

KINGWOOD PARK

Retail Development - Coming Soon

NEQ of Kingwood Drive and US Highway 59
Kingwood, Texas

NORTHPARK WOODS
TOTAL UNITS: 379

BROOKWOOD FOREST
TOTAL UNITS: 402

H-E-B

KINGS LANDING
LUXURY APARTMENTS
TOTAL UNITS: 327

PARAMOUNT AT
KINGWOOD APARTMENTS
TOTAL UNITS: 372

MALLARD CREEK
APARTMENTS
TOTAL UNITS: 291

DISCOVERY AT KINGWOOD
APARTMENTS
TOTAL UNITS: 324

OWNED BY
Methodist

HCA  Houston
Healthcare
100+ PHYSICIANS

59

144,856 VPD

PROPOSED
EoS FITNESS

4 LANE EXPANSION
UNDER CONSTRUCTION

ELITE  HOSPITAL
KINGWOOD

COMING SOON
DENTIST (12,600 SF)

6,400 VPD

KINGWOOD COMMONS
petco **chico's** **ups**
LOFT **Soma**
verizon **P.S.A. BANK** **Wendy's** **ME**
JAMES AVERY **Massage Day**

LOOP
494

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 **NewQuest**

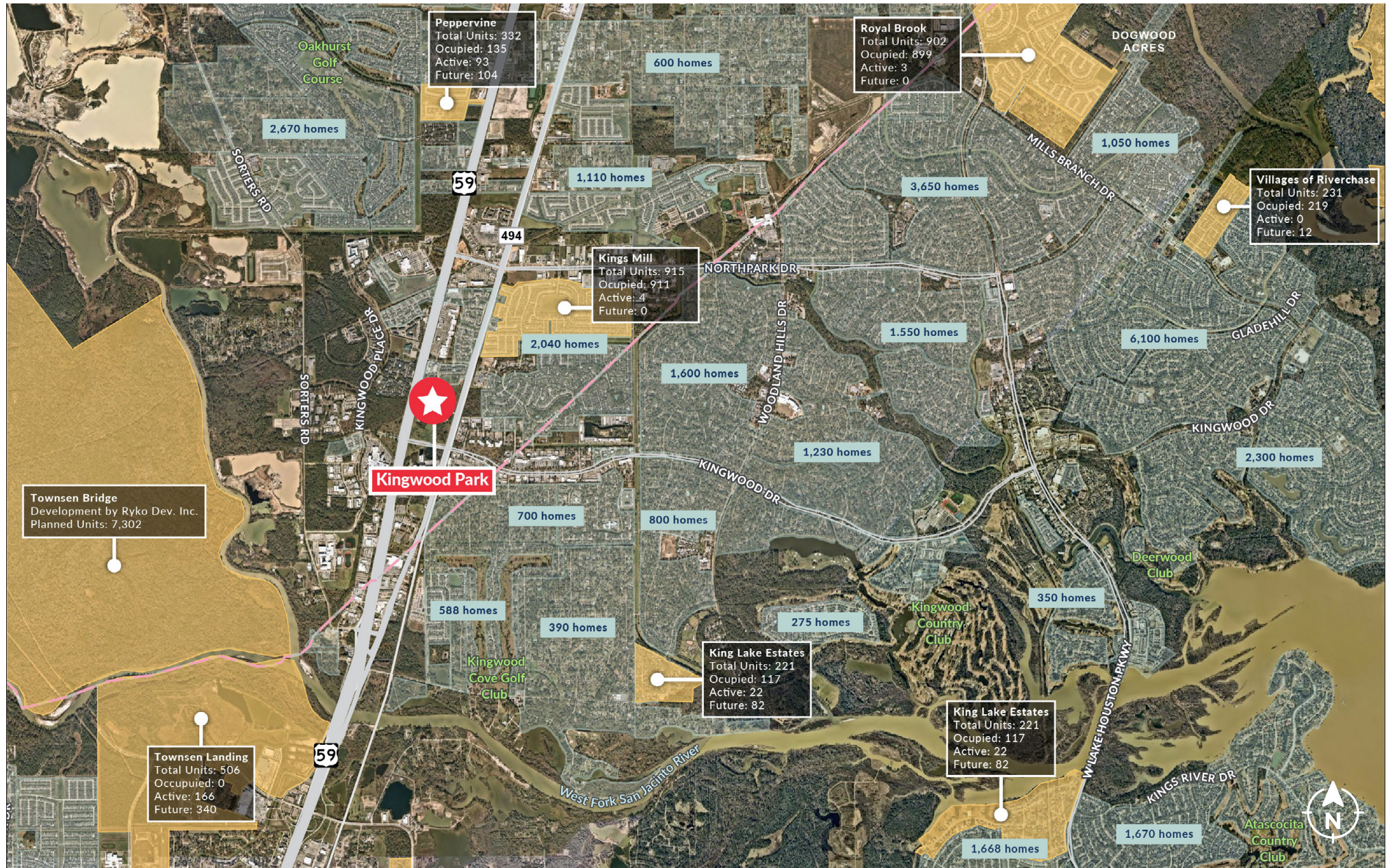


07.25 | 07.25





Housing Aerial



04.25 | 04.25

Access Map



04.25 | 04.25

KEY	BUSINESS	AREAS
1	Available For Lease	9,800 SF
2	Available For Lease	9,800 SF
3	Available For Lease	7,200 SF
4	Available For Lease	6,300 SF
5	Available For Lease	7,500 SF
6	Proposed Fitness	40,000 SF
7	Available For Lease	25,000 SF
8	Available For Lease	10,000 SF
9	Available For Lease	17,850 SF
10	Available For Lease	3,200 SF



SP13 } 04.25 | 04.25

Demographics

POPULATION

	3 MILES	5 MILES	7 MILES
Current Households	20,932	56,129	98,969
Current Population	52,112	151,541	283,614
2020 Census Population	48,168	132,386	246,646
Population Growth 2020 to 2024	8.19%	14.47%	14.99%
2024 Median Age	38.0	36.3	35.7

RACE AND ETHNICITY

	3 MILES	5 MILES	7 MILES
White	64.18%	55.62%	51.78%
Black or African American	9.93%	15.27%	17.73%
Asian or Pacific Islander	5.14%	4.74%	4.39%
Other Races	20.16%	23.59%	25.25%
Hispanic	27.13%	31.50%	33.39%

INCOME

	3 MILES	5 MILES	7 MILES
Average Household Income	\$124,764	\$127,972	\$131,057
Median Household Income	\$96,201	\$97,046	\$102,487
Per Capita Income	\$48,711	\$46,456	\$44,996

CENSUS HOUSEHOLDS

	3 MILES	5 MILES	7 MILES
1 Person Households	29.92%	24.40%	20.46%
2 Person Households	30.72%	30.39%	30.93%
3+ Person Households	39.35%	45.21%	48.61%
Owner-Occupied Housing Units	61.94%	64.97%	69.62%
Renter-Occupied Housing Units	38.06%	35.03%	30.38%

2020 Census, 2024 Estimates with Delivery Statistics as of 04/25

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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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