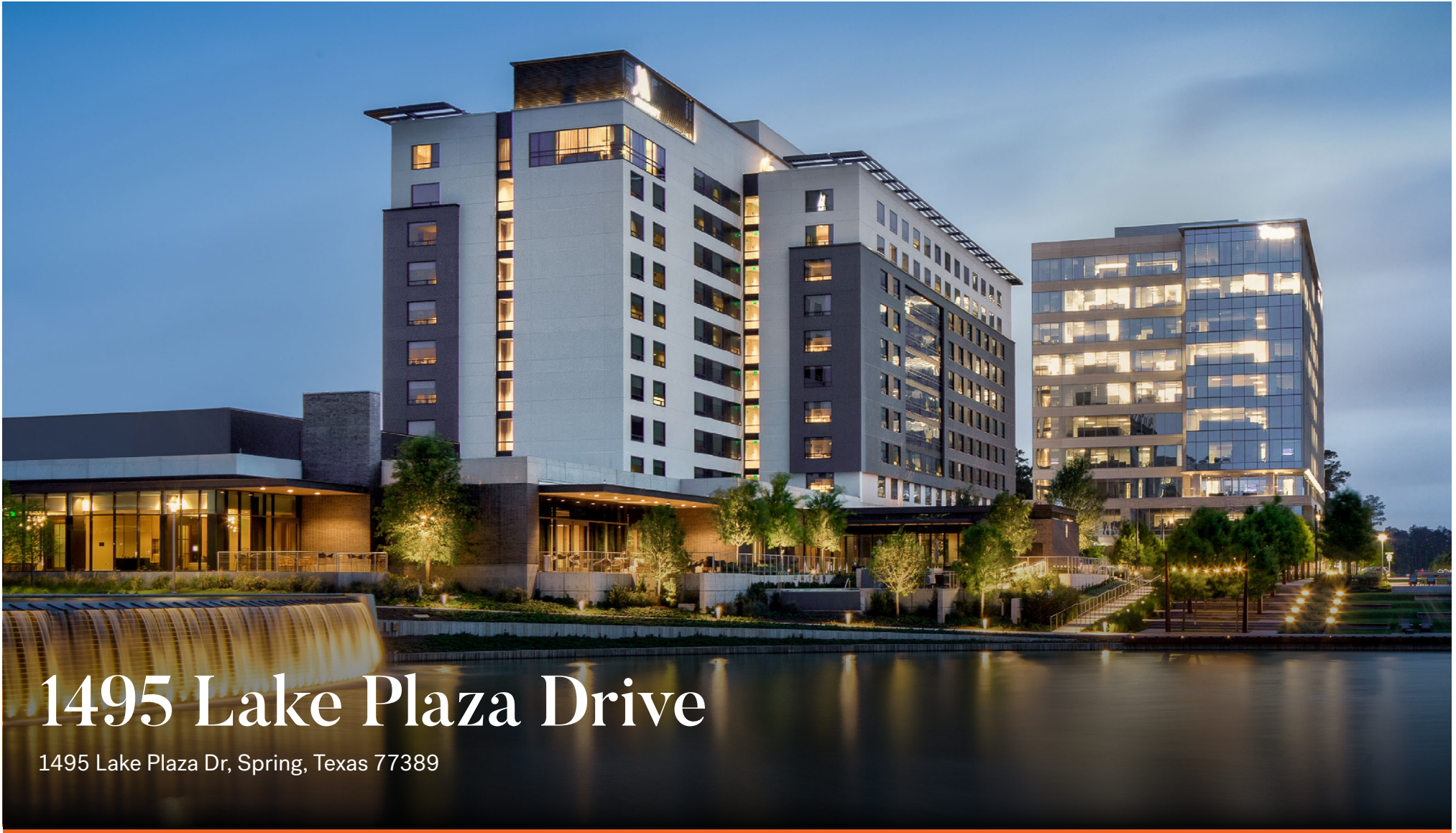




±3,317 SF RETAIL/RESTAURANT SPACE AVAILABLE FOR LEASE AT CITYPLACE

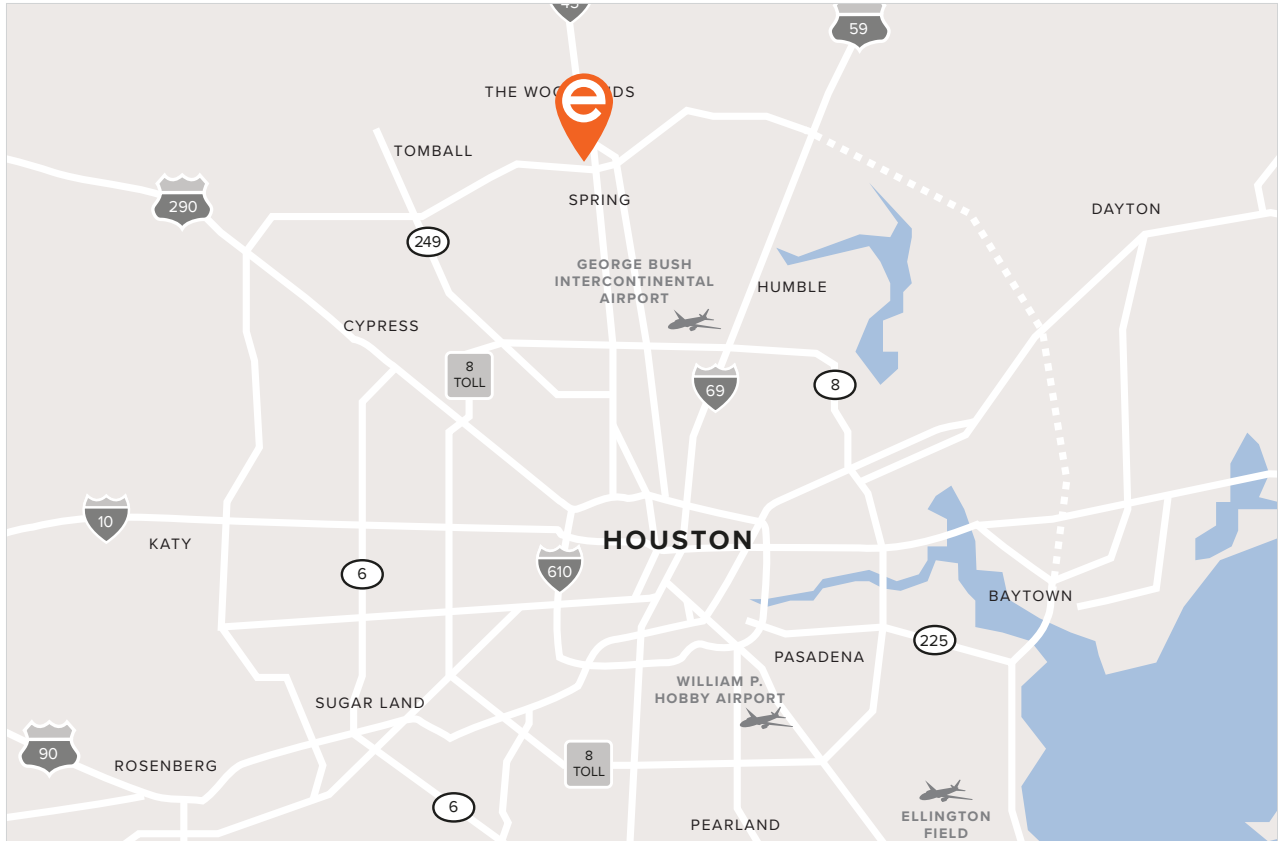


1495 Lake Plaza Drive

1495 Lake Plaza Dr, Spring, Texas 77389

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

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



LOCATION

1495 Lake Plaza Drive
Spring, Texas 77389



AVAILABLE

±3,317 SF (Can Subdivide)



RATE

Please call for pricing



TRAFFIC COUNTS (KALIBRATE 2025)

19,082 CPD

207,867 CPD

Springwoods Village Pkwy

Interstate 45 N



PROPERTY INFORMATION

- ±3,317 SF Retail/Restaurant Space Directly Attached To Star Cinema Grill
- Star Cinema Grill Recieves Over 300K Annual Visits
- Located Within CityPlace, A 60-Acre, Fully Integrated Mixed-Use Development In Springwoods Village
- CityPlace Is Home To Over 21,000 On-Site Employees And Anchored By Multiple Fortune 500 Companies Including ExxonMobil, Hewlett Packard Enterprise, And American Bureau Of Shipping
- Near The ExxonMobil Campus, A Major Employment Hub Fueling Strong Daytime Demand With Over 31,000 Daytime Adults Within A 2-Mile Radius
- Unparalleled Regional Access Via I-45, Grand Parkway, And Hardy Toll Road With Multiple Frontage Road Connections

