

**AVAILABLE**  
**1,635 SF**  
**BRAND NEW LASH STUDIO**

**AVAILABLE**  
**5,100 SF**  
**2ND GEN RESTAURANT**

**AVAILABLE**  
**1,778 SF**  
**SHELL SPACE**

**AVAILABLE**  
**1,445 SF**  
**2ND GEN RETAIL**



# **NORTHPARK & KINGS MILL PARK**

**2ND GEN & SHELL SPACE FOR LEASE**

SEC Northpark Dr & Kings Mill Park Dr | Kingwood, TX



[WWW.BLUEOXGROUP.COM](http://WWW.BLUEOXGROUP.COM)

# PROPERTY INFORMATION:

**Address:** 1414 Northpark Dr  
Kingwood, TX 77339

**Availability:** 1,445 - 5,100 SF Available

**Price:** Call For Pricing Information

## HIGHLIGHTS:

- 2nd generation restaurant & retail space, shell space and a brand new lash studio available for lease
- Easy access to I-69/US-59 & Loop 494
- Parking Ratio: 6.67/1,000
- Northpark Dr expansion planned and will add lanes and improve access from the west side of I-69/US-59
- Major area retailers include: Kroger, H-E-B, Show Biz Cinemas, NextCare Urgent Care, Public Storage, Christian Brothers Automotive, Goodwill and many others

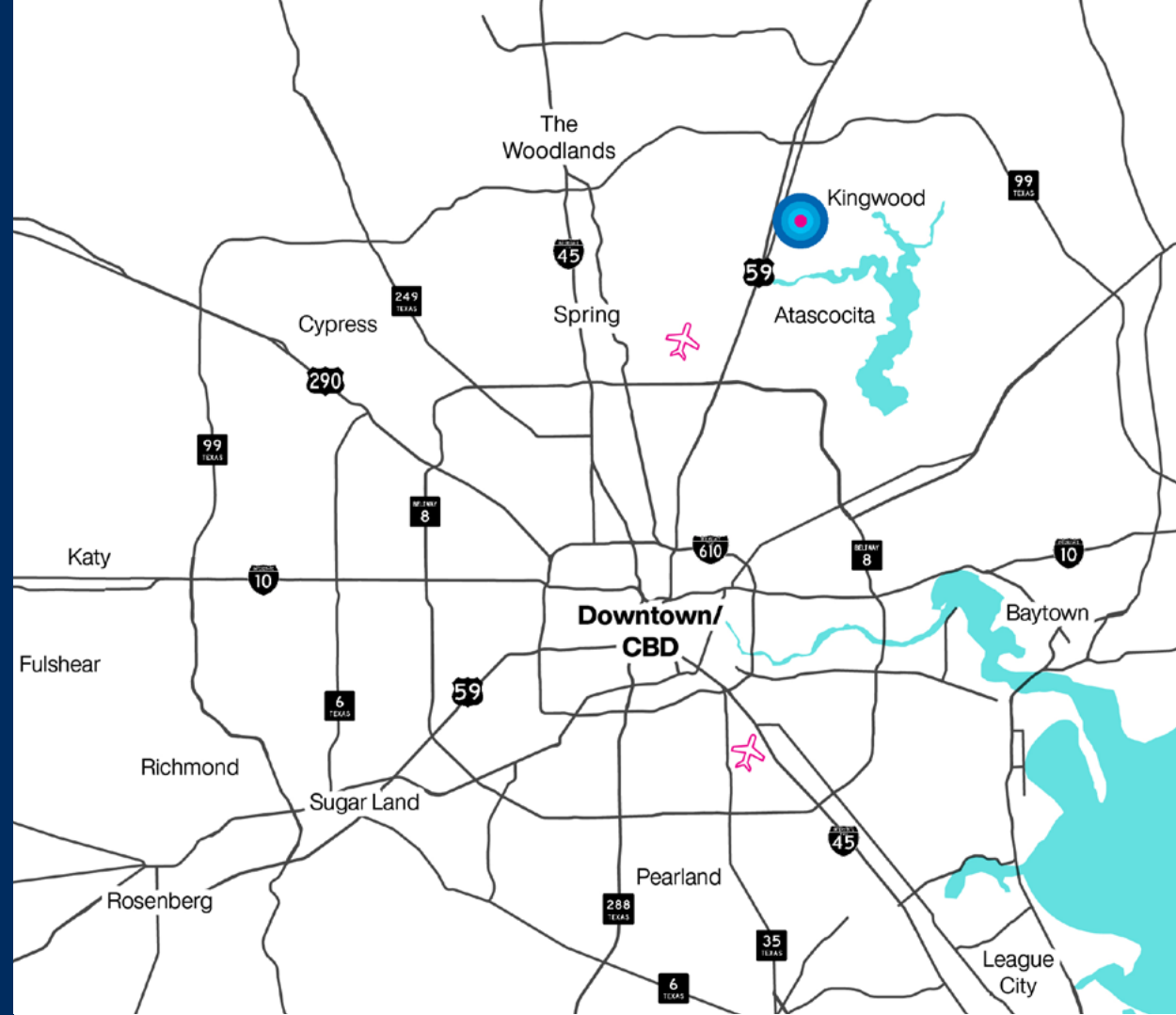
## TRAFFIC COUNTS:

