



16812 STUEBNER AIRLINE RD.
SPRING, TEXAS 77379

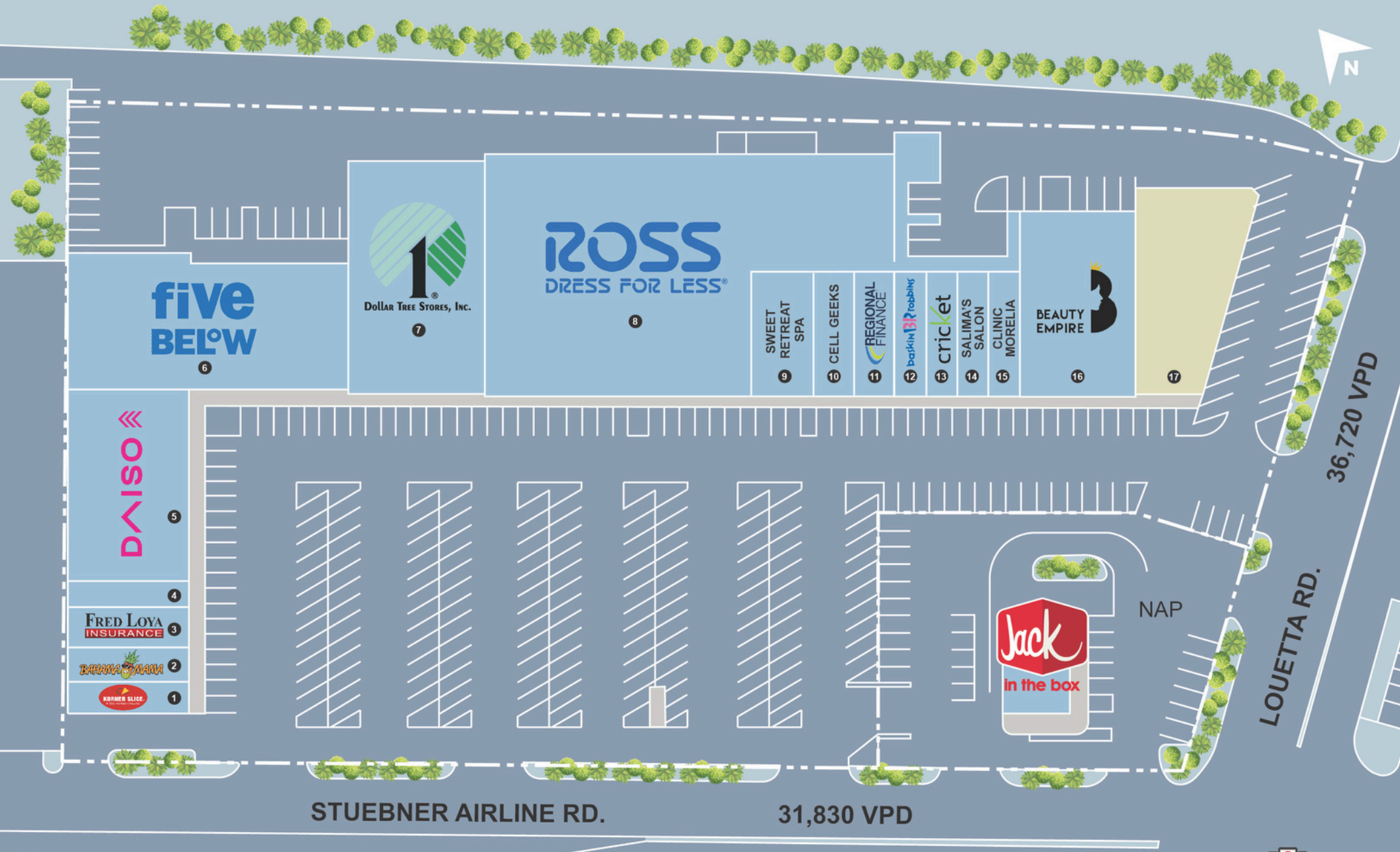
KLEIN SQUARE

SHOPPING CENTER



KLEIN SQUARE SITE PLAN

NO.	TENANT	SF	NO.	TENANT	SF	NO.	TENANT	SF	NO.	TENANT	SF
1	Korner Slice	1,400	6	Five Below	11,192	11	Regional Finance	1,371	16	Beauty Empire	7,000
2	Bahama Mama	1,400	7	Dollar Tree	10,002	12	Baskin Robins	1,300	17	AVAILABLE	5,043
3	Fred Loya	1,710	8	Ross	21,580	13	Cricket	1,000			
4	M Cute Lashes	1,111	9	Sweet Retreat Spa	3,500	14	Salima's Salon	1,500			
5	Daiso	8,183	10	Cell Geeks	1,371	15	Clinic Morelia	1,300			



STUEBNER AIRLINE RD.