2025 DEMOGRAPHIC SNAPSHOT

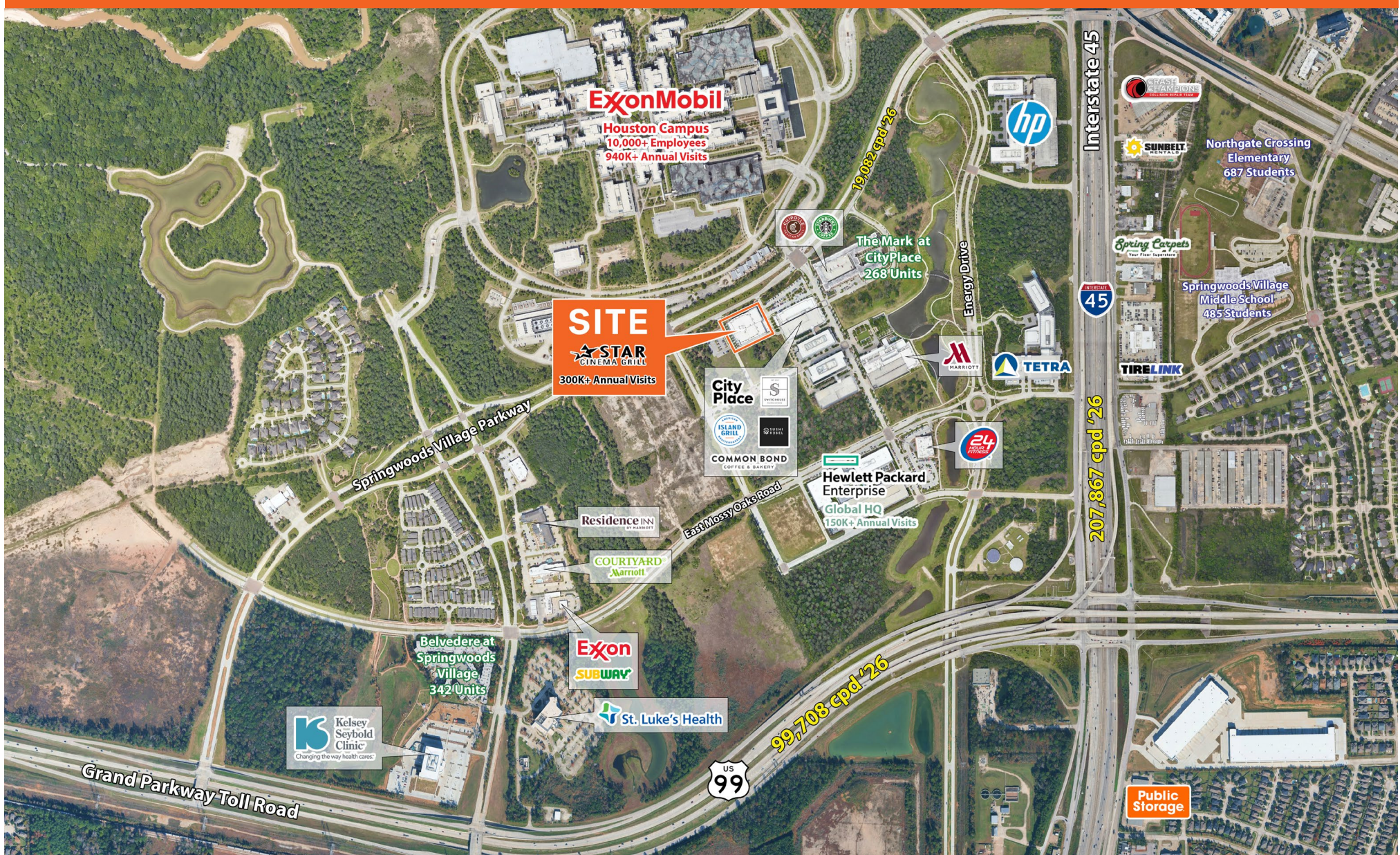
	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	3,142	77,982	256,929
ADULT DAYTIME POPULATION	5,350	84,616	235,552
AVG HH INCOME	\$109,073	\$98,953	\$106,401

AREA RETAILERS

Star Cinema Grill, 24 Hour Fitness, Focus Optical, Island Grill, Sushi Rebel, Common Bond, Oiler Studio, St. Luke's Health, Kelsey-Seybold Clinic, Chipotle, Torchy's Tacos, Chick-Fil-A, Jinya Ramen Bar, Tarka Indian Kitchen, MOD Pizza,Cava, Cold Stone Creamery, Starbucks, Kroger, Nails of America

