

PLAZAS AT LAKE HOUSTON PKWY

**20121 W. LAKE HOUSTON PKWY
Humble (Kingwood) TX 77346
Suburban Northeast Houston**

**RETAIL / OFFICE
FOR LEASE
2,485 SF
\$22.00/SF + \$10.04/SF NNN**



**Suite 200
2,458 +/- SF**

14,620 SF Center / 2,458 +/- SF Suite 200

- HIGH VISIBILITY CENTER ON W. LAKE HOUSTON PARKWAY AT KINGS PARK WAY
- ON HARD CORNER WITH TRAFFIC LIGHT ON W. LAKE HOUSTON PARKWAY
- TWO ENTRANCE DRIVES ON W. LAKE HOUSTON PARKWAY, 1 ON KINGS PARK WAY
+ 24,800 VPD ON W. LAKE HOUSTON PKWY. 9,900 VPD ON KINGS PARK WAY
- 2,458 SF SUITE 200 (APPROXIMATELY 42'+/- WIDE X 58'+/- DEEP)
- FORMER FITNESS GYM: LARGE WORKOUT MAIN ROOM, PRIVATE ROOM, UTILITY ROOM, ELECTRICAL ROOM, TWO RESTROOMS WITH SHOWERS
- STRONG DEMOGRAPHICS IN 3 MILES
+ 66,000 POPULATION + \$104,000 MEDIAN HH\$
- CENTER BUILT 2003
+ FACE BRICK ON 3 SIDES; STUCCO BACK
+ ATTRACTIVE GLASS STORE FRONTS
- PARKING ALL CONCRETE, WELL LIT
+ 68 PARKING SPACES (~4.7 /1,000 SF)

