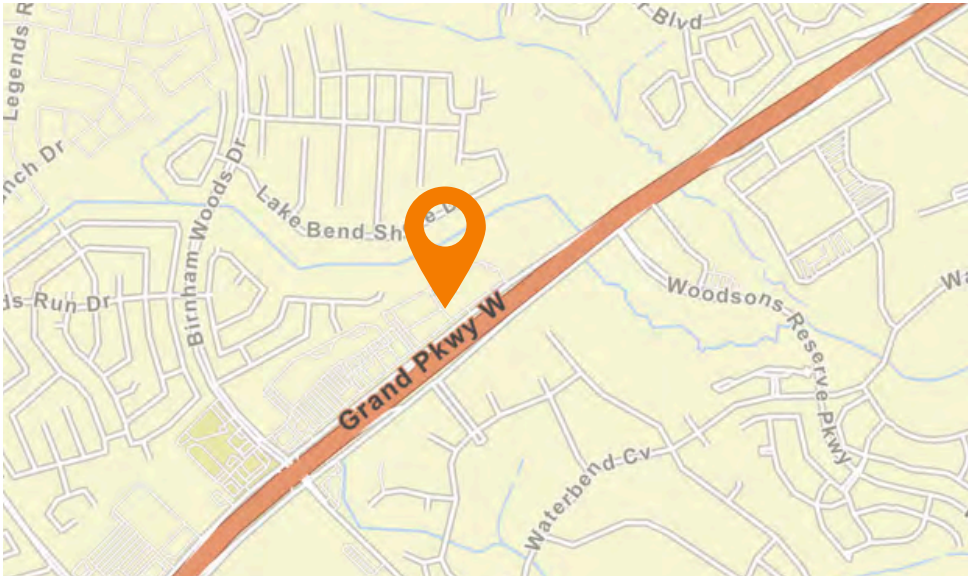




RETAIL SPACE FOR LEASE  
**REGAL BENDERS LANDING**  
4495 RILEY FUZZEL RD. | SPRING, TX 77386

# PROPERTY OVERVIEW



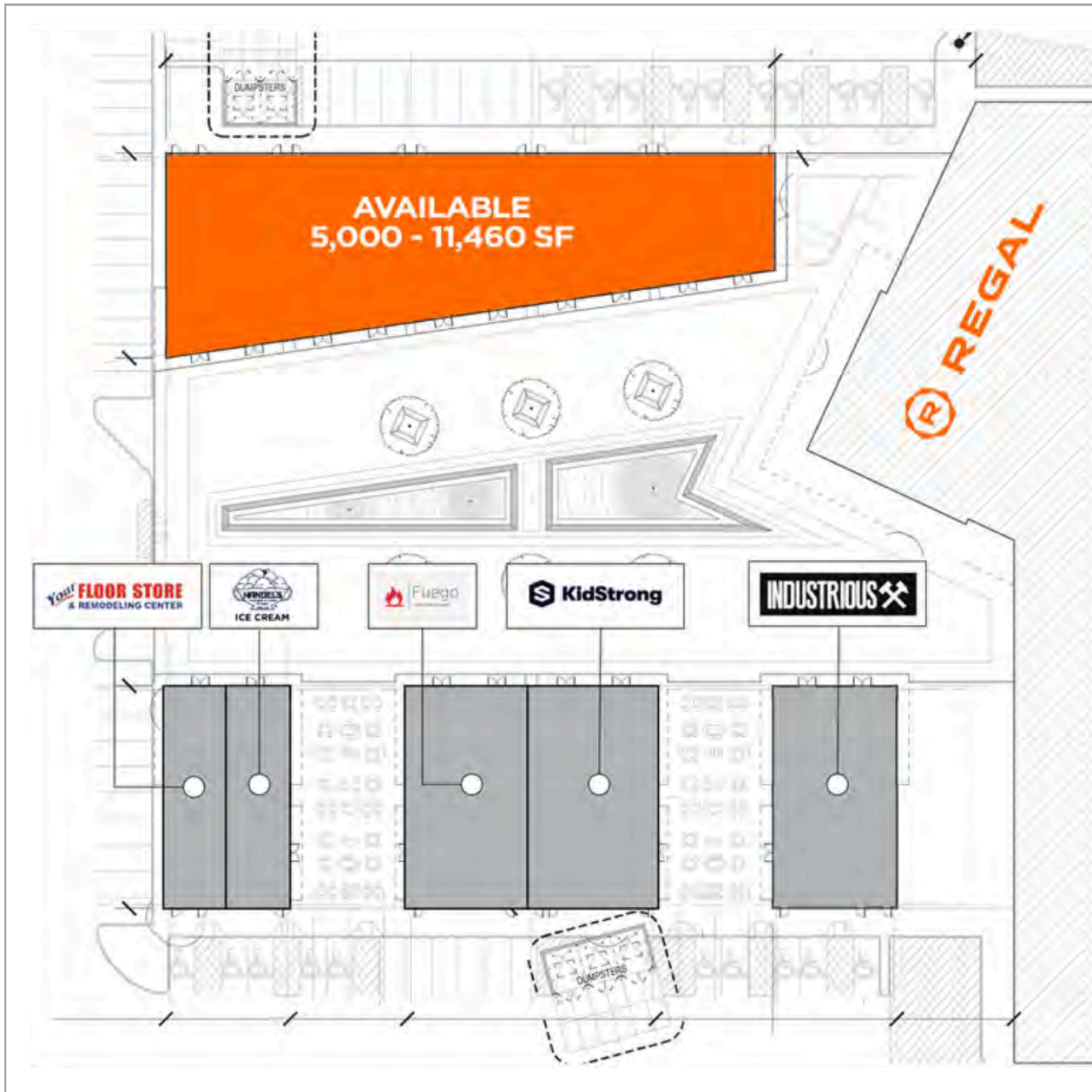
- The subject site will include +24,000 SF of restaurant, entertainment, and retail space flanking the entrance of the 24 screen/4,300+ seat/105,389 SF theatre complex.
- The development sits on 14.05 acres (612,018 square feet).
- Single-Tenant & Multi-Tenant in-line space available.
- Courtyard and patio access to most spaces.
- Ideal for restaurants, entertainment, services & soft goods retail, sports simulation and family style games concepts.
- 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.

