



MEADOWS PLACE SHOPPING CENTER | FOR LEASE

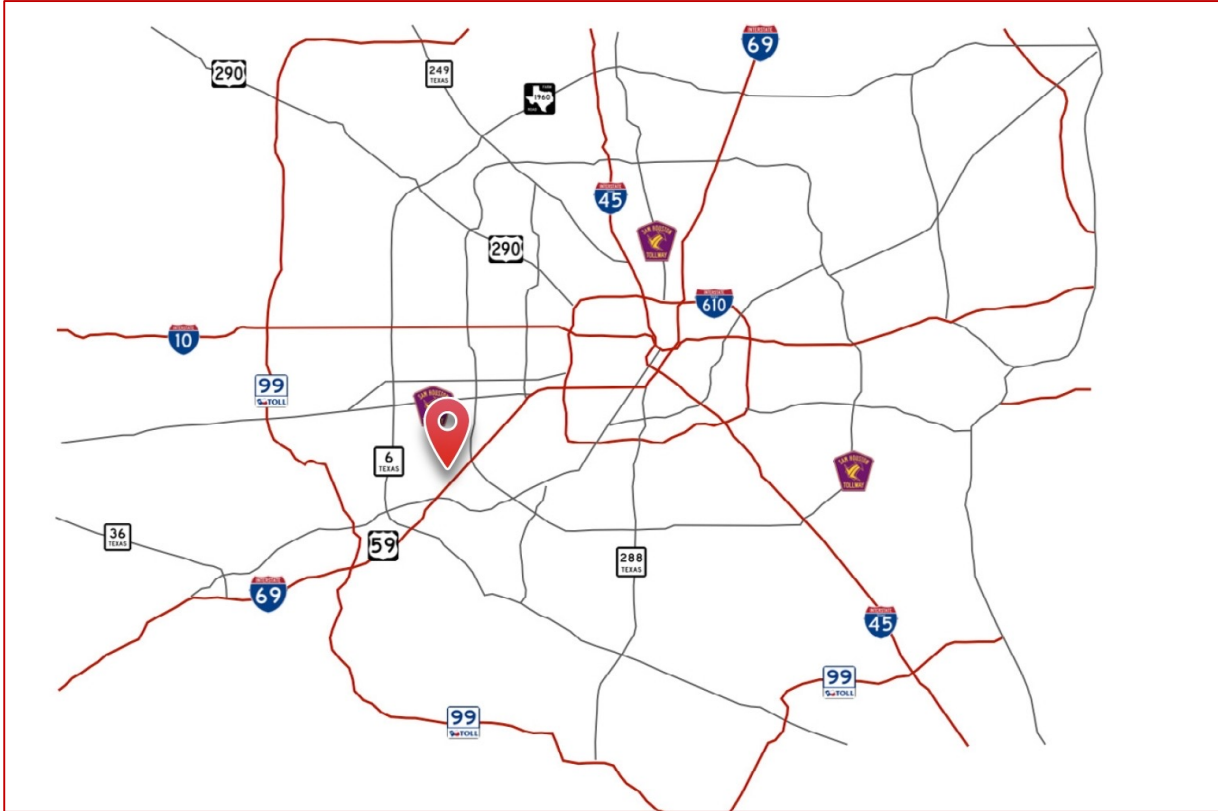


Meadows Place Shopping Center

11720 W Airport Blvd, Meadows Place, TX 77477

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LOCATION

11720 W Airport Blvd, Meadows Place, TX 77477



AVAILABLE

Suite 4: 2,800 SF
 Suite 8: 3,150 SF
 0.5 acres available for Ground lease



RATE

Please call for pricing



TRAFFIC COUNTS (TXDOT)

26,906 VPD 12,425 VPD
 W Airport Blvd Kirkwood Rd



PROPERTY INFORMATION

- Prime Location: Located at 11720 W Airport Blvd, Meadows Place Shopping Center serves as a central retail hub in the area.
- Strong Community Base: The center is surrounded by a vibrant and diverse community of over 18,000 residents with a median household income of \$61,000.
- Anchor Tenants: Major tenants include Kroger, Planet Fitness, and Dollar Tree, attracting steady customer traffic.
- Retail Variety: A balanced mix of local and national retailers offers shopping, dining, and entertainment options for all needs.
- Visitor Convenience: With ample parking and easy access, the center provides a seamless one-stop shopping experience

Visitor data from Placer.ai

2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	18,330	136,128	411,072
AVG HH INCOME	\$74,940	\$68,539	\$72,811

AREA RETAILERS

Nissan, ALDI, Walgreen's, Rooms To Go, Denny's, WeCare, Starbucks, Chick-fil-A, Chipotle, Jack in the Box, Lazy Dog, Sam's Club, Simply Suites, Home2 Suites by Hilton, StayBridge Suites by IHG, TownePlace Suites by Marriott

