



AVAILABLE
1,537 SF

AVAILABLE
2,168 SF

THE COMMONS AT KINGS CROSSING

2ND GEN. RETAIL SPACE FOR LEASE

SEQ W Lake Houston Pkwy & Kingwood Dr | Kingwood, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 2714 W Lake Houston Pkwy
Kingwood, TX 77339

Availability: 1,537 SF & 2,168 SF End Cap

Price: \$32.00 PSF + \$7.60 PSF NNN

HIGHLIGHTS:

- 2nd gen. retail or professional office space available
- Cross access with neighboring property
- Adjacent to King's Crossing with numerous national retailers including: CVS, Mattress Firm, AT&T, Starbucks, Chick-fil-A, La Madeline & more
- Great visibility & easy access
- Close proximity to Kingwood High School with over 2,750 students

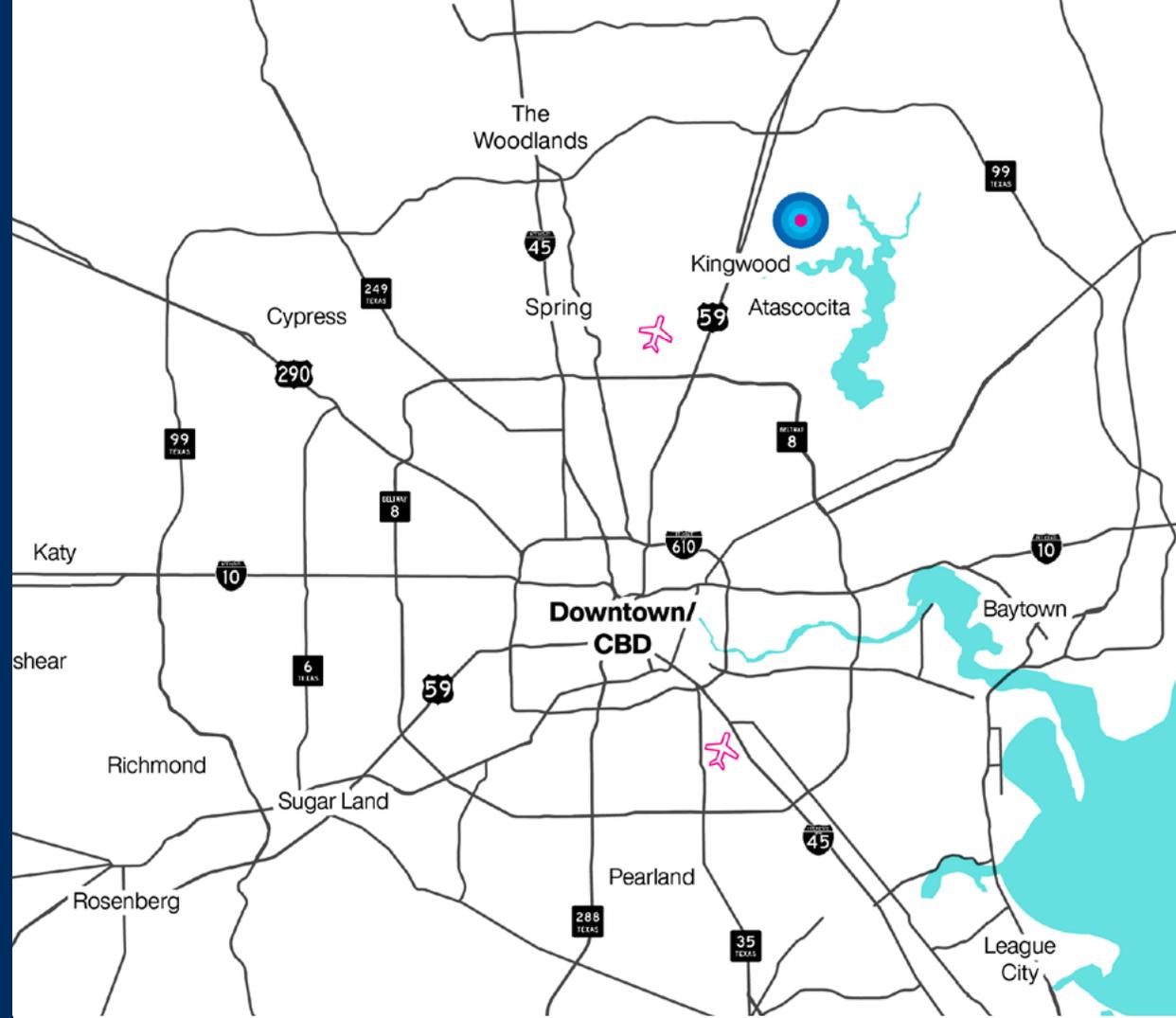
TRAFFIC COUNTS:

