

for lease

Klein Square

16812 Stuebner Airline Road | Spring, TX 77379

4,343 SF Second Gen Retail Available in Neighborhood Center with National Tenant Lineup



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 **sturbridge**
COMMERCIAL REAL ESTATE

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property highlights

Klein Square

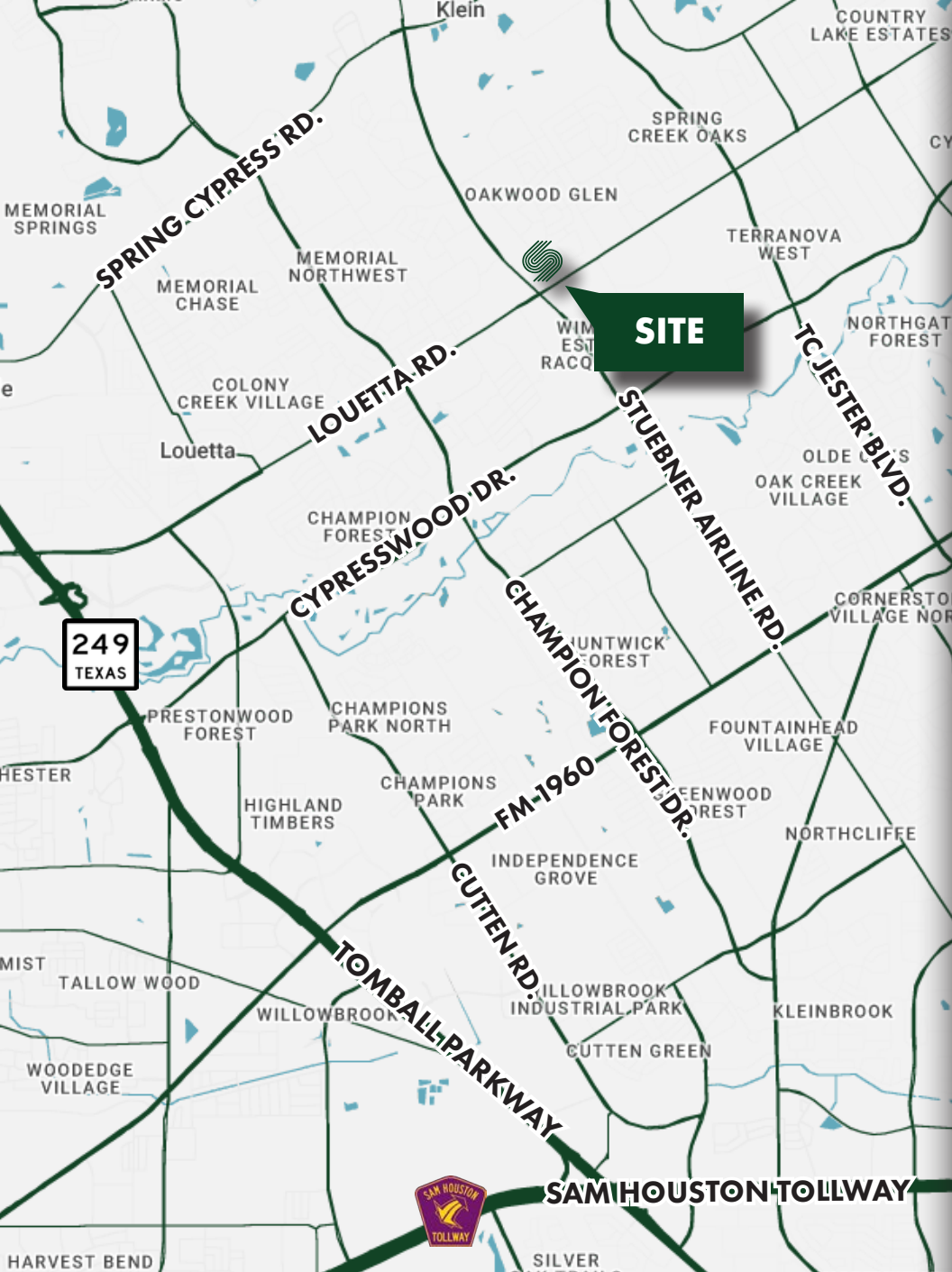
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- Recently renovated neighborhood center with an ideal lineup of national retailers including Ross, Five Below, Dollar Tree, and Daiso
- Located at the signalized intersection of Louetta Road and Stuebner Airline Road with over 56,000 total vehicles per day
- \$134,800+ average income in a 3-mi. radius
- 3,043 SF second-generation retail endcap available

Premises

- **Total SF:** 79,963
- **SF Available:** 4,343

Rent: \$30.00 PSF
NNN Rent: \$6.14 PSF



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site plan



| Suite | Tenant | SF |
|-------|---------------------------------------|--------|
| 1 | 16882 YingCha Chinese Restaurant | 1,400 |
| 2 | 16880C Bahama Mama | 1,400 |
| 3 | 16880B Fred Loya | 1,710 |
| 4 | 16880A M Cute Lashes | 1,111 |
| 5 | 16874 Daiso | 8,183 |
| 6 | 16872 Five Below | 11,192 |
| 7 | 16854 Dollar Tree | 10,002 |
| 8 | 16850 Ross | 21,580 |
| 9 | 16844 Sweet Retreat Spa | 3,500 |
| 10 | 16842 Cell Geeks | 1,371 |
| 11 | 16840 Regional Finance | 1,371 |
| 12 | 16836 Baskin Robbins (Avail. 5/31/26) | 1,300 |
| 13 | 16832 Cricket Wireless | 1,000 |
| 14 | 16828 Salima's Salon | 1,500 |
| 15 | 16826 Clinic Morelia | 1,300 |
| 16 | 16824 Beauty Empire | 7,000 |
| 17 | 16812B FedEx | 2,000 |
| 18 | 16812A AVAILABLE | 3,043 |

