



KEYSTONE PLAZA RETAIL CENTER

290 & MANGUM RD
10600 Northwest Freeway Houston, TX 77092



**FOR
LEASE**

AVAILABLE
868 SF - 6,100 SF

RATE
Call for Pricing

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830.203.7873

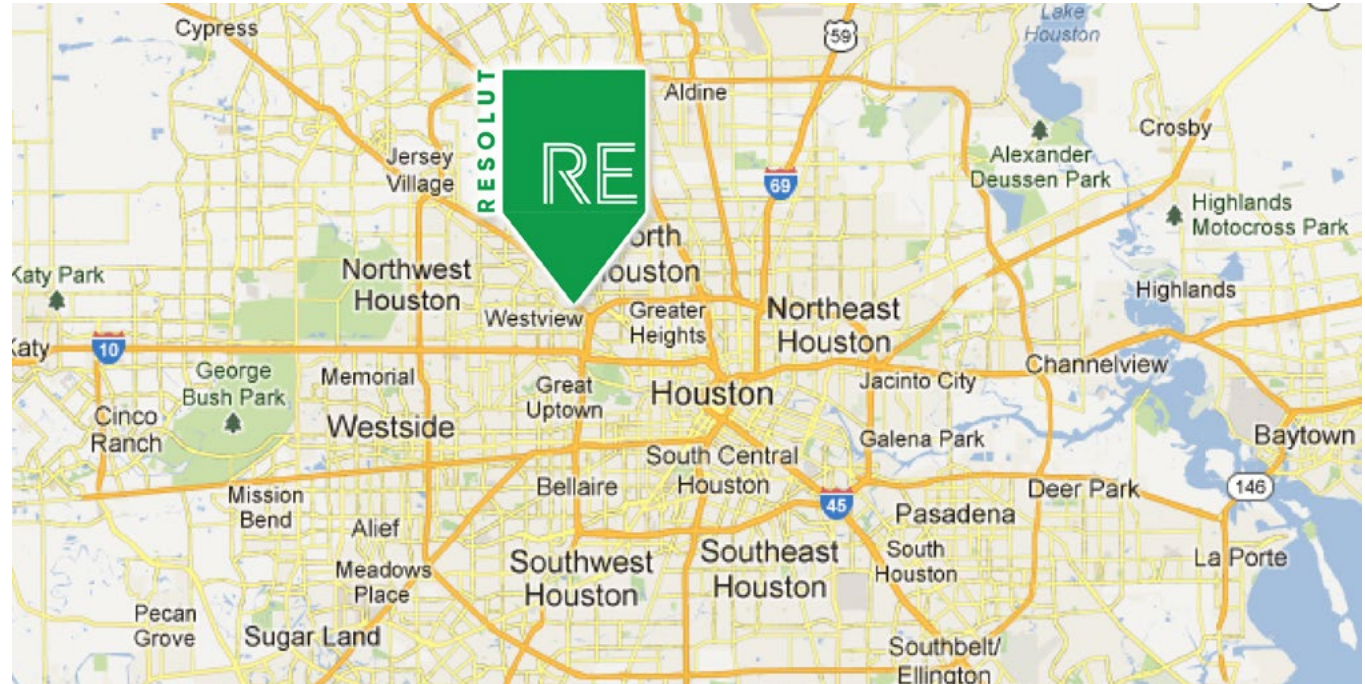
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PROPERTY HIGHLIGHTS

- Full center renovation underway, expected to be completed by the end of 3rdQ 2025
- Extra tall ceilings
- 6,100 SF Freestanding 2nd Generation Restaurant Available
- 1 mile from Loop 610 North
- Freeway pylon signage available
- Strong surrounding demographics
- Close to Garden Oaks, Timbergrove and Spring Branch