W Lake Houston Pkwy: 31,164 CPD '24

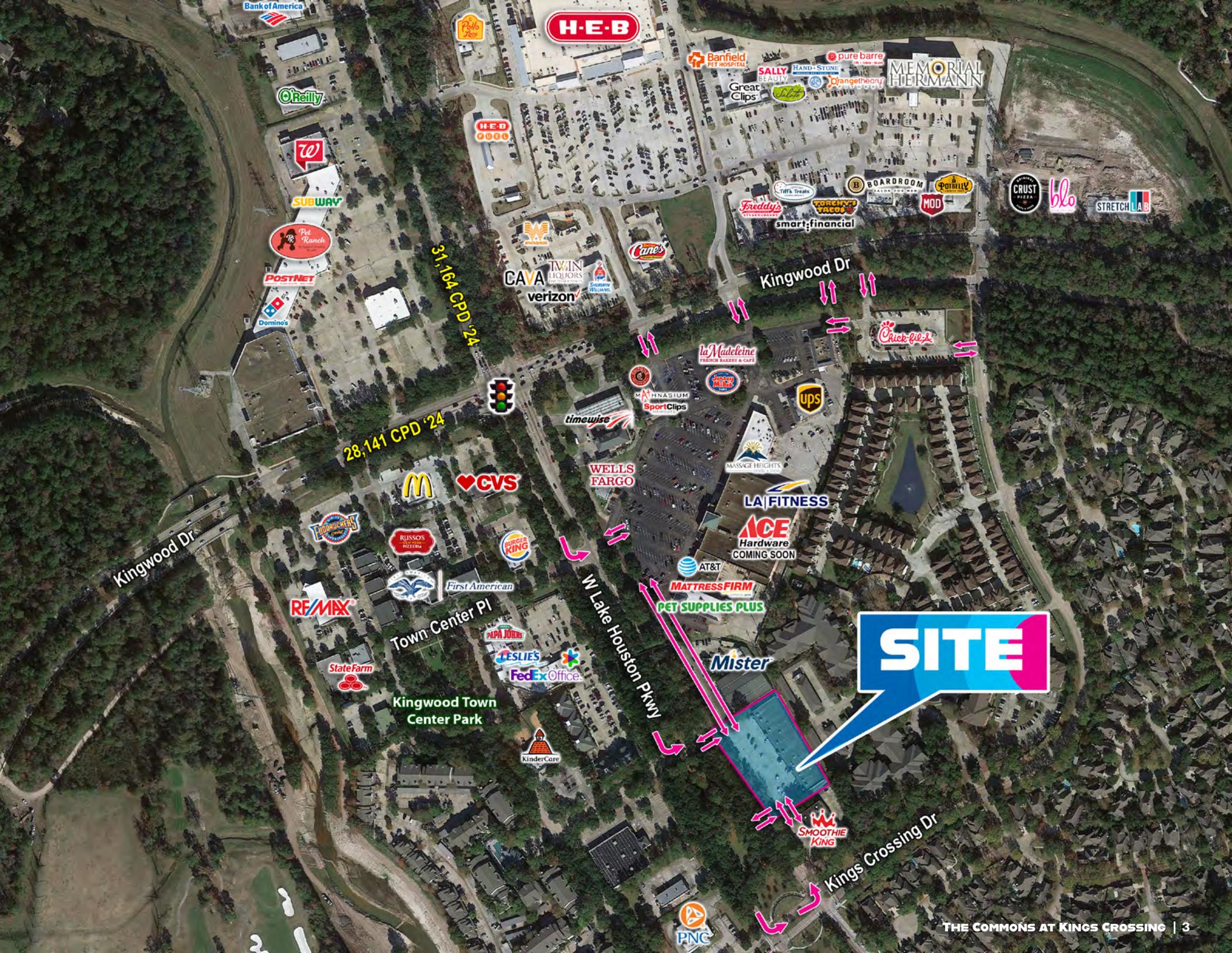
Kingwood Dr: 28,141 CPD '24

2025 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	8,342	68,651	151,598
Daytime Pop.	7,167	36,782	81,834
Avg HH Income	\$171,504	\$165,262	\$139,221



