

FOR LEASE

# REGAL BENDERS LANDING

4495 RILEY FUZZEL RD.

Spring, TX 77386

PRESENTED BY:

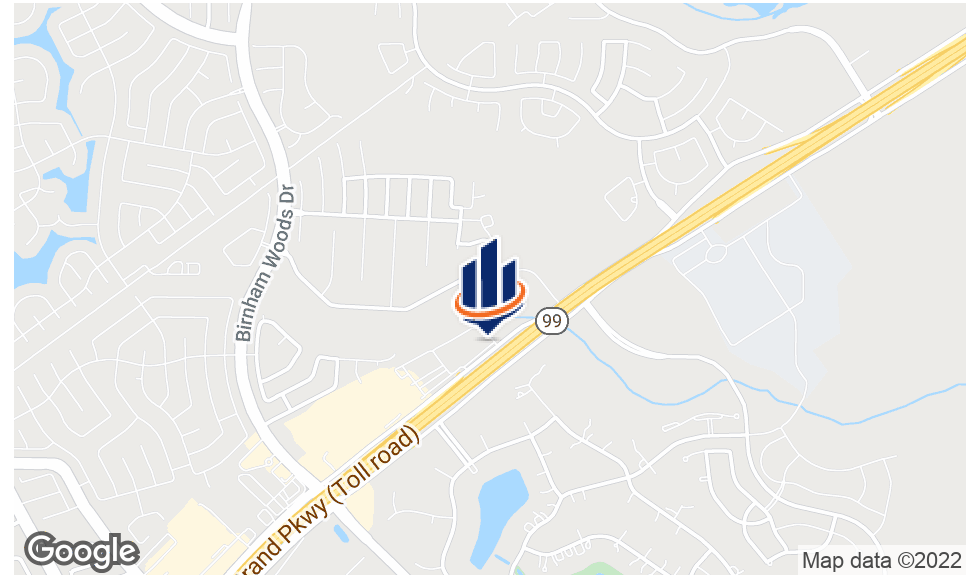
JEFF BEARD CCIM

O: 281.367.2220 x114

MATT KNAGG

O: 281.367.2220 x139





## PROPERTY HIGHLIGHTS

- **SIZE:** The subject site will include +24,000 SF of restaurant, entertainment, and retail space flanking the entrance of the 24 screen/4,300+ seat/105,389 SF theatre complex.
- The development sits on 14.05 acres (612,018 square feet).
- **LOCATION:** located on the east side of Birnham Woods Dr., just north of the new Grand Parkway (State Highway - GP99) in Spring, Texas. Located just east of the new Kroger-anchored Birnham Woods Marketplace.
- **DELIVERY:** The subject site is now OPEN

## OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable
<b>AVAILABLE SF:</b>	1,630 - 3,230 SF
<b>BUILDING SIZE:</b>	24,000 SF

