

FOR LEASE



SHOPS AT YOUNG RANCH

29711 Kingsland Boulevard | Katy, Texas 77494





Space for lease **1,200 SF**

Asking rent **\$34.00**

NNN **\$10.00**

Property Highlights

- 2nd generation retail space ready for move in
- Class A retail center with prime visibility
- Primary North-South Thoroughfare Off of Interstate 10 to Access Jordan Ranch Master Planned Community (3,000 Planned Homes) Surrounded by Additional Residential Communities Young Ranch(1,000 Planned Homes) and Firethorne (3,000+ Homes)
 - 0.5 Miles from Texas Heritage Marketplace (Coming Soon)
 - Target, Sam's Club, Lowe's, EOS Fitness, and more
- 0.8 Miles from Jordan Ranch Market: H-E-B Anchored Development
- Ample parking
- Master Planned community with high income demographics

Kingsland Boulevard

Hidden Village Drive

Texas Heritage Parkway



PET SUPPLIES PLUS

1,200 AVAILABLE

9 ROUND

KUMON

BALI SPA NALIS



RAFAEL MELARA
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AHMED ZAHRI
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SITE PLAN



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AERIAL

115,767
VPD

Subject
Property

Robert & Felice
Bryant Elementary

Common Ground
Community Church

Kingsland Boulevard

Young Ranch
1,000 Planned Homes
Avg Home \$500,000

13,479
VPD

Texas Heritage Parkway



JORDAN RANCH
EST. 1936

3,011 Planned Homes
Avg Home \$500,000

Jordan Ranch Market

Jordan Crossing Boulevard

RON HOOVER
RV & MARINE CENTERS

Holiday World

Katy Freeway

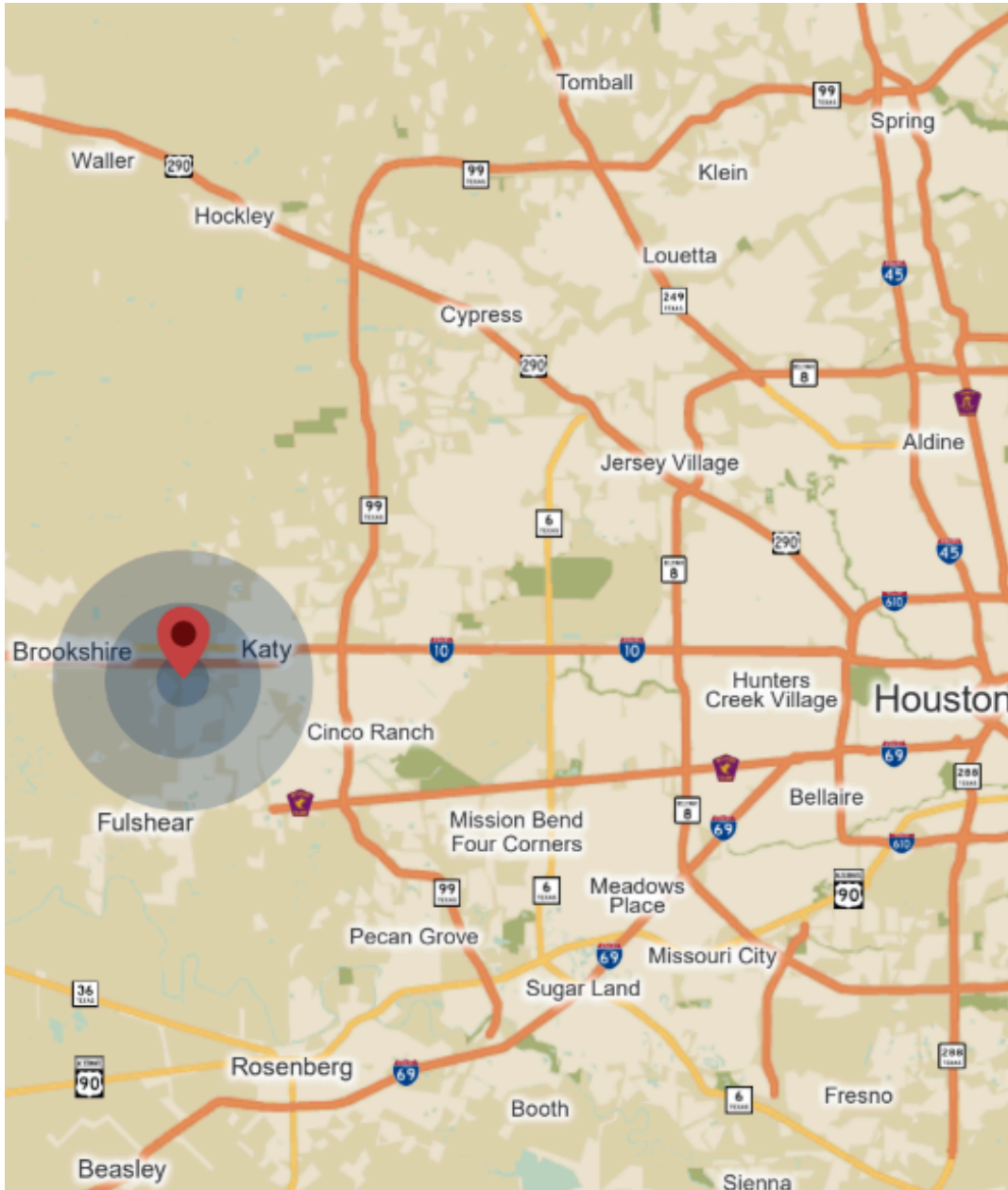
Territory at
Anserra
Apartments

Texas Heritage Marketplace
750,000+ SF Mixed Use Retail Development Coming Soon,
Less Than 0.5 Miles from Subject Property

3,337 Homes
Avg Home \$733,000

Firethorne





POPULATION	1 MILE	3 MILE	5 MILE
2030 PROJECT. POPULATION	9,735	55,825	150,321
2025 EST. POPULATION	8,161	46,943	130,093
CHANGE 2025-2030	19.29%	18.92%	15.55%
2025 MEDIAN AGE	33.0	35.0	35.0
POPULATION BY RACE	1 MILE	3 MILE	5 MILE