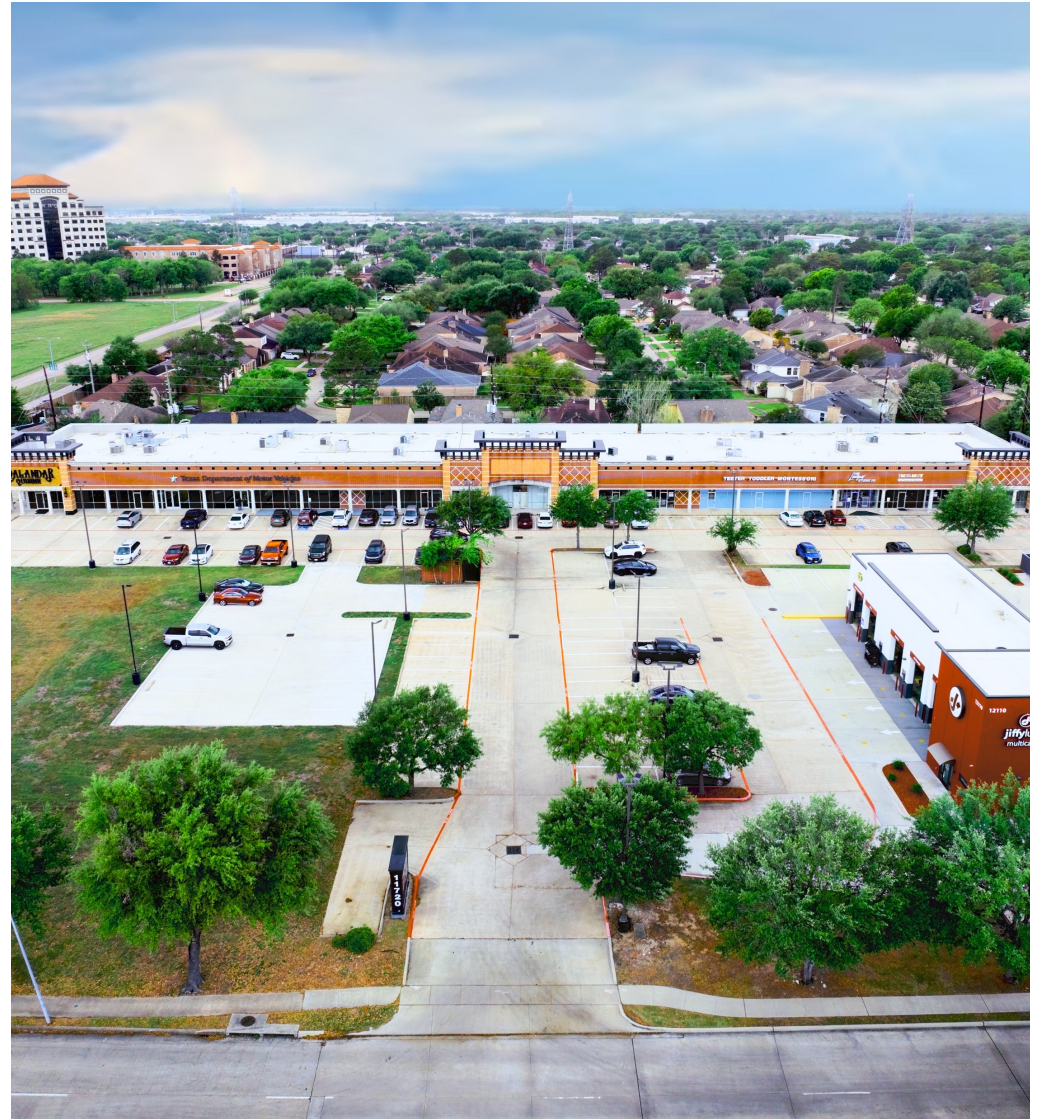


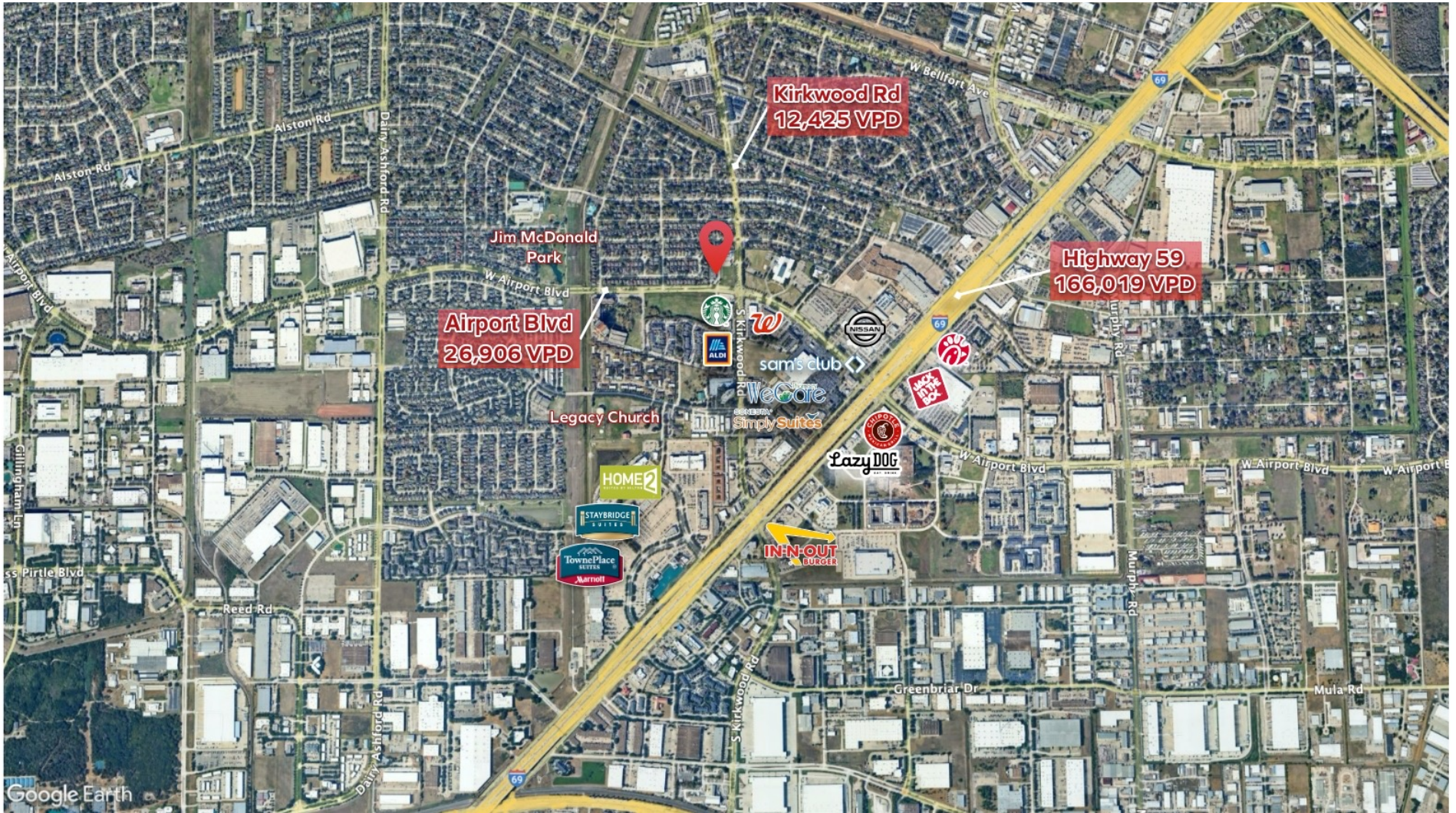
Meadows Place Shopping Center is a commercial retail property situated at 11720 W Airport Blvd in Meadows Place, TX 77477. The property serves as a central retail hub in the area, offering visitor convenience with ample parking and easy access. The site is **positioned along established corridors** carrying strong traffic counts, including **26,906 VPD** on W Airport Blvd and **12,425 VPD** on Kirkwood Rd.

The property is located within a vibrant and diverse community, benefiting from a strong local consumer base. Within a three-mile radius, the area features a total population of **138,128**. The immediate one-mile radius boasts an average household income of **\$74,940**.

Major anchor tenants include Kroger, Planet Fitness, and Dollar Tree. Nearby area retailers include ALDI, Walgreen's, Sam's Club, Starbucks, Chick-fil-A, Jack in the Box, and Rooms To Go, along with nearby hotels like Home2 Suites by Hilton and StayBridge Suites by IHG that help drive steady customer traffic through the trade area.

The center currently has two suites available for lease: Suite 4 at **2,800 SF** and Suite 8 at **3,150 SF**, along with **0.92 acres** available for a **ground lease**.