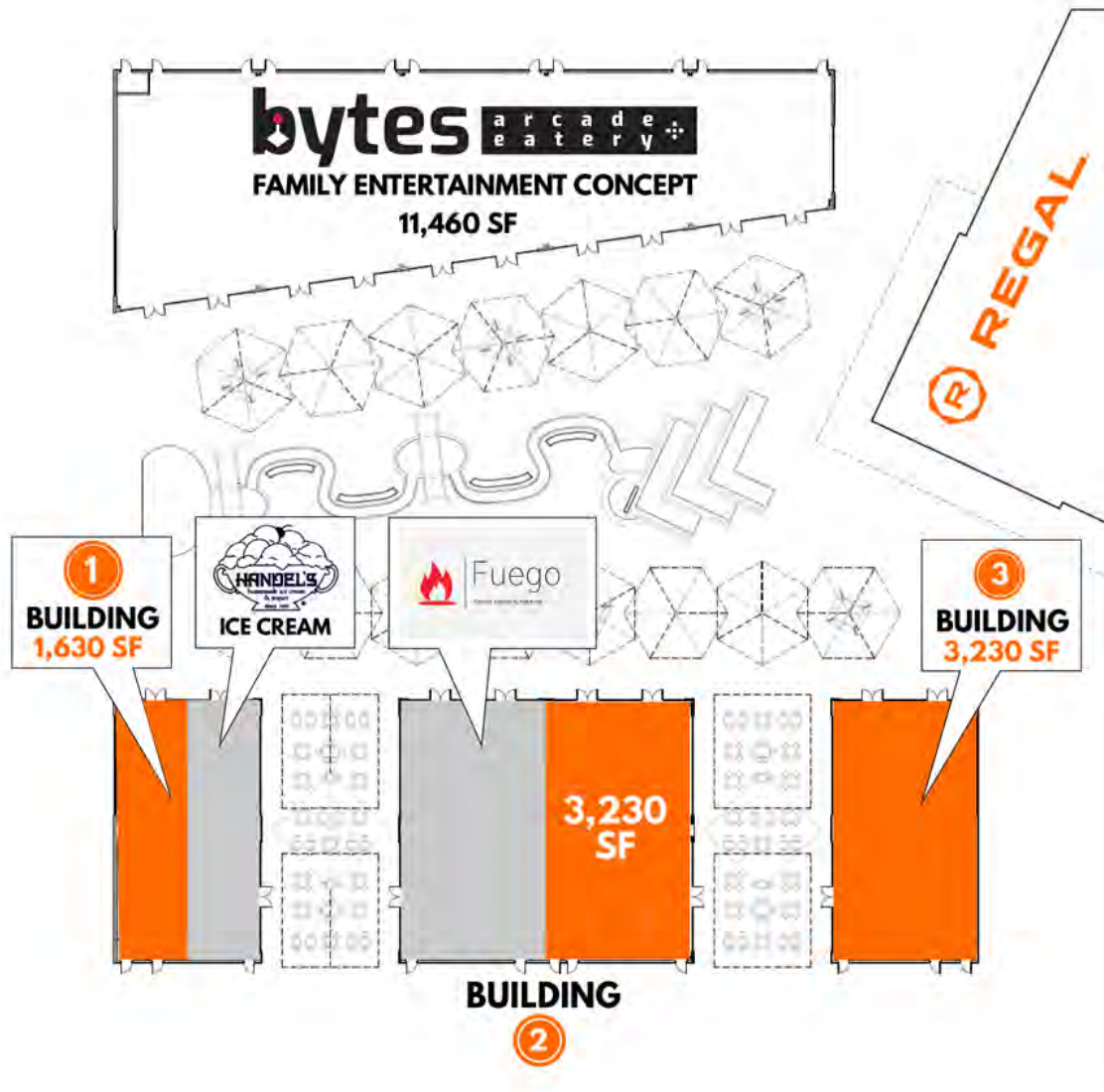
<b>DEMOGRAPHICS 2022</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	6,764	46,224	118,055
<b>TOTAL DAYTIME POPULATION</b>	8,086	56,390	122,835
<b>AVERAGE HH INCOME</b>	\$136,420	\$134,737	\$115,109

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## PROPERTY HIGHLIGHTS

**TOTAL RETAIL BUILDING AREA: 24,380 SF**

**TOTAL PLAZA AREA 31,203 SF**

**TOTAL OUTDOOR SEATING AREA: 6,080 SF**

- Class A Retail anchored by state-of-the-art Regal Cinema
- Single-Tenant & Multi-Tenant in-line space available
- Courtyard and patio access to most spaces
- Ideal for restaurants, entertainment, service & soft goods retail

Regal's "state-of-the-art" theatre will feature the very latest in:

- Laser projection technology;
  - 4DX (a Regal exclusive in the market);
  - ScreenX (a Regal exclusive in the market)
  - Exclusive VIP area offering a bar, dining tables,
  - Comfortable seating areas;
  - Enhanced food & beverage options;
  - 6 VIP auditoriums featuring luxury seating;
- At least one large-format premium auditorium such as Regal's RPX, which feature best-in-class presentations including super-sized screens, premium sound systems (such as Dolby Atmos) & enhanced site-lines.

