



NEW CONSTRUCTION

AVAILABLE NOW

Kingsland Crossing Retail Center

30625 Kingsland Blvd · Brookshire, TX 77423

Property Overview

Kingsland Crossing Retail Center is a brand-new construction retail development strategically located along Kingsland Blvd in Brookshire, Texas — one of the fastest-growing corridors in the greater Houston metro area. The center offers modern, flexible storefront space designed to accommodate a wide range of retail, restaurant, medical, and professional office users.

Situated between the rapidly expanding communities of Brookshire and Katy, this property places tenants directly in the path of sustained residential and commercial growth. With clean architecture, ample parking, and high-visibility positioning, Kingsland Crossing is purpose-built for businesses seeking a strong foothold in an emerging market.

Property Snapshot

- Address: 30625 Kingsland Blvd, Brookshire, TX 77423
- Type: New Construction Retail Center
- Year Built: 2024
- Condition: Shell / Cold Dark Shell
- Lease Type: NNN
- Lease Rate: \$30 PSF/YR

Available Spaces

Two premium shell suites are immediately available, offering flexible configurations for single-tenant or combined occupancy. Both units feature modern storefront construction and are ready for tenant-directed buildout.

1

Suite 110B

409 N Turnberry Ln

Approximately **1,544 SF**

Shell condition — ready for custom buildout to suit your brand and operational needs.

1,544

SF Per Suite

Shell condition, cold dark shell delivery

2

Suite 111B

411 N Turnberry Ln

Approximately **1,544 SF**

Adjacent to Suite 110B — ideal for expansion or a complementary tenant concept.

3,088

SF Combined

Contiguous suites available together

3

Combined Opportunity

Approximately **3,088 SF** combined

Contiguous space offering a larger footprint for qualifying tenants seeking room to grow.

\$30

PSF / Year NNN

Competitive rate for a premier new-construction asset

Property Highlights



Brand New Construction

Delivered in 2024, Kingsland Crossing offers the newest infrastructure, modern façades, and updated mechanical systems — zero deferred maintenance.



Versatile Use Cases

Ideal for retail, restaurant, medical/dental, personal services, or professional office. The open floor plan accommodates a wide range of tenant types.



Expanding Residential Base

Immediate proximity to Jordan Ranch, Kingsland Heights, and other high-density residential developments translates directly into a captive and growing customer base.



Flexible Shell Condition

Cold dark shell delivery allows tenants to design and build out the space precisely to their specifications, brand standards, and operational requirements.



High-Growth Corridor

Positioned squarely within one of the fastest-growing residential markets west of Katy, surrounded by expanding master-planned communities and rising household counts.



Strong Long-Term Demographics

The trade area boasts a growing population, above-average household incomes, and sustained in-migration from Houston's urban core — a compelling profile for any retail or service tenant.

Traffic & Access

Located just south of I-10 with direct access via Jordan Ranch Blvd and Kingsland Blvd, the site benefits from steady commuter traffic and strong connectivity to Katy and surrounding growth corridors. Multiple major roadways converge near this location, delivering consistent daily vehicle exposure.

Jordan Ranch Blvd @ I-10

~7,500 – 8,800 VPD

Primary access route connecting the property directly to Interstate 10 interchange activity and westbound commuter flow.

Pederson Rd Nearby


~18,700 VPD

One of the highest-traffic arteries in the immediate area, driving significant pass-by exposure from both residential and commercial users.

US Hwy 90 Corridor

~7,500+ VPD

The historic highway corridor running parallel to I-10 adds supplemental traffic from the broader Brookshire and Sealy markets.

 **Connectivity Advantage:** The property sits at the convergence of multiple arterials and benefits from daily commuter traffic generated by I-10 travelers accessing the Jordan Ranch and Katy-area residential communities.

Location & Connectivity

Strategically positioned near the intersection of I-10 and Jordan Ranch Blvd, Kingsland Crossing offers convenient access to one of the fastest-growing residential corridors west of Katy. The site's central position within this expanding node makes it a natural destination for daily needs retail, healthcare services, and neighborhood-serving businesses.

