

RETAIL PROPERTY | FOR LEASE

Kingsville Village Shopping Center



2 | Property Summary



PROPERTY DESCRIPTION

Village Center offers excellent visibility along Kingsville’s main commercial corridor, with convenient access from multiple entry points that make it easy for customers to reach the property. The center is surrounded by a strong mix of national retailers that generate steady traffic and reinforce its position as a key destination for daily shopping and services. Recent renovations, including a brand-new roof and a modern updated exterior, give the property a fresh contemporary look that attracts customers and supports long term tenant success. Spaces vary in size and can be customized for showrooms, retail, studios, storage, and more, with negotiable rates and flexible lease terms

PROPERTY HIGHLIGHTS

- Prime visibility on main corridor
- Brand new roof and remodel

OFFERING SUMMARY

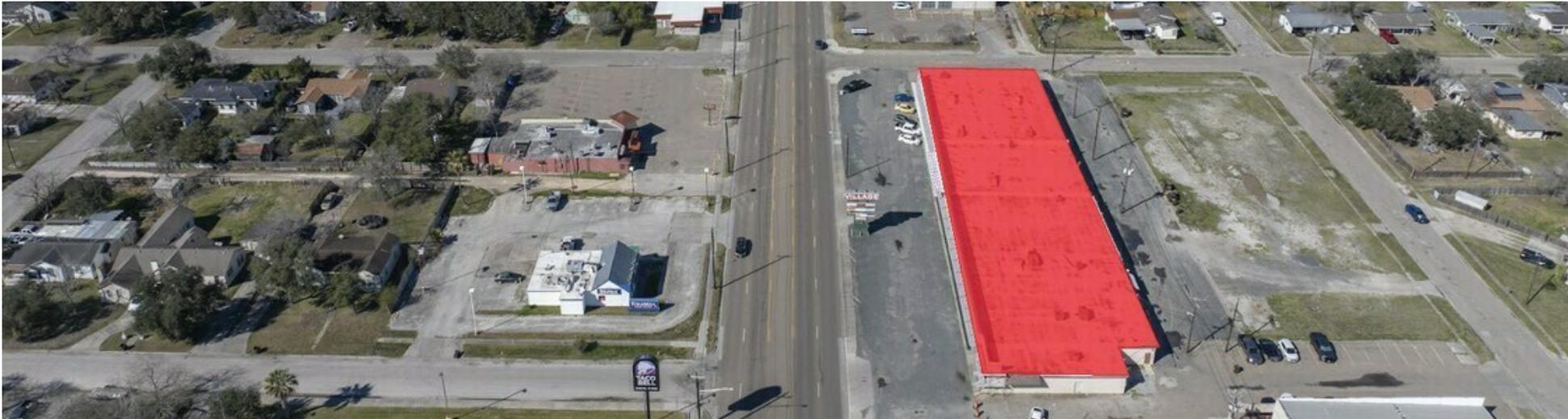
Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	19
Available SF:	120 - 2,550 SF
Building Size:	25,064 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	349	1,199	3,399
Total Population	901	3,177	9,080
Average HH Income	\$77,097	\$79,723	\$75,724



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3 | Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 months
Total Space:	120 - 2,550 SF	Lease Rate:	\$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
99 - Kingsville Village Shopping Center	Available	390 SF	NNN	\$12.00 SF/yr
103 - Kingsville Village Shopping Center	Available	338 SF	NNN	\$12.00 SF/yr
106 - Kingsville Village Shopping Center	Available	1,400 SF	NNN	\$12.00 SF/yr
107 - Kingsville Village Shopping Center	Available	120 SF	NNN	\$12.00 SF/yr
109 - Kingsville Village Shopping Center	Available	120 SF	NNN	\$12.00 SF/yr



4 | Lease Spaces



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
912 - Kingsville Village Shopping Center	Available	2,550 SF	NNN	\$12.00 SF/yr
914 - Kingsville Village Shopping Center	Available	2,550 SF	NNN	\$12.00 SF/yr
916-920 - Kingsville Village Shopping Center	Available	2,100 SF	NNN	\$12.00 SF/yr
924 - Kingsville Village Shopping Center	Available	544 SF	NNN	\$12.00 SF/yr
928 - Kingsville Village Shopping Center	Available	1,615 SF	NNN	\$12.00 SF/yr
930 - Kingsville Village Shopping Center	Available	1,700 SF	NNN	\$12.00 SF/yr
932 - Kingsville Village Shopping Center	Available	1,295 SF	NNN	\$12.00 SF/yr



