



RETAIL FOR LEASE - PRIME URBAN LOCATION



Keystone Plaza

10600 Northwest Fwy, Houston, TX 77092

Kristen Barker, CCIM® | *Principal*
kbarker@edge-re.com | 713.900.3040

Madison Workman | *Associate*
mworkman@edge-re.com | 713.900.3045

Edge Realty Partners
515 Post Oak Blvd, Suite 175, Houston, Texas 77027
713.900.3000 | edge-re.com



LOCATION

10600 Northwest Fwy
Houston, TX 77092



AVAILABLE

1,428 SF 1st Floor
1,465 SF 1st Floor
4,410 SF 1st Floor



COMING AVAILABLE Q4 2024

930 SF
1,159 SF
4,270 SF

RATE

Please Call for Rates



TRAFFIC COUNTS (KALIBRATE 2024)

205,522 CPD

Hwy 290

20,808 CPD

Mangum Rd



2023 DEMOGRAPHIC SNAPSHOT

	3 Mile	5 Mile	7 Mile
TOTAL POPULATION	141,663	385,187	814,407
DAYTIME POPULATION	132,694	385,581	893,175
AVG HH INCOME	\$89,874	\$93,838	\$89,061

AREA RETAILERS

T.J. Maxx, Burlington, Old Navy, Five Below, Ross Dress for Less, Petco, Michaels, Rack Room Shoes, Bath & Body Works, Academy Sports & Outdoors, Conn's HomePlus, Harbor Freight Tools, We Are Floors, El Rancho Supermercado, Los Cucos, Olive Garden, Chick-fil-A, Denny's



RETAIL & OFFICE MULTIPLEX REPOSITIONING UNDERWAY

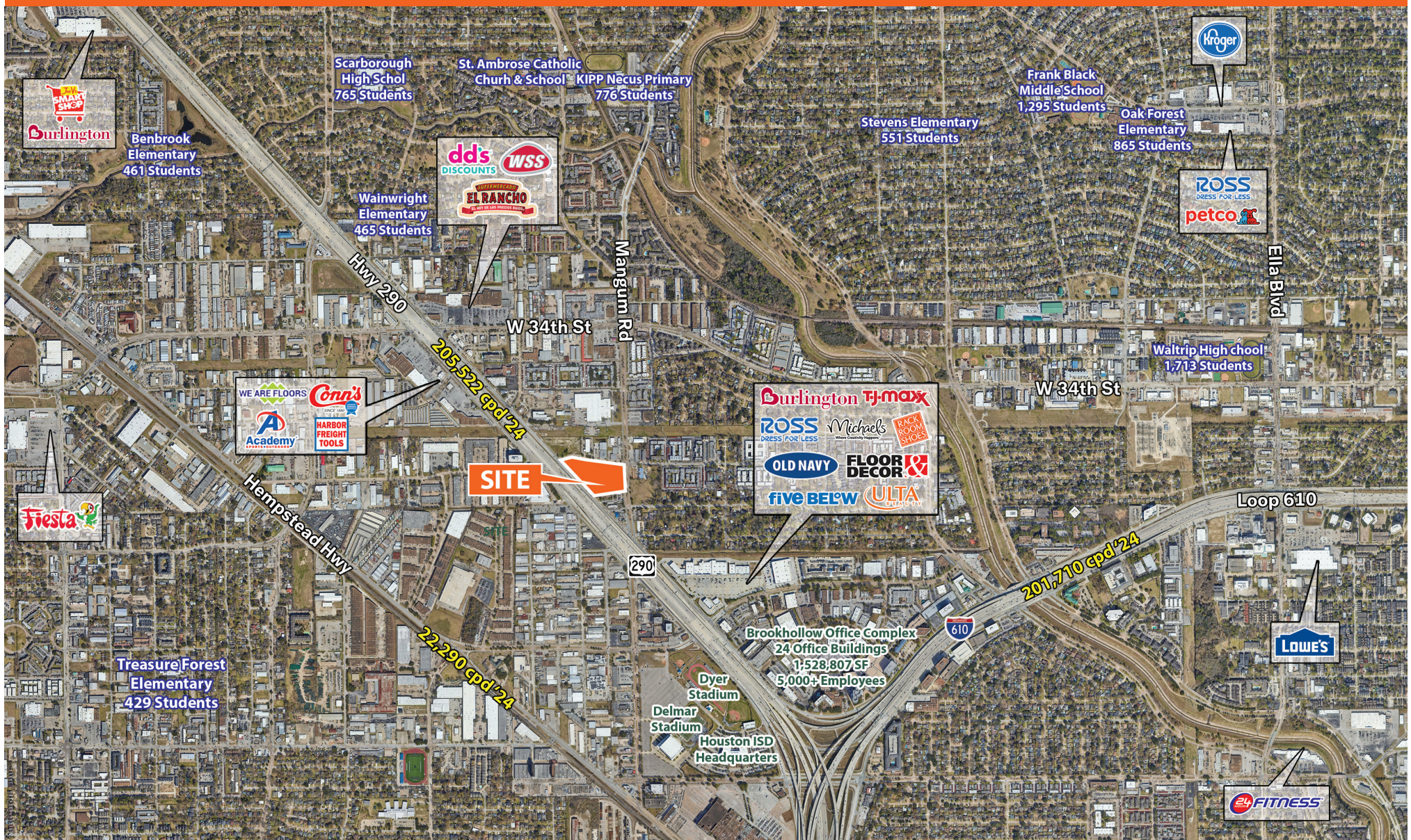
Keystone Plaza is a retail and office multiplex consisting of two retail buildings and two restaurant buildings facing US 290, along with two 2-level-retail buildings facing Mangum Road, a 5-story office tower hovering above a community plaza, and a two-story parking garage at the center of the complex. Keystone plaza holds a total offering of 72,500 sf of retail & restaurant spaces, 50,000 sf of class B office spaces, and EV charging stations at key locations by the completion of the project repositioning.