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2,168 SF**



H-E-B

Bank of America

O'Reilly

Walgreens

SUBWAY

Pet Ranch

POSTNET

Dominos

HEB

CAVA

verizon

TWIN LIQUORS

Cine

Banfield PET HOSPITAL

Great Clips

pure barre

MEMORIAL HIERMANN

SALLY BEAUTY

Hand Stone

Orange Theory

Tiff's Treats

BOARDROOM

MOD

POBELLY

CRUST PIZZA

blo

STRETCH LAB

Freddy's

FORENYS TACOS

smart:financial

Kingwood Dr

Chick-fil-e

la Madeleine

Joey's

MATHNASIUM

time-wise

Sport Clips

ups

MASSAGE HEIGHTS

LA FITNESS

ACE Hardware

COMING SOON

AT&T

MATTRESS FIRM

PET SUPPLIES PLUS

WELLS FARGO

CVS

McDonald's

AMERICAN COUNTRY

RUSSOS PIZZERIA

BURGER KING

First American

RE/MAX

Town Center Pl

State Farm

Kingwood Town Center Park

PAPA JOHN'S

LESLIE'S

FedEx Office

KinderCare

Mister

SITE

Kings Crossing Dr

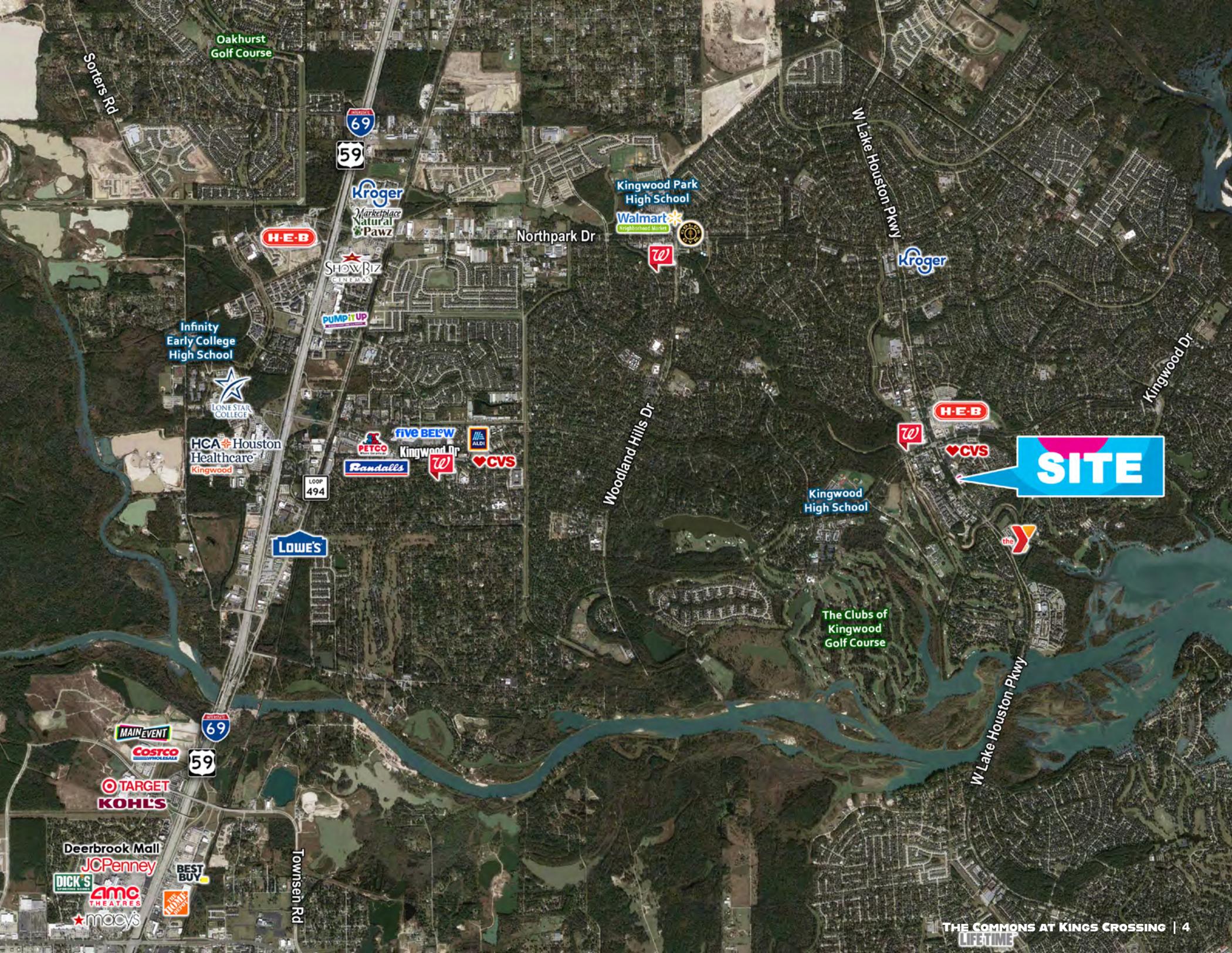
SMOOTHIE KING

W Lake Houston Pkwy

28,141 CPD '24

31,164 CPD '24

Kingwood Dr



Sorters Rd

Oakhurst Golf Course

69

59

Kroger

Marketplace Natural Pawz

H-E-B

Show Biz

PUMP IT UP

Northpark Dr

Kingwood Park High School

Walmart Neighborhood Market

W

W Lake Houston Pkwy

Kroger

Infinity Early College High School

LONE STAR COLLEGE

HCA Houston Healthcare Kingwood

LOOP 494

LOWE'S

five BELOW

Randalls

PETCO

ALDI

W

CVS

Woodland Hills Dr

H-E-B

CVS

SITE

Kingwood High School

the Y

The Clubs of Kingwood Golf Course

W Lake Houston Pkwy

Kingwood Dr

69

59

MAIN EVENT

COSTCO

TARGET KOHL'S

Deerbrook Mall JCPenney

DICK'S

AMC THEATRES

macys

BEST BUY

MOVIE MOUNTAIN

Townsen Rd



SITE PLAN





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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.

Blue Ox Brokerage, LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Joshua Jacobs

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

Rami Khoury
Claire Salazar

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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