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



150,021
POPULATION
3-MILE RADIUS



\$107,343.00
AVG HH INCOME
3-MILE RADIUS



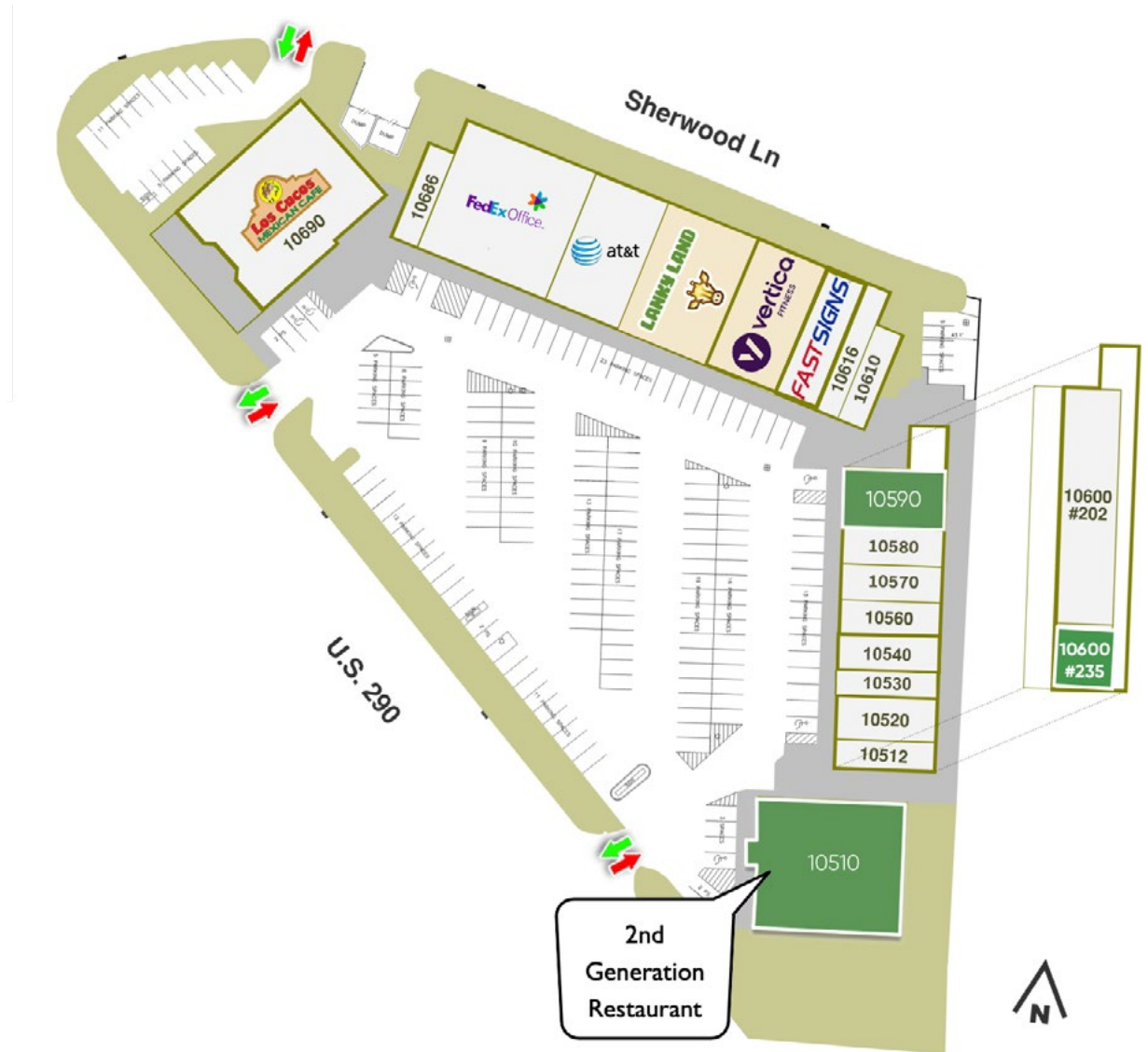
132,759
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Northwest Freeway: 209,384 VPD
Keller PKWY: 39,042 VPD
(PlacerAI 2023)

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UNIT	TENANT	SF
10510	Available (2nd Gen Restaurant) *DO NOT DISTURB TENANT*	6,100
10512	Carlos Garcias, DDS	932
10520	Banh Mi & More	1,450
10530	EMF Dispensary	868
10540	Boost in Life Health & Wellness	1,158
10560	My Castle FSBO	1,160
10570	Darlene's	1,738
10580	Hair Lovers	1,211
10590	Available	1,321
10600 #202	School of Massage	6,133
10600 #235	Available	2,000
10610	Precise Personnel	930
10616	All Star Tax Services	1,039
10622	Fast Sign	2,100
10628	Vertica Fitness	1,428
10630	Vertica Fitness	1,465
10640	Lanky Land	4,140
10650	AT&T Mobility	3,500
10670	FEDEX	6,055
10686	Rosa Nails	930
10690	Los Cucos Mexican Café	7,100