- Conveniently located 1 mile from Loop 610 North. Keystone Plaza is situated along US 290, one of Houston's most traveled commuters' highways, linking northwest Houston residential communities to Downtown Houston, The Galleria, and Inner Loop attractions.
- Superior Access from US 290 and Mangum Road
- Less Than 10 minutes from Top Ranking Residential Neighborhoods of Spring Branch East, Rice Military/Memorial Park, Garden Oaks, Lazybrook/Timber Grove, and Greater Heights
- Highly Visible Freeway Pylon Sign
- 174,280 Daytime Population within 10 Minutes Drive

KEY	AREA	SF
1	Retail	21,578
2	Retail	18,960
3	Restaurant	6,038
4	Restaurant	6,922
5	Retail	14,142
6	Retail	5,142
7	Future Retail	2,700
8	Office Lobby, Office above	50,091
9	Plaza	



KEY	PARKING	SPACES
P1	Parking - Retail	175
P2	Parking - Retail	17
P3	Parking - Retail	10
P4	Parking Gargage - Retail & Office	130
P5	Parking - Retail & Office	94
Total Parking Spaces		426







UNIT	TENANT	SF
10510	Yucatan Seafood Restaurant	6,100
10512	Carlos Garcias, DDS	932
10520	Banh Mi & More	1,450
10530	Korvey Cosmetics Beauty Bar	868
10540	Coming Available	1,158
10560	My Castle FSBO	1,160
10570, 10580, 10590	Coming Available	4,270
10600 #202	School of Massage	6,133
10600 #235	English School	
10610	Coming Available	930
10616	All Star Tax Services	1,039
10622	Fast Sign	2,100
10628	Available	1,428
10630	Available	1,465
10640	Available	4,140
10650	ATT & Mobility	3,500
10670	FEDEX	6,055
10686	Rosa Nails	930
10690	Los Cucos Mexican Café	7,100







	3 MI RADIUS	5 MI RADIUS	7 MI RADIUS
POPULATION			
TOTAL POPULATION	141,663	385,187	814,407
TOTAL DAYTIME POPULATION	132,694	385,581	893,175
PROJECTED POPULATION GROWTH 2021 TO 2026	8.76%	8.07%	5.82%
2026 PROJECTED POPULATION	154,069	416,288	861,768
% FEMALE POPULATION	50%	50%	50%
% MALE POPULATION	50%	50%	50%
MEDIAN AGE	36.6	37.2	36.6
BUSINESS			
TOTAL EMPLOYEES	62,000	193,712	449,150
TOTAL BUSINESSES	5,312	15,998	33,992
HOUSEHOLD INCOME			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$89,874	\$93,838	\$89,061
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$68,751	\$74,776	\$69,999
ESTIMATED PER CAPITA INCOME	\$48,388	\$57,004	\$52,398
HOUSEHOLD			
TOTAL OCCUPIED HOUSING UNITS	62,946	179,569	380,947
% HOUSING UNITS OWNER-OCCUPIED	47.00%	47.00%	43.00%
% HOUSING UNITS RENTER-OCCUPIED	45.00%	44.00%	47.00%
RACE & ETHNICITY			
% WHITE	46.43%	45.72%	43.13%
% BLACK OR AFRICAN AMERICAN	8.85%	13.19%	12.27%
% ASIAN	4.73%	5.27%	6.98%
% OTHER	40.00%	35.82%	37.62%
% HISPANIC	44.99%	39.99%	42.72%
% NON-HISPANIC	55.01%	60.01%	57.28%

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.

EDGE Realty Partners LLC	9000663	info@edge-re.com	713.900.3000
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809