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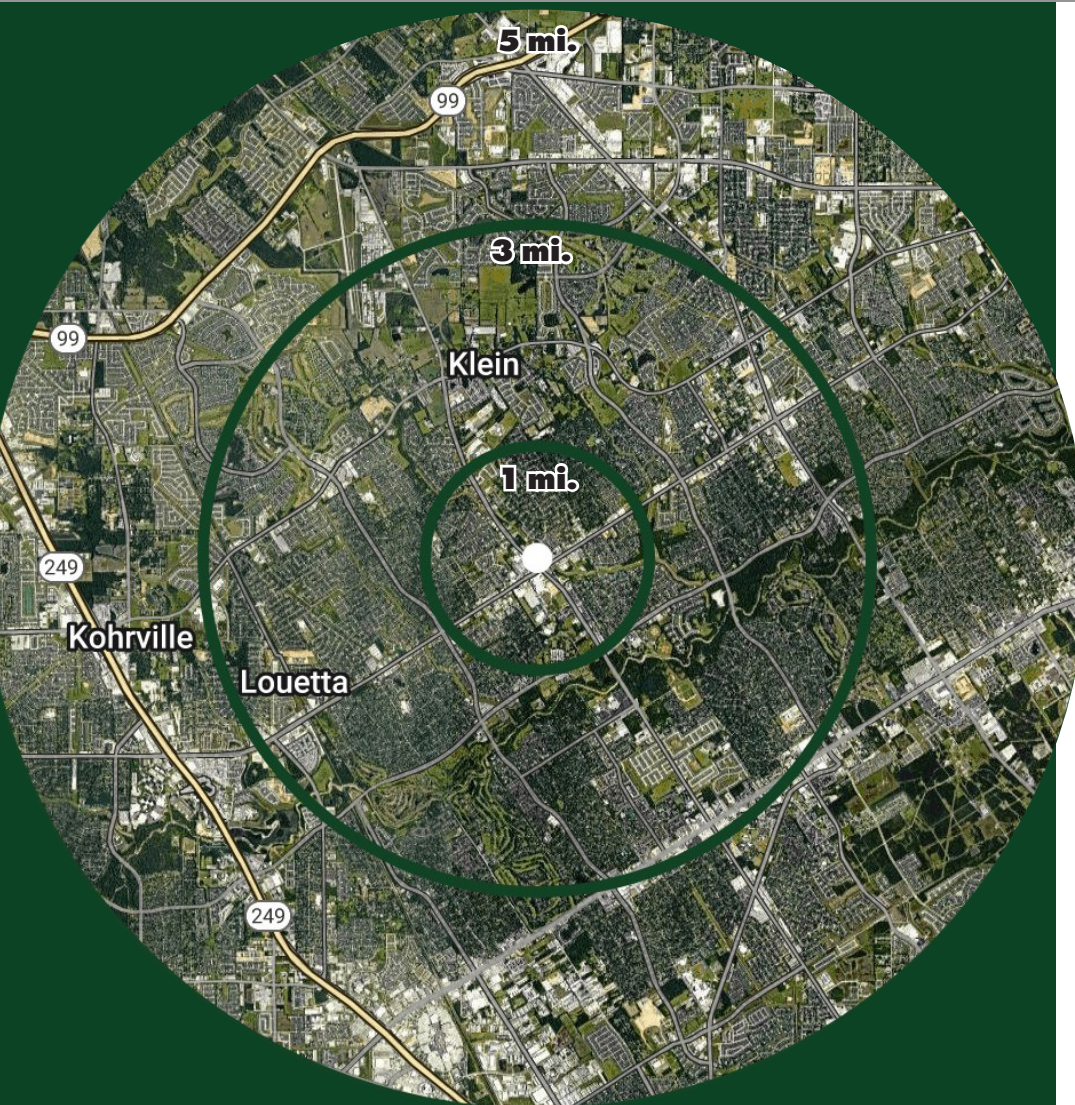


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| population | 1 mi | 3 mi | 5 mi |
|------------------|--------|--------|---------|
| Total Population | 13,128 | 98,514 | 283,850 |
| Median Age | 37.6 | 39.5 | 36.4 |

| households | 1 mi | 3 mi | 5 mi |
|---------------------------------|-----------|-----------|-----------|
| Total Households | 4,723 | 36,519 | 101,775 |
| Number of Persons Per Household | 2.88 | 2.72 | 2.75 |
| Average Household Income | \$115,103 | \$134,848 | \$120,158 |
| Average Home Value | \$296,659 | \$307,087 | \$285,991 |

| race | 1 mi | 3 mi | 5 mi |
|-----------------|-------|-------|-------|
| White | 49.7% | 50.9% | 43.3% |
| Black | 15.9% | 17.2% | 20.8% |
| Asian | 9.2% | 10.4% | 10.3% |
| Hawaiian | 0.1% | 0.0% | 0.0% |
| American Indian | 0.8% | 0.6% | 0.9% |
| Two or More | 12.9% | 11.7% | 13.0% |
| Other | 11.4% | 9.1% | 11.6% |

| ethnicity | 1 mi | 3 mi | 5 mi |
|-----------|-------|-------|-------|
| Hispanic | 31.7% | 27.9% | 32.3% |

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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.

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:
 - 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.

| | | | |
|--|----------------------|---------------------------|----------------|
| Sturbridge Commercial Real Estate, LLC | 9012606 | leasing@sturbridgecre.com | 713.543.0025 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| William Martin Mirsky | 336669 | williammirsky@hotmail.com | 713.780.2475 |
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| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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