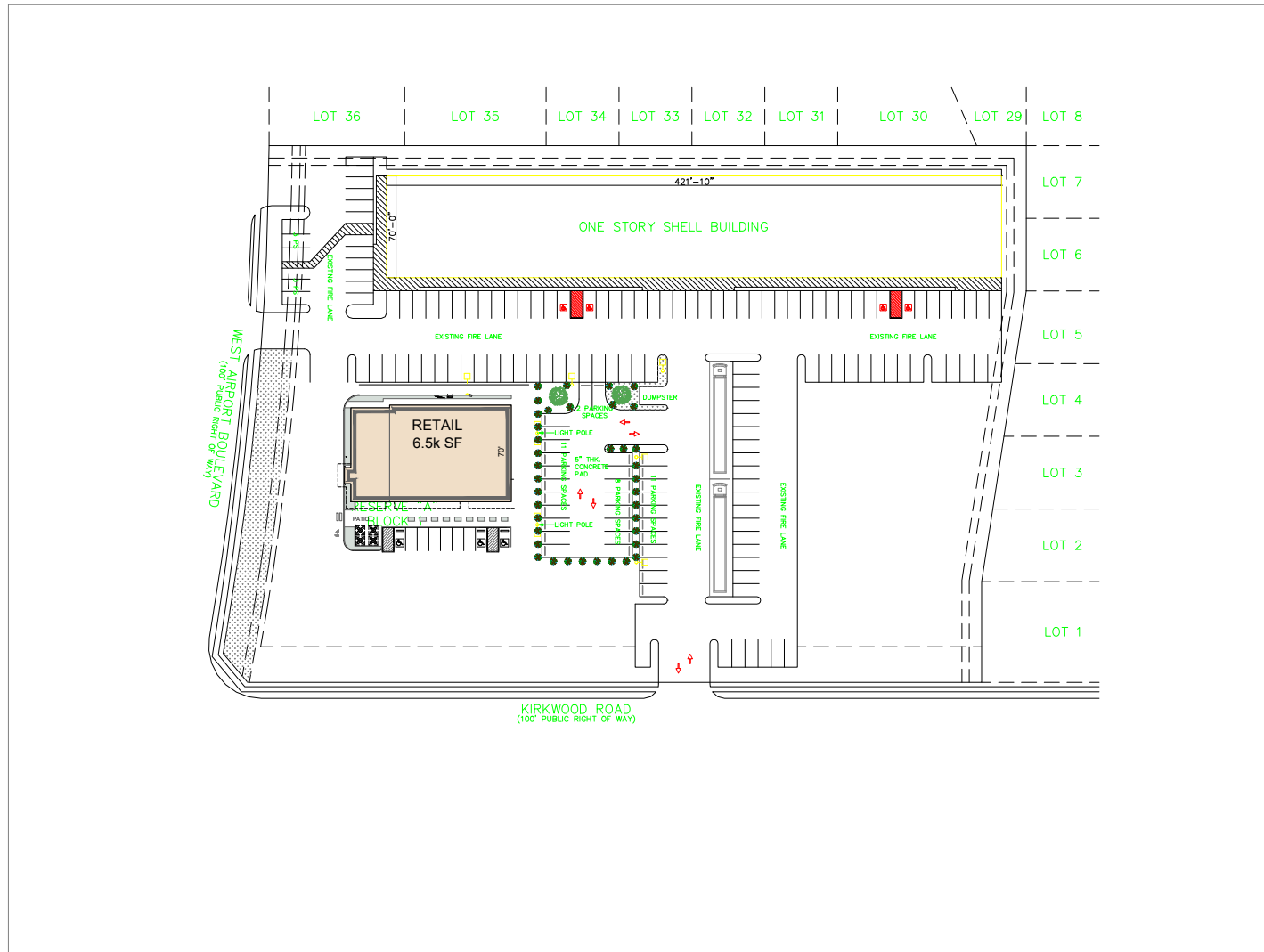
MEADOWS PLACE SHOPPING CENTER

Available Total: 5,950 SF

Suite 4: 2,800 SF

Suite 8: 3,150 SF







	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
Population			
2024 Population	18,330	136,128	411,072
2029 Population Projection	20,741	146,782	444,925
Annual Growth 2024-2029	2.6%	1.6%	1.6%
Households			
2024 Households	7,027	47,472	141,327
2029 Household Projection	8,049	51,526	153,475
Annual Growth 2024-2029	2.9%	1.7%	1.7%
Avg Household Size	2.60	2.80	2.80
Avg Household Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$197,741	\$194,534	\$214,818
Median Year Built	1985	1983	1983
Household Income			
Avg Household Income	\$74,940	\$68,539	\$72,811
Median Household Income	\$61,188	\$49,726	\$50,579
Population Summary			
Median Age	37.30	36.00	36.60
Avg Age	38.30	37.00	37.50
Employment			
Civilian Employed	9,872	66,555	205,774
Marital Status			
Married	2,893	20,361	62,883
Married No Children	1,788	11,622	35,832
Married with Children	1,105	8,739	27,052

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

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:

- 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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

KM Realty Management LLC	530124	randy@kmrealty.net	713.690.1093
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DESIGNATED BROKER	LICENSE NO.	EMAIL	PHONE
Ronald Patrice	780842	ronald@kmrealty.net	713.275.2616
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE
BUYER/TENANT/SELLER/LANDLORD INITIALS			DATE