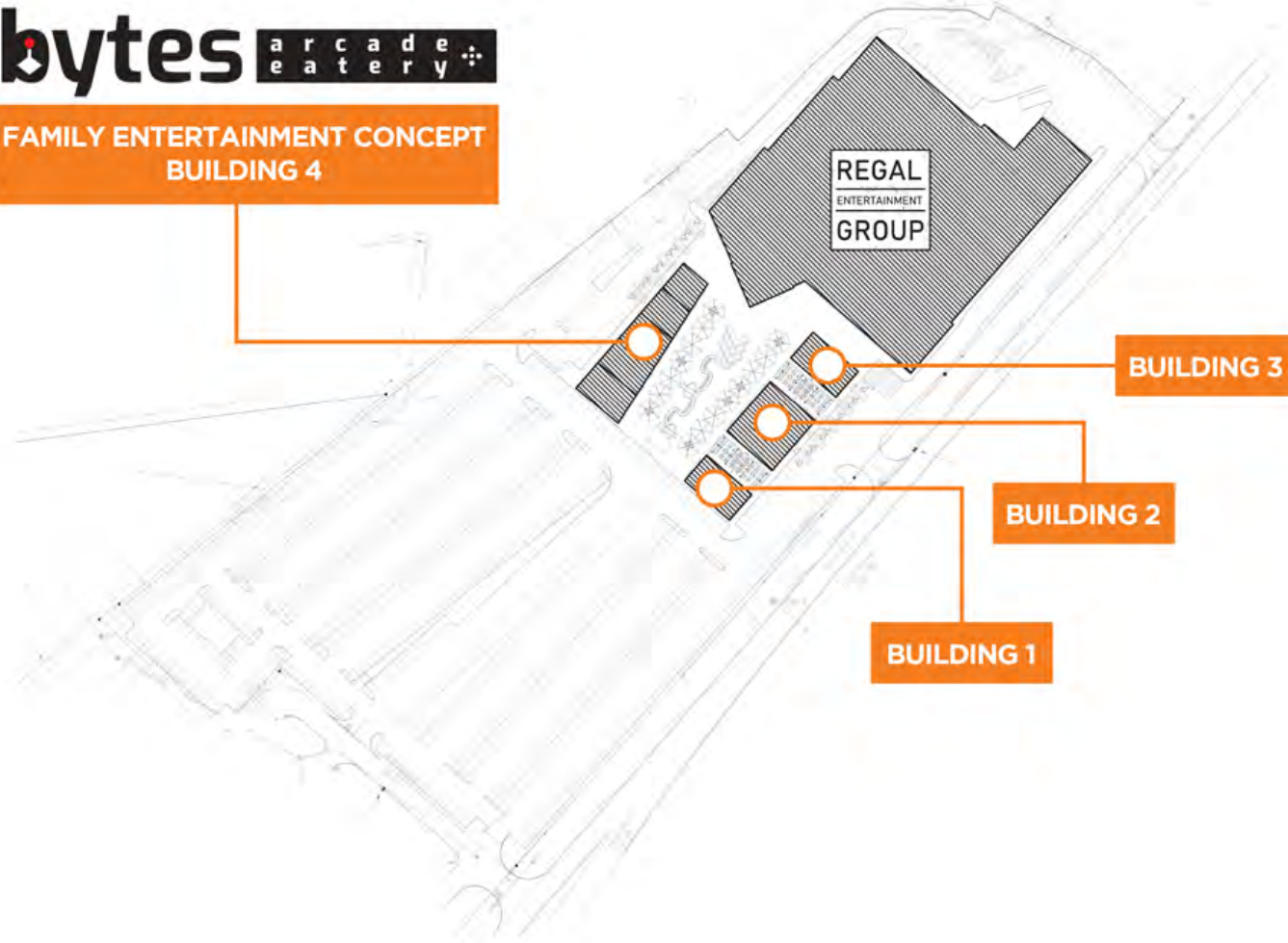
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FAMILY ENTERTAINMENT CONCEPT  
BUILDING 4