WHITE	59.12%	52.05%	47.77%
BLACK	10.51%	11.67%	10.14%
ASIAN	9.01%	13.91%	17.92%
AMERICAN INDIAN, ESKIMO, ALEUT	0.56%	0.43%	0.47%
HAWAIIAN, PACIFIC ISLANDER	0.09%	0.06%	0.04%
MULTI-RACE	14.45%	15.61%	16.31%
OTHER	6.26%	6.28%	7.34%
HISPANIC ORIGIN	21.64%	22.22%	23.95%
HOUSEHOLDS BY INCOME	1 MILE	3 MILE	5 MILE
\$200,000 OR MORE	27.60%	33.18%	31.05%
\$150,000 - \$199,999	22.58%	20.59%	21.37%
\$100,000 - \$149,999	24.73%	20.84%	20.19%
\$75,000 - \$99,999	6.43%	8.68%	8.69%
\$50,000 - \$74,999	7.38%	7.58%	8.20%
\$35,000 - \$49,999	4.24%	3.49%	4.14%
\$25,000 - \$34,999	1.34%	1.24%	1.75%
\$15,000 - \$24,999	2.05%	1.44%	2.09%
\$10,000 - \$14,999	1.47%	0.64%	0.67%
UNDER \$9,999	2.17%	2.32%	1.83%
AVERAGE HOUSEHOLD INCOME	\$173,718	\$185,238	\$180,488
MEDIAN HOUSEHOLD INCOME	\$150,664	\$158,903	\$155,699
PER CAPITA INCOME	\$53,878	\$57,170	\$54,719
MEDIAN PROPERTY VALUE	\$327,888	\$382,336	\$365,674



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 our counter-offer from the client;
- 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 awritten 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 teh buyer and must place the intrests 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. Please acknowledge receipt of this notice below and retain a copy for your records

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.

ROM, LLC	9001771	info@romcp.com	713.237.0000	_____	_____	_____	_____
<small>Licensed Broker/Broker Firm Name or Primary Assumed Business name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>	<small>Licensed Supervisor of Sales Agent/Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Rafael Melara	496309	rafael@romcp.com	713.237.0000	_____	_____	_____	_____
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>	<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
_____				_____		_____	
<small>Buyer/Tenant/Seller/Landlord Initials</small>				<small>Date</small>			

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0