<b>LEASE RATE</b>	NEGOTIABLE
<b>AVAILABLE SF</b>	5,500 - 11,460 SF
<b>BUILDING SIZE</b>	24,000 SF

<b>DEMOGRAPHICS</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	12,835
<b>AVG HOUSEHOLD INCOME</b>	\$136,420	\$134,737	\$115,109

*\*SOURCE: SITE TO DO BUSINESS 2025*

# PROPERTY HIGHLIGHTS

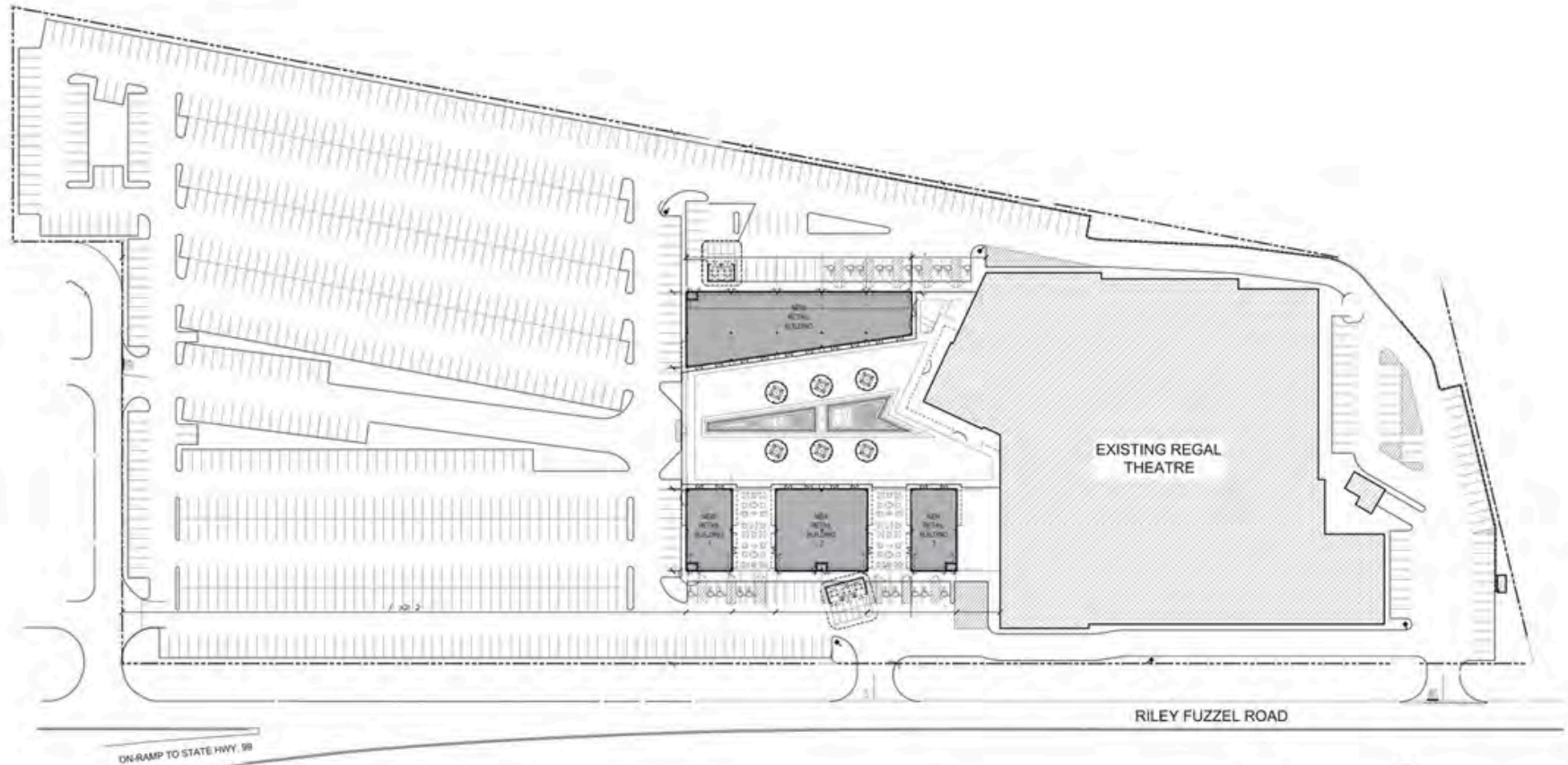


<b>TOTAL RETAIL BUILDING AREA</b>	24,380 SF
<b>TOTAL PLAZA AREA</b>	31,203 SF
<b>TOTAL OUTDOOR SEATING AREA</b>	6,080 SF