5 | Retailer Map



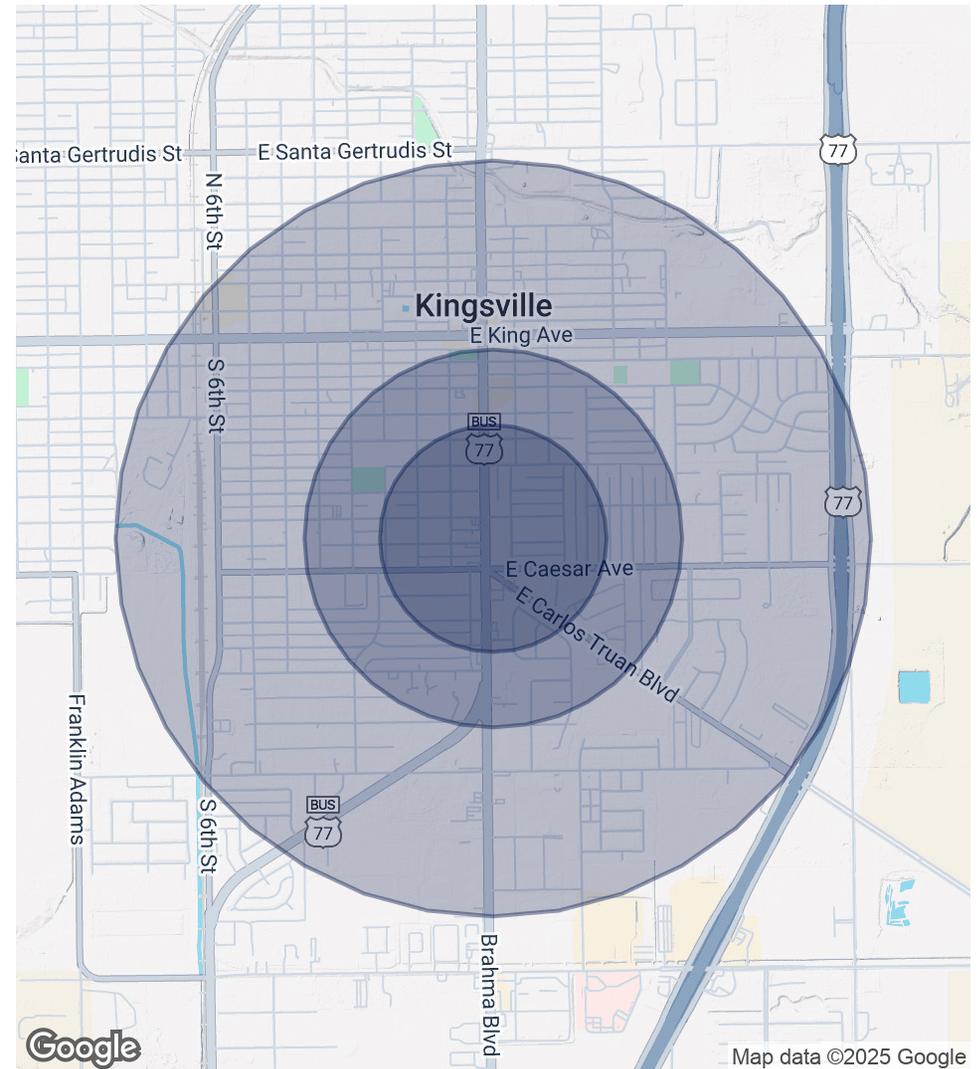
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6 | Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	901	3,177	9,080
Average Age	38	37	37
Average Age (Male)	36	36	36
Average Age (Female)	39	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	349	1,199	3,399
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$77,097	\$79,723	\$75,724
Average House Value	\$128,639	\$144,983	\$156,580