31,830 VPD

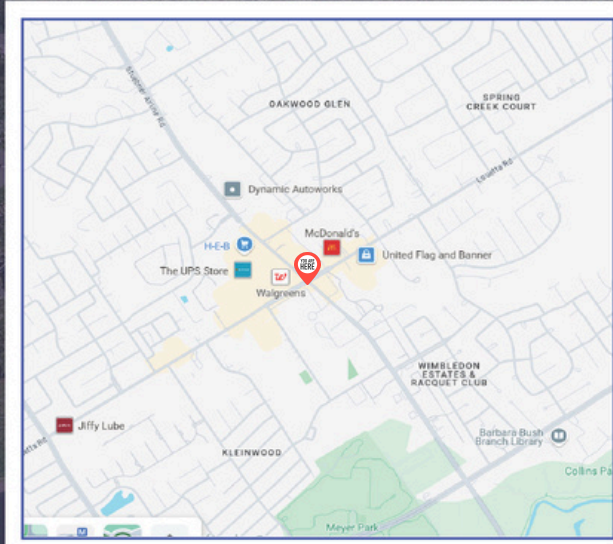
36,720 VPD

LOUETTA RD.



KLEIN SQUARE

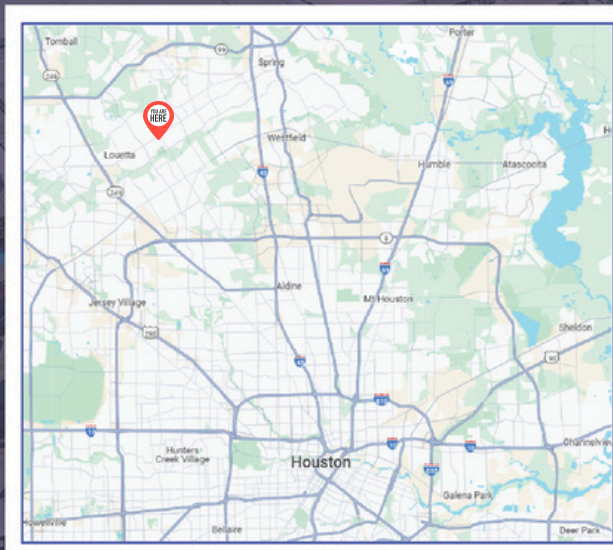
PROJECT HIGHLIGHTS



\$370.2M
TOTAL HOUSEHOLD
EXPENDITURE



37.9
MEDIAN AGE



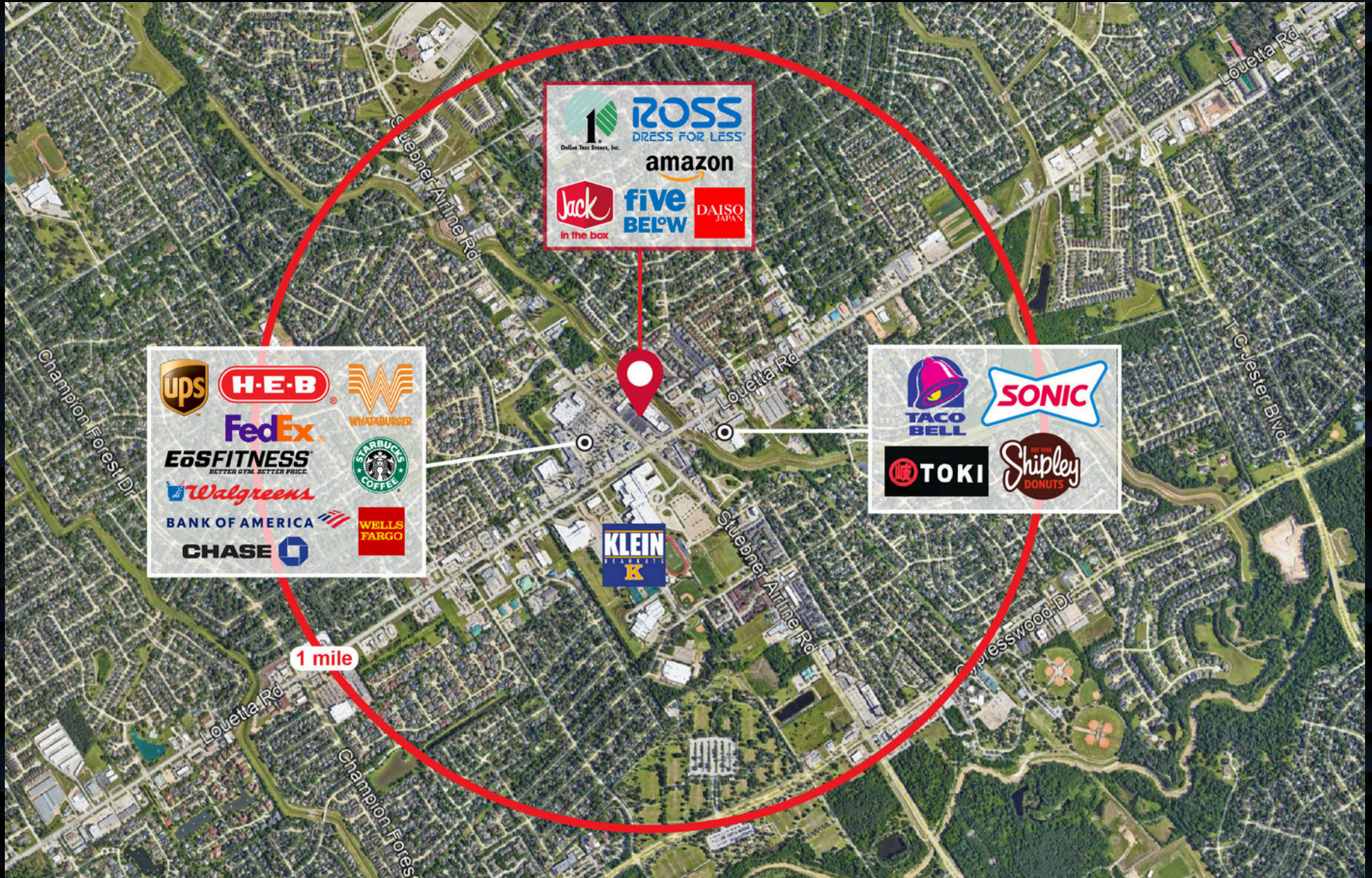
\$84,049
ESTIMATED MEDIUM
HOUSEHOLD INCOME 2024



\$299,981
MEDIAN HOME VALUE

KLEIN SQUARE | SPRING, TX

AERIAL



Leasing Contact
leasing@williamsburgent.com

KHALED SALEM
713.804.1020
ks@williamsburgent.com

WILLIAMSBURG ENTERPRISES

KLEIN SQUARE | SPRING, TX

PHOTOS



Leasing Contact
leasing@williamsburgent.com

KHALED SALEM
713.804.1020
ks@williamsburgent.com

WILLIAMSBURG ENTERPRISES



POPULATION	1 MILE	3 MILES	5 MILES
CURRENT POPULATION	13,396	100,144	293,291
2010 POPULATION	11,953	86,080	235,367
2029 POP. PROJECTION	13,069	104,216	313,542
POPULATION GROWTH	11,953	86,080	235,367
MEDIAN AGE	37.9	39.5	36.6



INCOME	1 MILE	3 MILES	5 MILES
AVERAGE HH INCOME	\$119,637	\$139,397	\$124,540
MEDIAN HH INCOME	\$84,049	\$98,286	\$88,838



RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
WHITE	6,744	2,002	128,061
HISPANIC	1,374	8,455	29,445
BLACK/AFRICAN AMERICAN	2,079	16,625	60,014
ASIAN	1,222	10,038	29,705
OTHER RACES	1,469	7,925	32,276