Exclusively Leased By
VALERIE STAPLES

281-610-7401

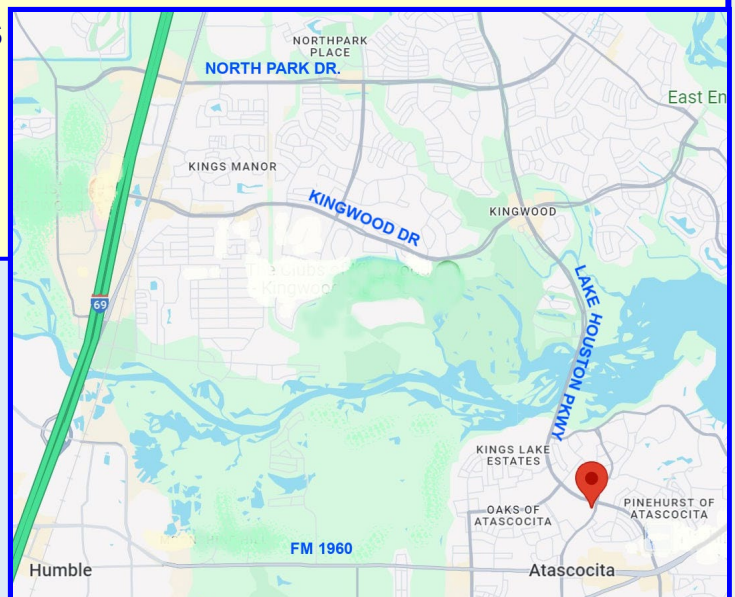
vsstaples@comcast.net

MARTY MCADAMS

832-483-7393

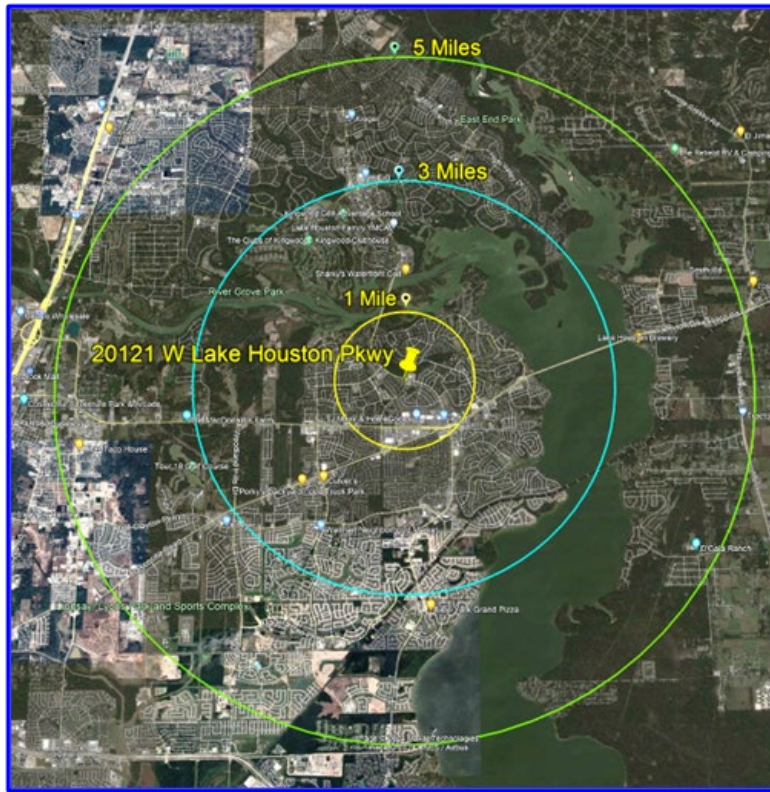
martymcadams@aol.com

MCADAMS ASSOCIATES - BROKER



AUG 15, 2024

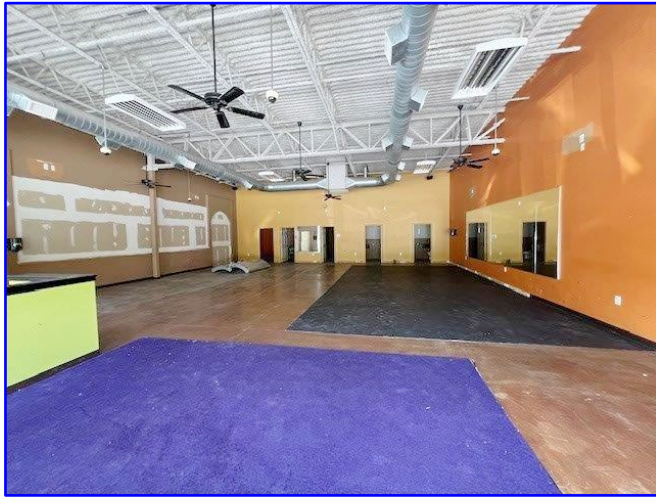
20121 W. LAKE HOUSTON PKWY, HUMBLE (KINGWOOD) TX



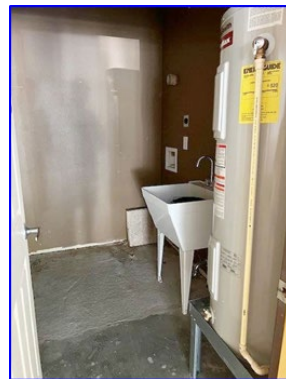
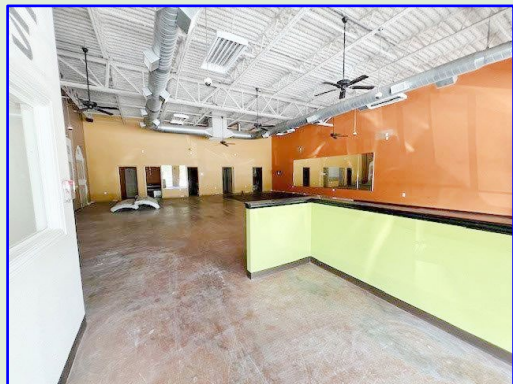
| RADIUS FROM: 20121 W. Lake Houston Pkwy, Humble | 1-Mile | 3-Mile | 5-Mile |
|--|---------------|---------------|---------------|
| 2023 Population | 13,753 | 66,711 | 170,193 |
| 2010-2023 Population Growth | 14% | 22% | 29% |
| 2023 Population Density per Sq. Mile | 3,738 | 3,999 | 2,157 |
| 2023 Households | 4,500 | 22,898 | 56,436 |
| 2023 Total Families | 3,721 | 16,875 | 43,526 |
| 2023 Families as % of HH | 75% | 74% | 74% |
| 2023 Median HH Income | \$121,814 | \$104,533 | \$105,329 |
| 2023 Average HH Income | \$142,855 | \$132,447 | \$134,611 |
| 2023 Owner Occupied Homes | 4,176 | 18,000 | 45,024 |
| 2023 Owner Occupied Homes % | 93% | 79% | 80% |
| 2023 Renter Occupied Housing % | 7% | 21% | 20% |
| 2023 Owner Home Value Median | \$228,986 | \$232,238 | \$240,883 |
| 2023 % Homes Built Since 2000 | 37% | 53% | 51% |
| 2023 % HH Moved in 2000 or later | 92% | 94% | 93% |
| 2023 Daytime Population | 11,658 | 52,831 | 143,265 |
| Pop. > 25 Y.O. Bachelor's Degree + | 45% | 45% | 45% |
| White Collar Jobs % | 75% | 74% | 74% |