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

- ▶ Laser projection technology
- ▶ 4DX (A Regal exclusive in the market)
- ▶ Screen X (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.

# PROPERTY SITE PLAN



1 OVERALL SITE PLAN  
SCALE: 1" = 50'-0"



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# PROPERTY PHOTOS

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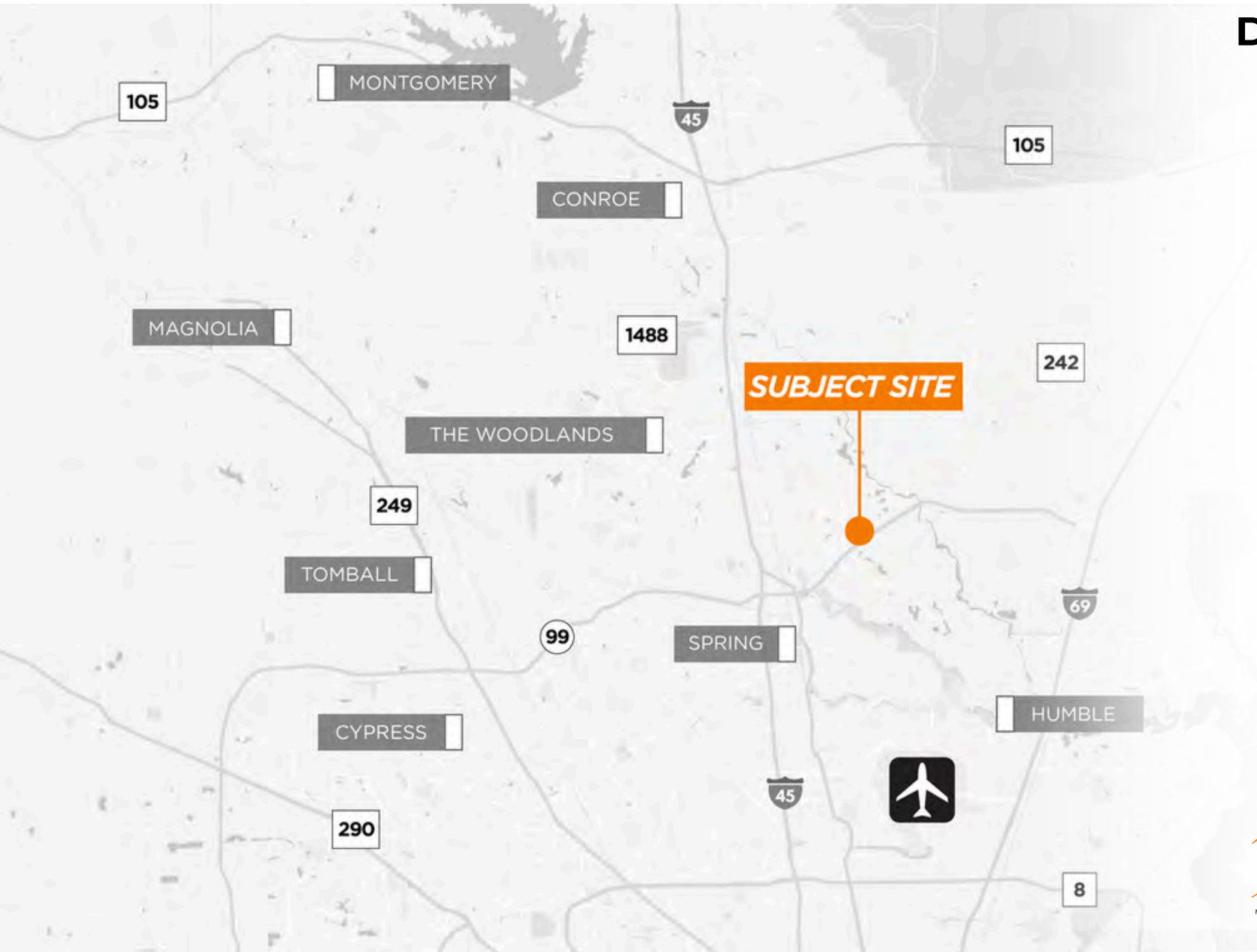
# PROPERTY AERIAL