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
CURRENT HOUSEHOLDS	4,642	36,570	105,459
2010 HOUSEHOLDS	4,360	31,785	84,693
2029 HH. PROJECTION	4,525	38,056	112,895
HH GROWTH '24-'29	-117	1,486	7,436
HH GROWTH '10-'24	282	4,785	20,766
OWNER OCCUPIED HH	3,019	25,676	64,002
RENTER OCCUPIED HH	1,623	10,894	41,456
AVG. HH SIZE	2.9	2.7	2.8
TOTAL CONSUMER SPEND	370.23 M	3.3 B	8.64 B





Our Story

Founded in 2009, our portfolio consists of over two million square feet of Retail, Multifamily, and Industrial properties.

Our Firm

We are a fully integrated Real Estate Investment Firm that specializes in the acquisition, development, leasing, and management of a rapidly growing commercial real estate portfolio.

Our Mission

We seek to add value to the properties we manage and the communities they serve. We are a for-profit enterprise, but proudly manage a large annual philanthropic budget that supports education and community involvement.

Leasing Contact

leasing@williamsburgent.com

ks@williamsburgent.com

713.804.1020



The Post Oak Hotel | 1600 W Loop S | Suite 900 | Houston, Texas 77027

Phone 713.804.1020 | Email info@williamsburgent.com

© 2023 Williamsburg Enterprises

WILLIAMSBURG ENTERPRISES