- KINGWOOD / ATASCOCITA: TWO VERY STRONG MASTER PLANNED COMMUNITIES
- SOLID GROWTH OVER 40 YEARS AND CONTINUING; ADDING 500 APARTMENTS ACROSS THE STREET
- FAMILIES ARE LARGE PERCENTAGE OF HOUSEHOLDS
- LARGE PERCENTAGE OF OWNER-OCCUPIED HOMES & ADDING 500 APARTMENTS / TOWNHOMES DIRECTLY ACROSS W. LAKE HOUSTON PARKWAY.
- VERY GOOD DAYTIME POPULATION

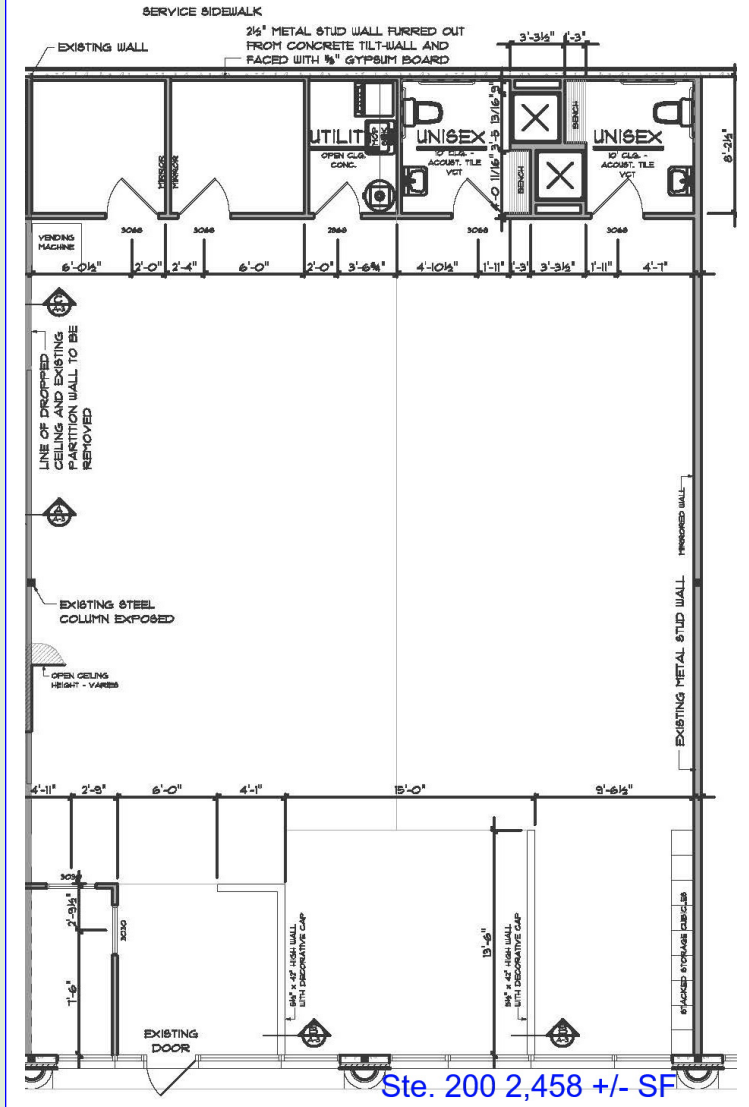
20121 W. LAKE HOUSTON PKWY, HUMBLE (KINGWOOD) TX



- FORMER FITNESS GYM
- 2,458 SF (~42' W x ~58' D)
- LARGE WORKOUT AREA
- OPEN CEILING WITH OPEN DUCT HVAC
- TWO RESTROOMS WITH SHOWERS
- PRIVATE ROOM
- UTILITY ROOM
- ELECTRICAL ROOM
- ENTRANCE AREA
- FRONT OFFICE



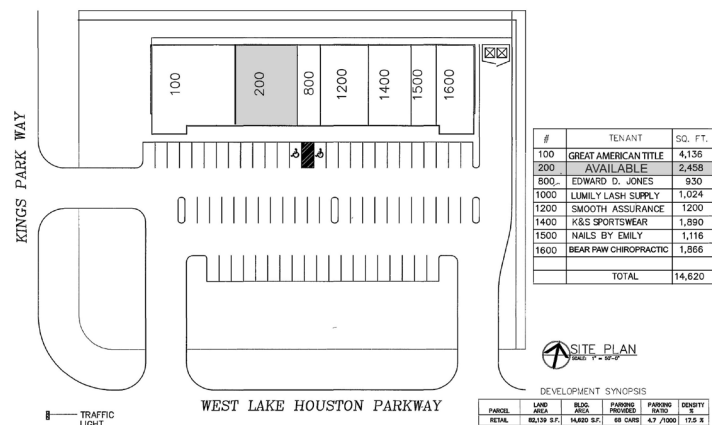
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- + 24,800 VPD ON W. LAKE HOUSTON PKWY. 9,900 VPD ON KINGS PARK WAY
- 2,458 SF SUITE 200 (APPROXIMATELY 42'+/- WIDE X 58'+/- DEEP)
- 7 TENANTS IN CENTER; SEVERAL LONG TERM

THE PLAZAS AT LAKE HOUSTON PARKWAY
20121 WEST LAKE HOUSTON PARKWAY
KINGWOOD, TEXAS 77346



IMPORTANT NOTICE

20121 W. LAKE HOUSTON PKWY, HUMBLE (KINGWOOD) TX 77346

NOTICE: The information in this document has been obtained from sources we deem reliable. However, we make no guarantee, warranty, or representation, expressed or implied, as to its accuracy or completeness.

References to age, rentable areas and land areas are approximate and operating / financial projections are for example only.

Buyer should investigate to verify the information and bears all risk for any inaccuracies or omissions.

MCADAMS ASSOCIATES 2024

Exclusively Leased By

VALERIE STAPLES

281-610-7401 / vsstaples@comcast.net

MARTY MCADAMS

832-483-7393 / martymcadams@aol.com

MCADAMS ASSOCIATES - BROKER



NOTICE



Information About Brokerage Services

11-2-2015

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.

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.

| | | | |
|---|------------------------------|---------------------------------------|--------------------------------|
| <u>McAdams Associates</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name | <u>438677</u> License No. | <u>martymcadams@aol.com</u> Email | <u>(281) 358-0799</u> Phone |
| <u>Marty McAdams</u> Designated Broker of Firm | <u>438677</u> License No. | <u>martymcadams@aol.com</u> Email | <u>(832) 483-7393</u> Phone |
| <u>Marty McAdams</u> Licensed Supervisor of Sales Agent/ Associate | <u>438677</u> License No. | <u>martymcadams@aol.com</u> Email | <u>(832) 483-7393</u> Phone |
| <u>Valerie Staples</u> Sales Agent/Associate's Name | <u>189667</u> License No. | <u>vsstaples@comcast.net</u> Email | <u>(281) 610-7401</u> Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

McAdams Associates, 2206 Parkdale Dr Kingwood, TX 77339

Phone: (281)358-0799

Fax:

IABS 1-0

Info Broker



zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

TX - Aug 15, 2024 - VALERIE STAPLES 281-610-7401 & MARTY MCADAMS 832-483-7393