Demographics data derived from AlphaMap



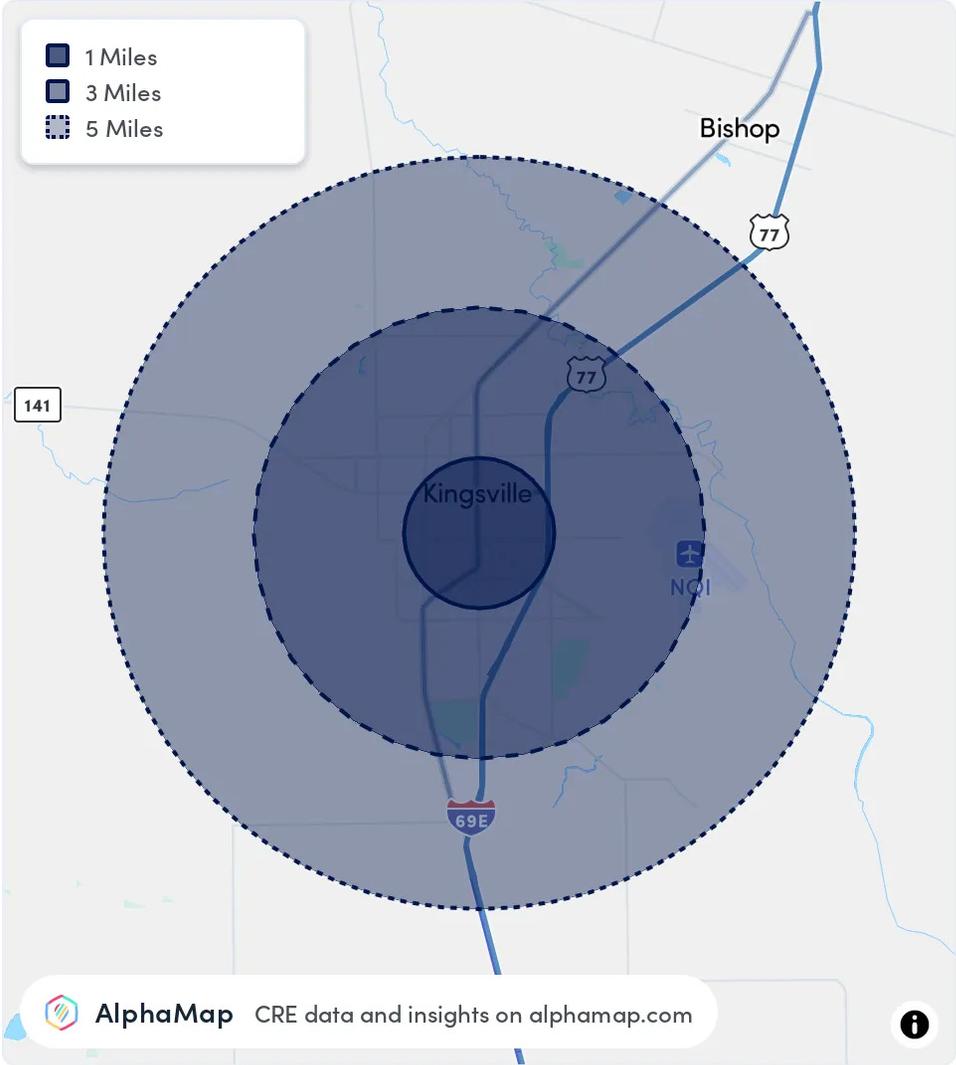
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7 | Area Analytics

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,080	24,840	25,580
Average Age	37	36	36
Average Age (Male)	36	35	35
Average Age (Female)	39	37	37

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,399	9,432	9,685
Persons per HH	2.7	2.6	2.6
Average HH Income	\$75,724	\$70,547	\$71,288
Average House Value	\$156,580	\$145,649	\$148,326
Per Capita Income	\$28,045	\$27,133	\$27,418

Map and demographics data derived from AlphaMap





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.

2-10-2025



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.

Oak Hill Commercial	-	-	713.275.2009
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
-	-	-	-
Designated Broker of Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jamie Grotte	-	jgrotte@oakhillcommercial.com	713.275.2009 x108
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date