**Northpark Dr:** 33,647 cpd

**Loop 494:** 11,719 cpd

## DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
<b>Population</b>	10,937	64,373	117,442
<b>Daytime Pop.</b>	5,107	41,833	75,566
<b>Avg HH Income</b>	\$137,392	\$124,048	\$135,657



# SITE PLAN

**alpha** **omega**  
gymnastics & dance  
e-x-c.  
empowering lifelong movement!

Alphabet Zone  
Early STEAM  
Center

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Thai Massage



burn boot camp

Gyro Guy

Poke Yana



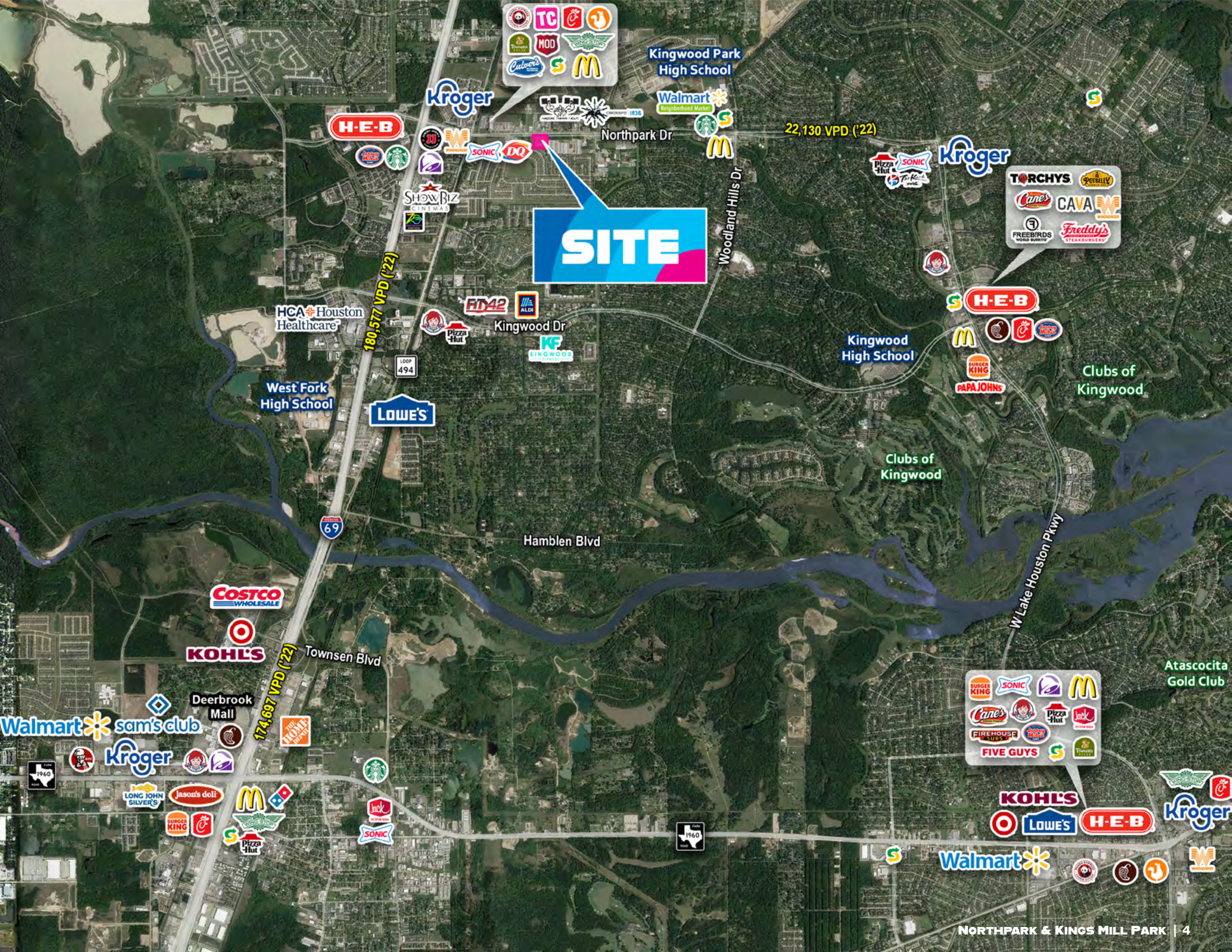
ITALIANO'S  
RESTAURANT

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Not A Part  
Owned By Others

