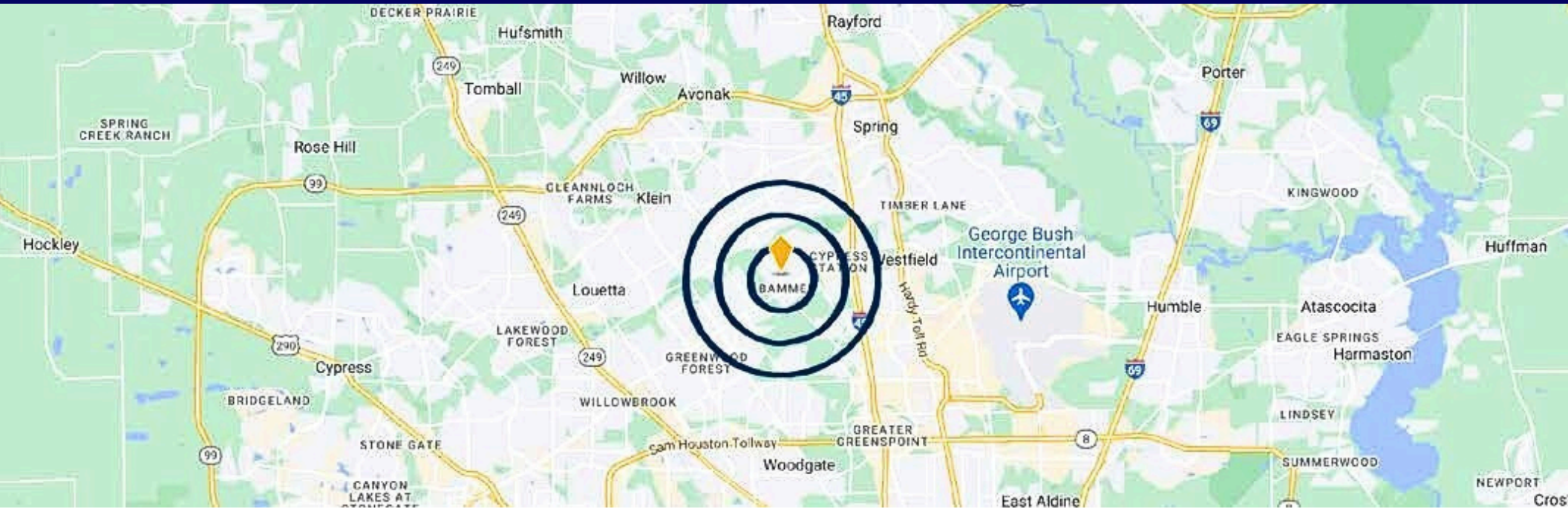








ENSON RETAIL CENTER



Population

	1 mile	2 mile	3 mile
2010 Population	11,923	41,499	99,414
2023 Population	13,941	50,104	121,316
2028 Population Projection	14,100	50,906	123,440
Annual Growth 2010-2023	1.3%	1.6%	1.7%
Annual Growth 2023-2028	0.2%	0.3%	0.4%
Median Age	35.4	35.6	34.8
Bachelor's Degree or Higher	25%	25%	26%
U.S. Armed Forces	0	11	22

Households

	1 mile	2 mile	3 mile
2010 Households	4,600	15,952	36,603
2023 Households	5,534	19,798	46,042
2028 Household Projection	5,617	20,179	47,009
Annual Growth 2010-2023	1.5%	1.8%	2.0%
Annual Growth 2023-2028	0.3%	0.4%	0.4%
Owner Occupied Households	2,429	9,044	22,869
Renter Occupied Households	3,189	11,135	24,140
Avg Household Size	2.5	2.5	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Sp...	\$154.1M	\$543.8M	\$1.3B

Income

	1 mile	2 mile	3 mile
Avg Household Income	\$83,124	\$79,798	\$83,325
Median Household Income	\$59,570	\$56,608	\$57,557
< \$25,000	905	3,787	8,932
\$25,000 - 50,000	1,393	4,801	10,875
\$50,000 - 75,000	1,132	3,986	8,969
\$75,000 - 100,000	593	1,994	4,602
\$100,000 - 125,000	435	1,595	3,499
\$125,000 - 150,000	356	1,204	2,670
\$150,000 - 200,000	365	1,271	3,129



RAFAEL MELARA
713.237.0000
rafael@romcp.com

AHMED ZAHRI
713.237.0000
ahmed@romcp.com

LOCATION MAP



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 our counter-offer from the client;
- 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. Please acknowledge receipt of this notice below and retain a copy for your records

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.

ROM, LLC	9001771	info@romcp.com	713.237.0000				
<small>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>	<small>Licensed Supervisor of Sales Agent/Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Rafael Melara	496309	rafael@romcp.com	713.237.0000				
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>	<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
				<small>Buyer/Tenant/Seller/Landlord Initials</small>	<small>Date</small>		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0



RAFAEL MELARA | 713.237.0000 | rafael@romcp.com