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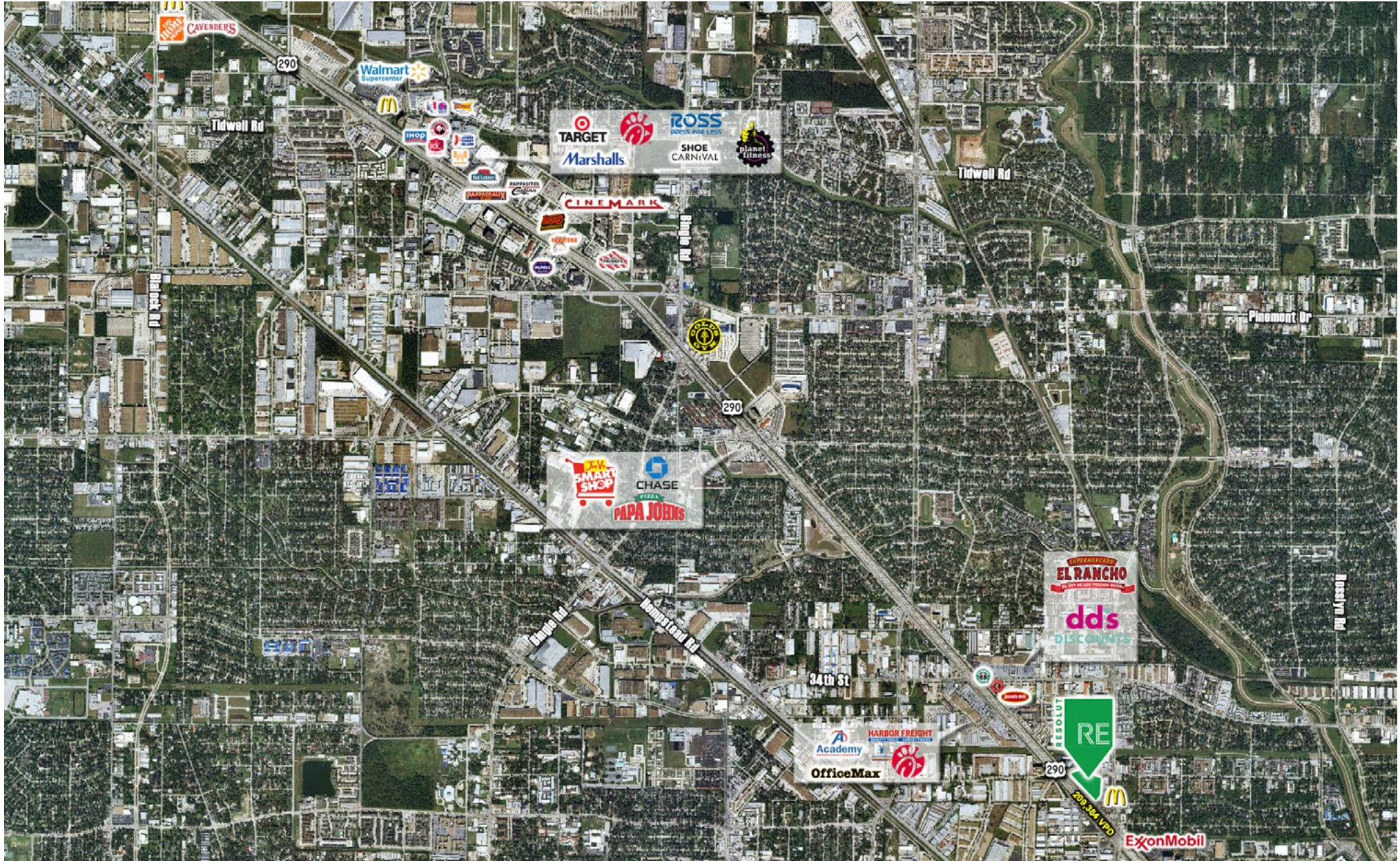
MAJOR EMPLOYERS

Keystone Plaza is strategically positioned within a high-employment corridor anchored by several of Houston's largest public, healthcare, financial, and logistics employers. These institutions not only fuel daytime population and weekday traffic, but also support a stable base of middle-income households that frequent surrounding retail centers. The presence of major workforce hubs within a short radius enhances the property's appeal to service, food, and wellness tenants seeking consistent demand drivers.

Company	Industry	Employees
Memorial City Mall District	Retail	47,000+
Brookhollow Office Complex	Multi-Tenant Office Hub	5,000+
Chase Bank Service Center	Financial Services	1,100+
CEMEX	Manufacturing	1,000+
H-E-B Grocery Company	Grocery Retail	1,200+
UPS North Houston Hub	Logistics / Distribution	1,500+

KEYSTONE PLAZA RETAIL CENTER | 10600 Northwest Freeway Houston, TX 77092**TOTAL POPULATION****143,364****AVG HH INCOME****\$107,343****TOTAL EMPLOYEES****132,759****TOTAL BUSINESSES****8,296****2026 PROJECTED POPULATION****153,772****TRAFFIC COUNT HWY 290****236,845 CPD****TOTAL OCCUPIED HOUSING UNITS****63,989****TRAFFIC COUNT MAGNUM RD****16,077 CPD**

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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
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