Northpark Dr



**SITE**

Kingwood Park High School

Walmart Neighborhood Market

Northpark Dr

22,130 VPD ('22)

Woodland Hills Dr

TORCHYS  
Cine's  
GAVA  
FIREBROS  
Freddie's STEAKBURGERS

H-E-B

Kroger

SHOW BIZ CINEMAS

HCA Houston Healthcare

Kingwood Dr

Kingwood High School

West Fork High School

LOWE'S

H-E-B

Clubs of Kingwood

Clubs of Kingwood

Hamblen Blvd

W Lake Houston Pkwy

69

COSTCO WHOLESALE

KOHL'S

Townsen Blvd

174,697 VPD ('22)

Deerbrook Mall

Walmart sam's club

Kroger

Atascocita Gold Club

BURGER KING  
SONIC  
McDonald's  
Cine's  
Pizza Hut  
FIREHOUSE SUBS  
FIVE GUYS

LONG JOHN SILVERS

Jason's deli

McDonald's

BURGER KING

Pizza Hut

McDonald's

SONIC

KOHL'S

LOWE'S

H-E-B

Kroger

Walmart

# SITE

burn bootcamp  
ITALIANO'S RESTAURANT

Christian Brothers Automotive

DQ

SHOWBIZ CINEMAS

ExtraSpace Storage

Public Storage

DUNKIN'

SHERWIN WILLIAMS

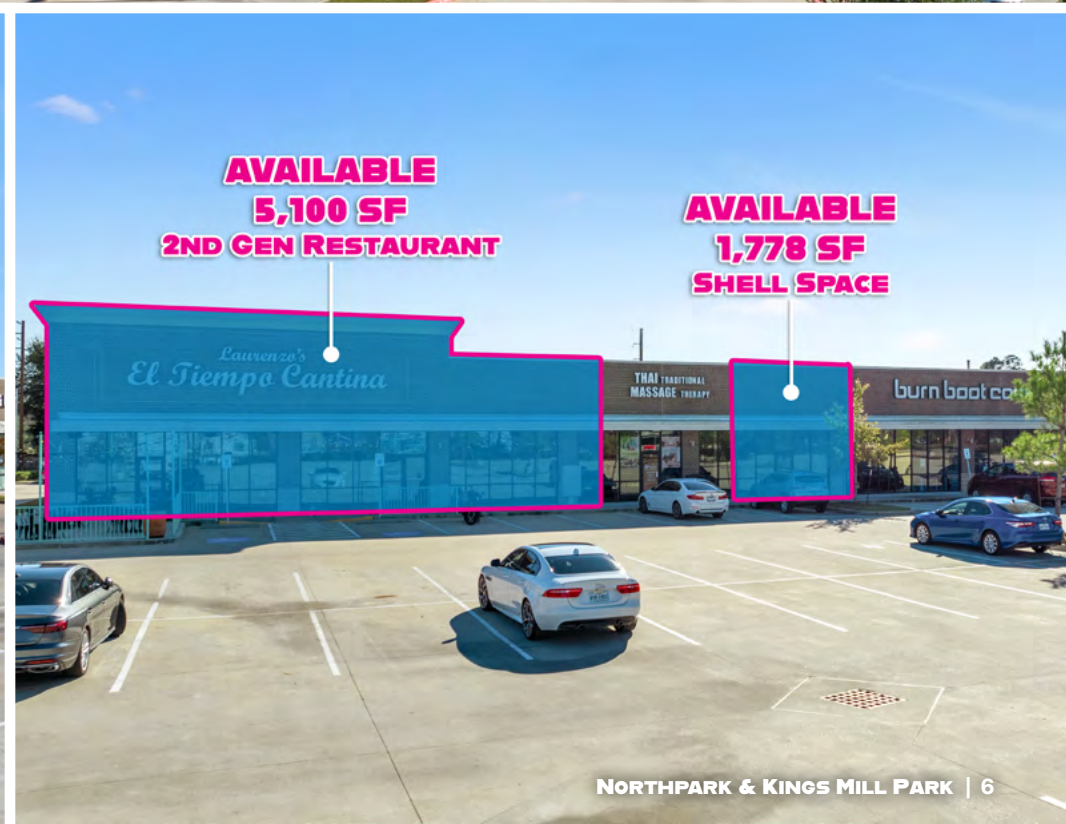
Quick Quack CAR WASH

NextCare URGENT CARE

KOLACHE FACTORY

Northpark Dr

33,647 CPD





# 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.

<b>Blue Ox Brokerage, LLC</b>	<b>9009549</b>	<b>jj@blueoxgroup.com</b>	<b>713.804.7777</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Joshua Jacobs</b>	<b>448255</b>	<b>jj@blueoxgroup.com</b>	<b>713.230.8882</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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# **NORTHPARK & KINGS MILL PARK**

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**Anita Amin** | 713.324.8954  
aa@blueoxgroup.com



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