**Visitor data from Placer.ai*



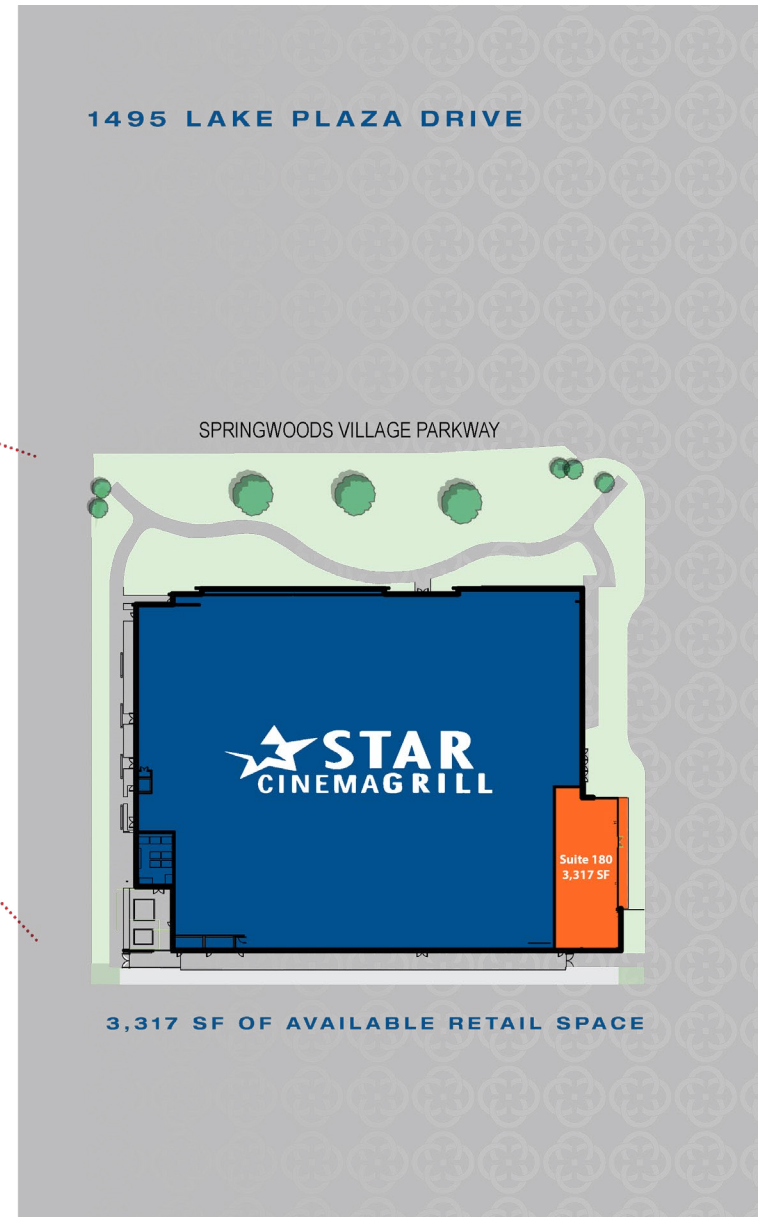








■ EXECUTED LEASE
 ■ LEASE IN PROGRESS
 ■ LOI IN PROGRESS
 ■ AVAILABLE





	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
TOTAL POPULATION	3,142	77,982	256,929
TOTAL DAYTIME POPULATION	5,350	84,616	235,552
PROJECTED POPULATION GROWTH 2025 TO 2030	13.1%	5.6%	4.8%
2030 PROJECTED POPULATION	3,554	82,387	269,279
% FEMALE POPULATION	51%	51%	51%
% MALE POPULATION	49%	49%	49%
MEDIAN AGE	37.3	36.5	37.3
BUSINESS			
TOTAL EMPLOYEES	2,796	40,595	90,383
TOTAL BUSINESSES	135	2,768	6,139
HOUSEHOLD INCOME			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$109,073	\$98,953	\$106,401
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$106,902	\$90,118	\$97,608
ESTIMATED PER CAPITA INCOME	\$75,515	\$46,190	\$49,120
HOUSEHOLD			
TOTAL OCCUPIED HOUSING UNITS	1,642	29,488	91,595
% HOUSING UNITS OWNER-OCCUPIED	48%	53%	62%
% HOUSING UNITS RENTER-OCCUPIED	43%	40%	32%
RACE & ETHNICITY			
% WHITE	45%	51%	54%
% BLACK OR AFRICAN AMERICAN	21%	15%	16%
% ASIAN	7%	7%	6%
% OTHER	28%	26%	24%
% HISPANIC	32%	31%	27%
% NON-HISPANIC	68%	69%	73%

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