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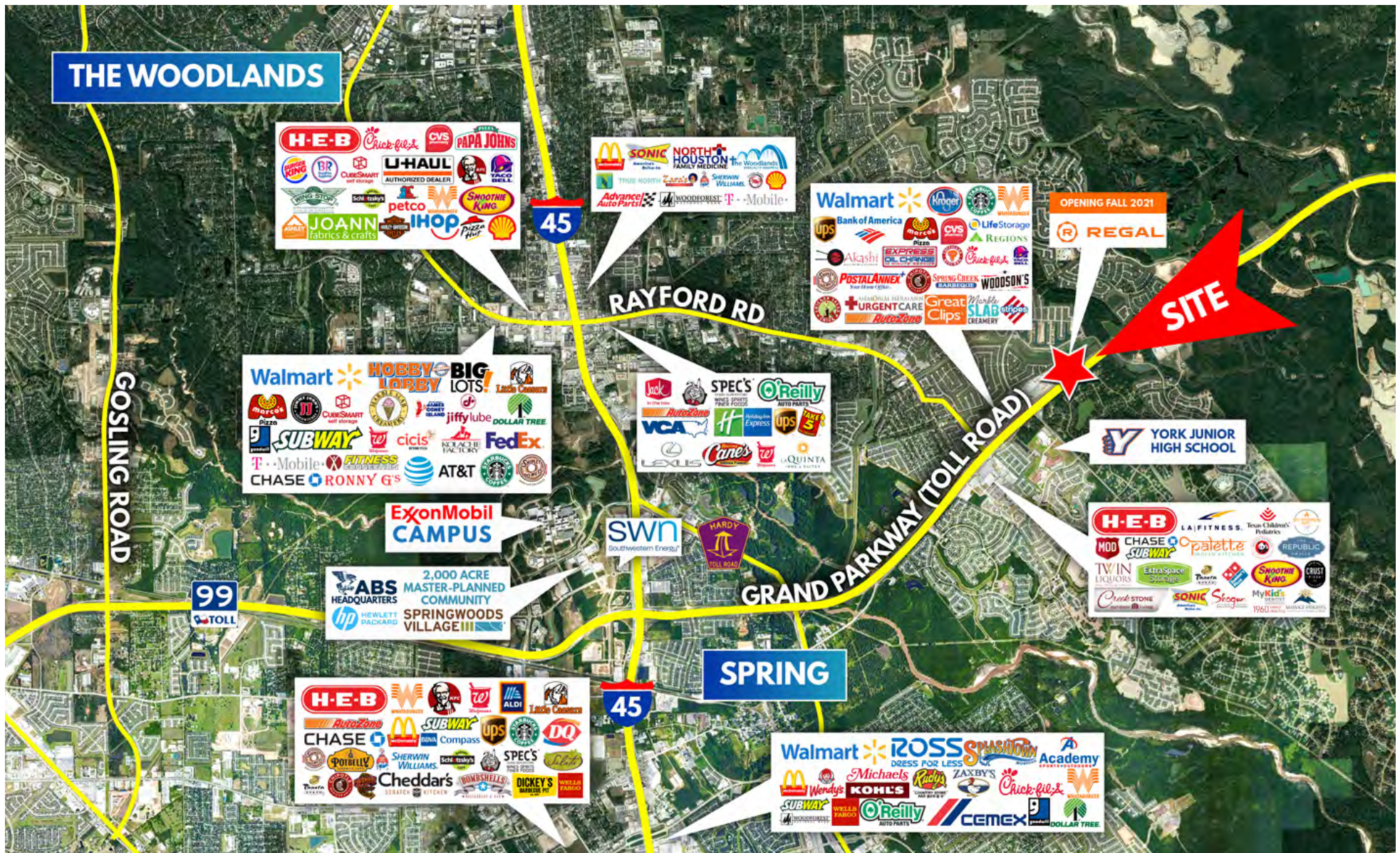


