

FOR LEASE

LAKEWOOD FOREST SHOPPING CENTER

21127-21183 STATE HIGHWAY 249
HOUSTON, TEXAS 77070



GLA
107,224 SF



AVAILABILITY
1,750 - 4,916 SF



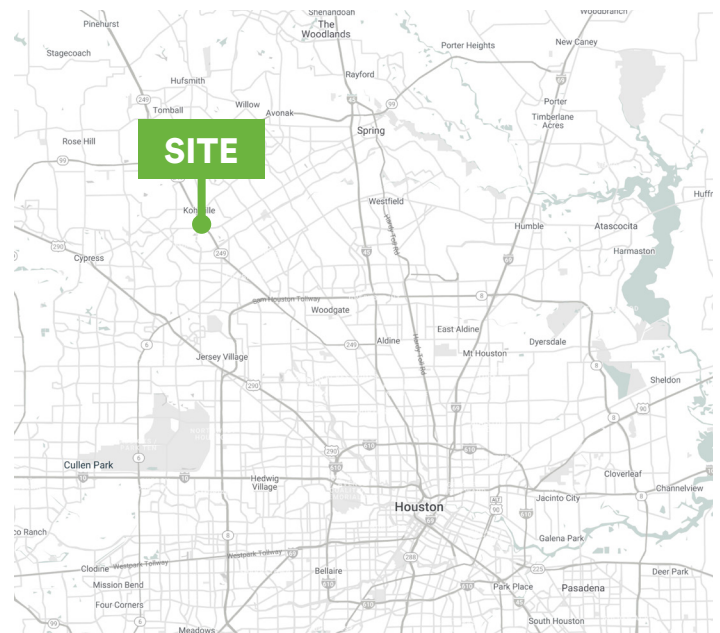
PARKING
3.82/1,000



LOCATION
NW HOUSTON/ADJACENT
VINTAGE PARK

PROPERTY HIGHLIGHTS

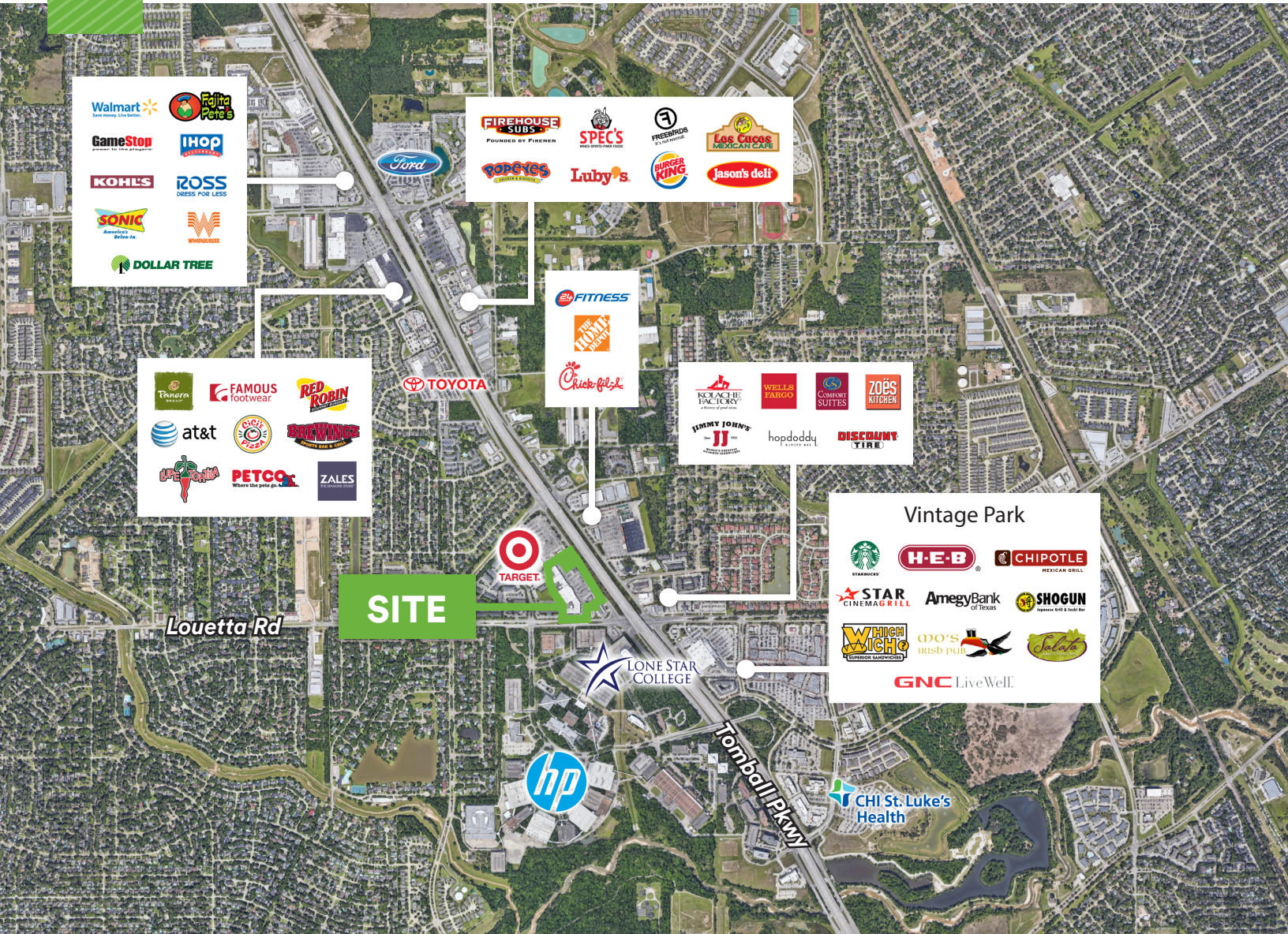
- Shadow-anchored by a 123,300 SF Target
- Prime retail location with frontage on both State Highway 249 Access Rd (102,863 VPD) and Louetta Road (32,534 VPD)
- Synergistic co-tenancy with a variety of food, soft goods, service, and other uses
- Located in the immediate area of several traffic generators:
 - 0.2 miles to Lone Star College (5,500 students)
 - Directly across SH-249 to Vintage Park (>\$1B mixed use development)
 - 1.3 miles from St. Luke's Hospital



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DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

2023 Total Population	10,564	104,883	262,042
2028 Total Population	10,893	106,004	265,721
2023-2028 Annual Growth Rate	3.11%	1.07%	1.40%
2023 Households	4,074	39,819	97,625
2028 Households	4,215	40,324	99,233
2023 Median Home Value	\$245,201	\$244,607	\$249,659
2023 Average Household Income	\$109,446	\$114,025	\$113,612
2023 Total Consumer Spending	\$138,108,000	\$1,436,471,000	\$3,515,605,000
2028 Total Consumer Spending	\$161,462,270	\$1,631,688,809	\$3,980,596,331