Key Access Points

- **Interstate 10** — Major east-west corridor linking Houston to San Antonio; immediate proximity drives regional visibility and commuter traffic.
- **Jordan Ranch Blvd** — Primary north-south connector serving the Jordan Ranch master-planned community and surrounding neighborhoods.
- **Kingsland Blvd** — Fronting road providing direct ingress/egress to the retail center with full access and visibility.



Nearby Communities: Jordan Ranch · Kingsland Heights · Brookshire Village · West Katy

Trade Area Demographics

The 5-mile trade area surrounding Kingsland Crossing reflects a high-income, rapidly expanding suburban population — precisely the demographic profile sought by national and regional retailers alike. Below-average vacancy and above-average household income signal a market with strong spending capacity and long-term growth momentum.

93K+

Population (5-Mile)

A large and rapidly expanding consumer base within a short drive of the property.

\$170K+

Avg Household Income

Above-average incomes signal strong discretionary spending and demand for quality services.

Top 10%

Growth Rate

Among the fastest-growing corridors in Greater Houston by household count and residential permits.

Why This Trade Area Matters

Brookshire and western Katy represent the leading edge of Houston's suburban expansion. Developers, homebuilders, and retailers are racing to capture a demographic wave that shows no signs of slowing. For tenants entering this market now, the opportunity to establish brand presence ahead of peak density is significant.



Property Gallery

Kingsland Crossing presents a clean, modern retail environment designed to attract both destination and convenience-driven tenants. The center's architecture, visibility, and parking configuration are purpose-built to support high-performing retail and service concepts.



Aerial Overview

Bird's-eye view illustrating site configuration, parking, and proximity to I-10 and Jordan Ranch Blvd.



Front Elevation

Contemporary storefront design with large glass facades, clean lines, and high curb appeal.



Parking & Access

Generous surface parking with smooth ingress and egress designed for high-volume retail traffic patterns.



Surrounding Development

Active residential and commercial development in all directions reinforces the long-term growth trajectory of this corridor.

Site Plan



The following site plan illustrates the configuration of available suites within Kingsland Crossing Retail Center. Suites 110B and 111B are adjacent, allowing for either independent occupancy or a combined contiguous lease of approximately 3,088 SF.

- Lease Rate:** \$30.00 PSF/Year NNN · Shell delivery · Flexible buildout allowance available for qualified tenants — ask listing broker for details.

Suite 110B

409 N Turnberry Ln

~1,544 SF · Shell Condition

Available immediately for tenant buildout

Suite 111B

411 N Turnberry Ln

~1,544 SF · Shell Condition

Available immediately — contiguous to Suite 110B

Combined Footprint

Suites 110B + 111B

~3,088 SF Total

Ideal for larger-format tenants or anchor concepts



Contact the Listing Broker

For leasing inquiries, property tours, or additional information on available suites at Kingsland Crossing Retail Center, please reach out directly to the exclusive listing broker. We welcome inquiries from qualified tenants, tenant representatives, and co-broke brokers.

Ram King

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713-480-5109

Kingsland Crossing Retail Center

30625 Kingsland Blvd Brookshire, TX 77423

- Suites 110B & 111B Available
- ~1,544 SF each | ~3,088 SF combined
- \$30 PSF/YR NNN · Shell Condition
- New Construction · 2024 Delivery

Why Kingsland Crossing?

This is not just another available suite — it is a strategic market entry point into one of Houston's most compelling suburban growth stories. Kingsland Crossing combines the fundamentals that matter most: a new product, a high-income trade area, strong traffic, and a location in the direct path of sustained residential expansion.

Location in the Path of Growth

Western Houston and the Katy/Brookshire corridor continue to attract master-planned residential development at scale, delivering a growing, captive consumer base year over year.

Flexible, Modern Space

Shell condition delivery means tenants can build to their exact specifications — no costly demolition, no outdated infrastructure. The space is a blank canvas ready for your brand.

Competitive Positioning

At \$30 PSF NNN in a brand-new center with strong demographics and traffic, this offering represents genuine value for tenants looking to establish themselves in an underserved but rapidly maturing market.

Broker-Friendly Opportunity

We welcome co-broke relationships and tenant representation. Competitive commissions are offered to qualified brokers who bring qualified tenants to the table.

- ❑ **Act Early:** With only two suites available in a new center serving a fast-growing corridor, availability is limited. We encourage qualified tenants and their representatives to schedule a site tour at their earliest convenience.