# SURROUNDING TRADE AREA



# PROPERTY LOCATION



## DRIVETIMES

**8 MIN**

To I-45 S via  
Grand Pkwy W

**9 MIN**

To I-45 N via  
Hardy Toll Rd

**14 MIN**

To US 56 Via  
Grand Pkwy E

**16 MIN**

To George Bush  
Intercontinental  
Airport (IAH)

**32 MIN**

To Downtown Houston  
Via Hardy Toll Rd

# MARKET OVERVIEW

## SPRING, TEXAS - 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 within close proximity 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 70,000 people within three miles of the site; ESRI estimates a 4% annual growth rate in the next 5 years.

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 \$122,501, 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.

## HOUSTON - MARKET OVERVIEW

With a population of 6.9 million people in the metro area, Houston is the largest city in Texas, the 4th largest city in the US, and the 5th largest metro area. Houston is consistently a leader in population growth among major metro areas. From 2010 to 2023 the Houston metro added 1,500,000 people, which is a 25.3% increase.

Houston saw the fastest population growth rate amongst the 10 most popular metro areas. Houston is labeled as the most diverse city in the US with a business friendly environment, which includes a low cost to do business compared to other metro areas. Additionally, Houston has the highest number of STEM professionals, many of which are young in age with higher education degrees.

Houston has a diverse economy, positioning itself as a global leader in energy, international businesses, distribution, and technology. The Houston MSA is home to 26 fortune 500 headquarters, ranked third among metro areas. Many other Fortune 500 companies maintain US administrative headquarters in Houston. In the real estate industry, Houston has the 5th largest office market and the 6th largest Industrial market in the US.

Houston is known as the "Energy Capital of the World". More than 4,800 energy-related companies are located within the Houston MSA, including more than 700 exploration and production firms, more than 80 pipeline transportation establishments and hundreds of manufacturers and wholesalers of energy-sector products. Houston is home to 40 of the nation's 134 publicly traded oil and gas exploration and production firms, including 10 of the top 25; another nine among the top 25 have subsidiaries, major divisions or other significant operations in the Houston area.



**4<sup>th</sup>** largest city

**Houstonians:** nearly **1.4** million are foreign-born

**90** countries have official government representation here

**7<sup>th</sup>** largest metro economy

**Top 3 Metro** in the nation for the number of consular offices

**5,000+** Houston companies doing business abroad

**INTERNATIONAL BUSINESS CENTER**

**19** Foreign banks from **10** nations

**1,700+** Houston firms report foreign ownership

**Race/Ethnicity**

Houston today mirrors the U.S. in four decades

**HOUSTON AIRPORT SYSTEM**

**2** INTERNATIONAL AIRPORTS

George Bush Intercontinental and William P. Hobby Airports

**1** SPACE PORT

Ellington Airport Launch Site

License approved by FAA in 2015

Became a commercial spaceport in 2015

**188** nonstop destinations to **37** countries

2018 Passenger Volume (Pre COVID)

**122** Domestic Destinations

**66** International Destinations

**37** Countries

**1<sup>st</sup>** in U.S. import & export tonnage

**2<sup>nd</sup>** in total tonnage in the U.S.

**PORT OF HOUSTON: BUSIEST PORT IN TEXAS**

**16<sup>th</sup>** Busiest in the world by tonnage

**MORE THAN 8,000** ships visit annually

Approximately 100 steamship lines | provides services between Houston | and more than 1,000 global ports

**2018** DOMESTIC **46.5** Million

**58.3** Million total passengers

**INTERNATIONAL** **11.8** Million

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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.



11-03-2025



## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date