32,534 VPD
Louetta Road

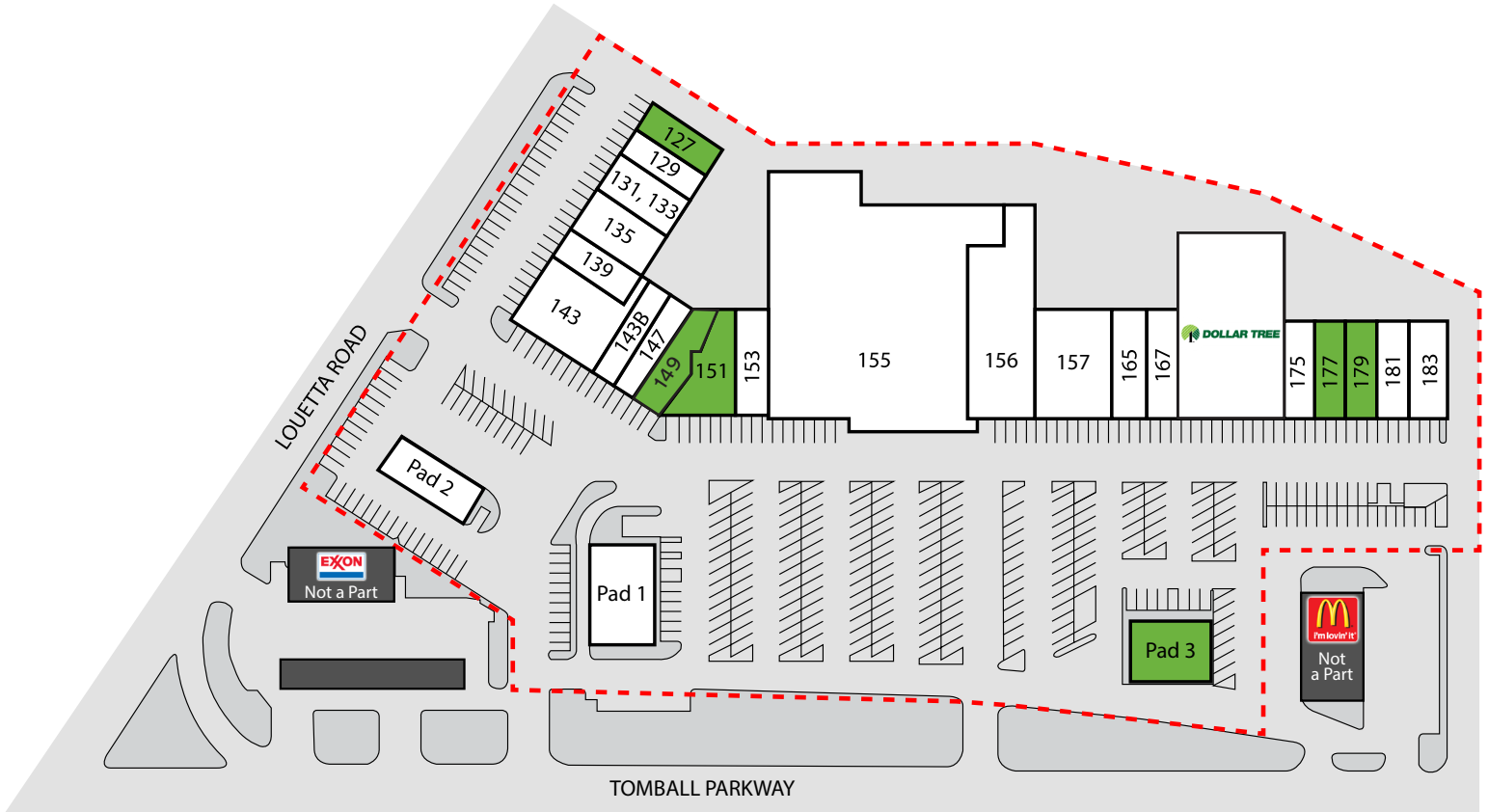


246,059
Employees

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SUITE AVAILABILITY

SUITE	AVAILABILITY	RSF
127	Available	1,805
129	Domino's Pizza	1,220
131-133	Rose's Nail	1,770
135	The Thirsty Texan	2,400
139	Thai Curry	2,100
143	First Watch	3,795
143B	Mayuri Express	1,605
147	Subway	1,600
149	Available	1,127
151	Available	3,789
153	Sound Revolution	2,425
155	Planet Fitness	30,658
156	Dragon's Lair Comics and Fantasy	10,220

RSF

SUITE AVAILABILITY

SUITE	AVAILABILITY	RSF
157	El Palenque	5,585
165	Lakewood Hair Design	1,618
167	Animal Clinic	2,400
169	Dollar Tree	15,206
175	UPS Store	1,400
177	Available	1,750
179	Available	1,750
181	Egg Roll's Chinese Café	1,050
183	Darque Tan	2,401
Pad 1	Taco Cabana	3,700
Pad 2	KFC	2,350
Pad 3	Available	3,500