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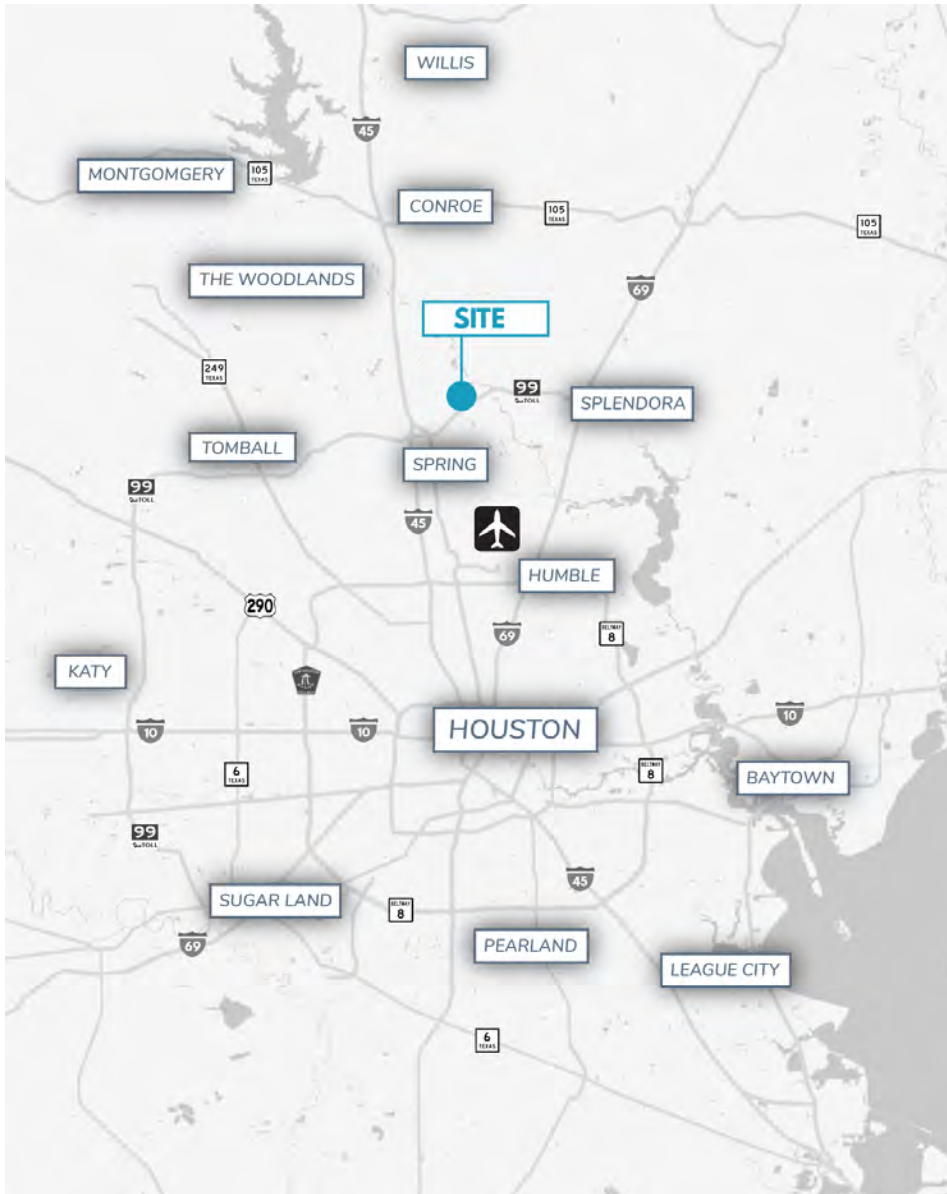
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## MARKET OVERVIEW

The subject site's proximity to the newly opened Birnham Woods Marketplace along the Grand Parkway will cater to the numerous growing residential communities in the immediate area. The site is adjacent to a new 123,000 sq ft Kroger Marketplace, one of Houston's leading supermarkets and is within a mile of two additional high-volume supermarkets, HEB and Walmart Supercenter. The site will benefit from the frequency of consumer visits to the area and strong retail demand in the trade area.

There are currently approximately 57,000 people within three miles of the site; ESRI estimates a 4% annual growth rate in the next 5 years, bringing the population to almost 63,000. However, while ESRI is a respected demographic company, their projection could be light if their model doesn't account for the new growth being planned and created as a result of the opening of the Grand Parkway.

Grand Oaks High School, a new 3,000 student high school opened at the start of the 2018-2019 school year and is just across the Grand Parkway from the subject site. The new high school directly reflects the tremendous population growth occurring in the trade area.

Demographics in the trade area are very strong: the 3-mile Median Household Income is \$100,376, which is 55% higher than that of the Houston metro area. Many of the growing residential communities in the trade area are offering homes starting at \$400K and ranging up to over \$1.4MM, while the median sale price of a new home in Houston is \$282K.

The trade area also offers an above average consumer spending for total retail at \$15,400/capita; this compares favorably to \$14,700/capita for the Houston metro area.

The site is located less than five miles from the new ExxonMobil Corporate Headquarters, which employs approximately 12,000 people, and five miles from The Woodlands master-planned community, which is home to over 54,000 employees.

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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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

_____ 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
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date