RSF



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PAD SITE 3



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SURROUNDING BUSINESSES & NEIGHBORHOODS

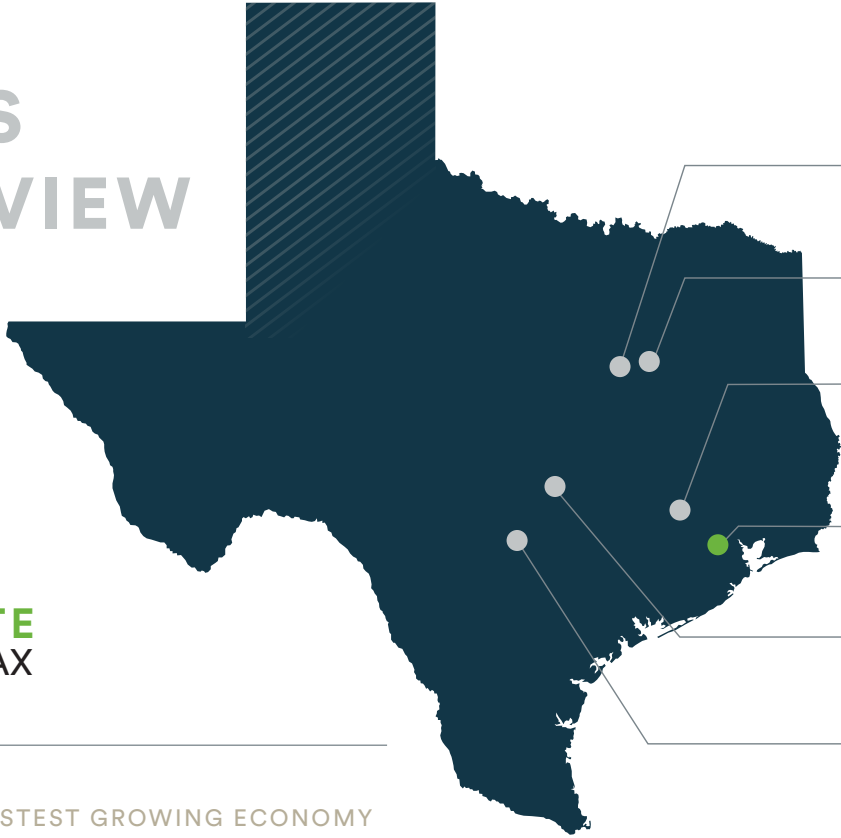


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TEXAS OVERVIEW



Fort Worth

TOP CITY FOR SALES GROWTH IN 2018

Dallas

TOP MSA FOR POPULATION GROWTH IN 2020

Bryan/College Station

#1 BEST SMALL PLACES FOR BUSINESSES IN TEXAS

Houston

4TH LARGEST POPULATION IN THE U.S.

Austin

NAMED BEST CITY TO START A BUSINESS IN 2020

San Antonio

2ND FASTEST GROWING CITY IN THE NATION



**NO STATE
INCOME TAX**

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS



POPULATION
28,995,881

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



**BEST STATE
FOR BUSINESS**



**TOP STATE
FOR JOB GROWTH**



**LARGEST
MEDICAL CENTER**

FOR LEASE

LAKWOOD FOREST SHOPPING CENTER

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HOUSTON, TEXAS



POPULATION
7,000,000

21

FORTUNE 500
COMPANIES BASED
IN HOUSTON

3RD

IN THE WORLD
FOR CITIES OF THE
FUTURE



ENERGY CAPITAL OF THE WORLD
HOME TO **39** OF THE NATION'S LARGEST
PUBLICLY TRADED OIL & GAS EXPLORATION
& PRODUCTION FIRMS



58 MILLION AIRLINE PASSENGERS
GEORGE BUSH INTERCONTINENTAL AIRPORT:
OVER 170 DESTINATIONS W/ NONSTOP FLIGHTS
HOBBY AIRPORT: 60 DESTINATIONS



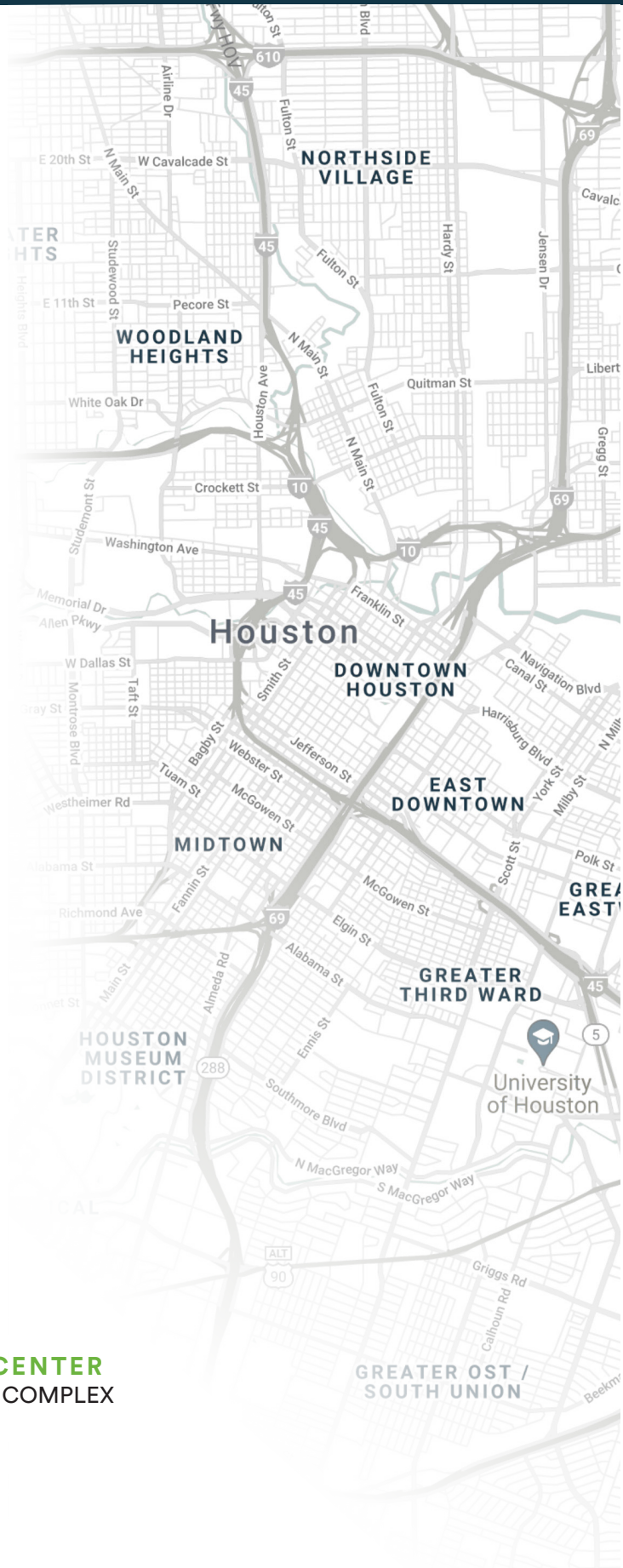
PORT OF HOUSTON
LARGEST PORT ON THE GULF &
2ND LARGEST IN THE US
GENERATES \$5.6 BILLION IN STATE & LOCAL REVENUE

4TH

LARGEST CITY
IN THE UNITED STATES



TEXAS MEDICAL CENTER
LARGEST MEDICAL COMPLEX
IN THE WORLD



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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.

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.

Oldham Goodwin Group, LLC
Licensed Broker/Broker Firm Name or Primary
Assumed Business Name

Designated Broker of Firm

Licensed Supervisor of Sales Agent/Associate

Sales Agent/Associate's Name

532457
Licensed No.

Licensed No.

Licensed No.

Licensed No.

Casey.Oldham@OldhamGoodwin.com
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(979) 268-2000
Phone

Phone

Phone

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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