



NEWMAN

FOR LEASE

LOOP 494 CENTER

22704 Loop 494, Kingwood, TX 77339

RETAIL SUITES AVAILABLE FROM 675 SF TO 2,645 SF



HIGHLY VISIBLE NEIGHBORHOOD RETAIL IN THE HEART OF KINGWOOD

Across from Lowe's Home Improvement Center and home to long-standing local favorites, Loop 494 Center offers flexible retail space with strong frontage and immediate access to a dense residential trade area.

- Approximately 140'+ of frontage along Loop 494
- Directly across from Lowe's Home Improvement Center
- Home to Amadeo's Italian Restaurant, established in 1985
- New facade renovations underway, estimated completion early 2026

Tonya Richardson • (832) 476-7213 • Tonya@Newmancre.com

The information contained herein was obtained from sources believed reliable; however, Newman CRE, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease or withdrawal without notice.



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Nearby Major Retailers



TRADER JOE'S



AmegyBank

CrossFit



CLUB PILATES



CHASE

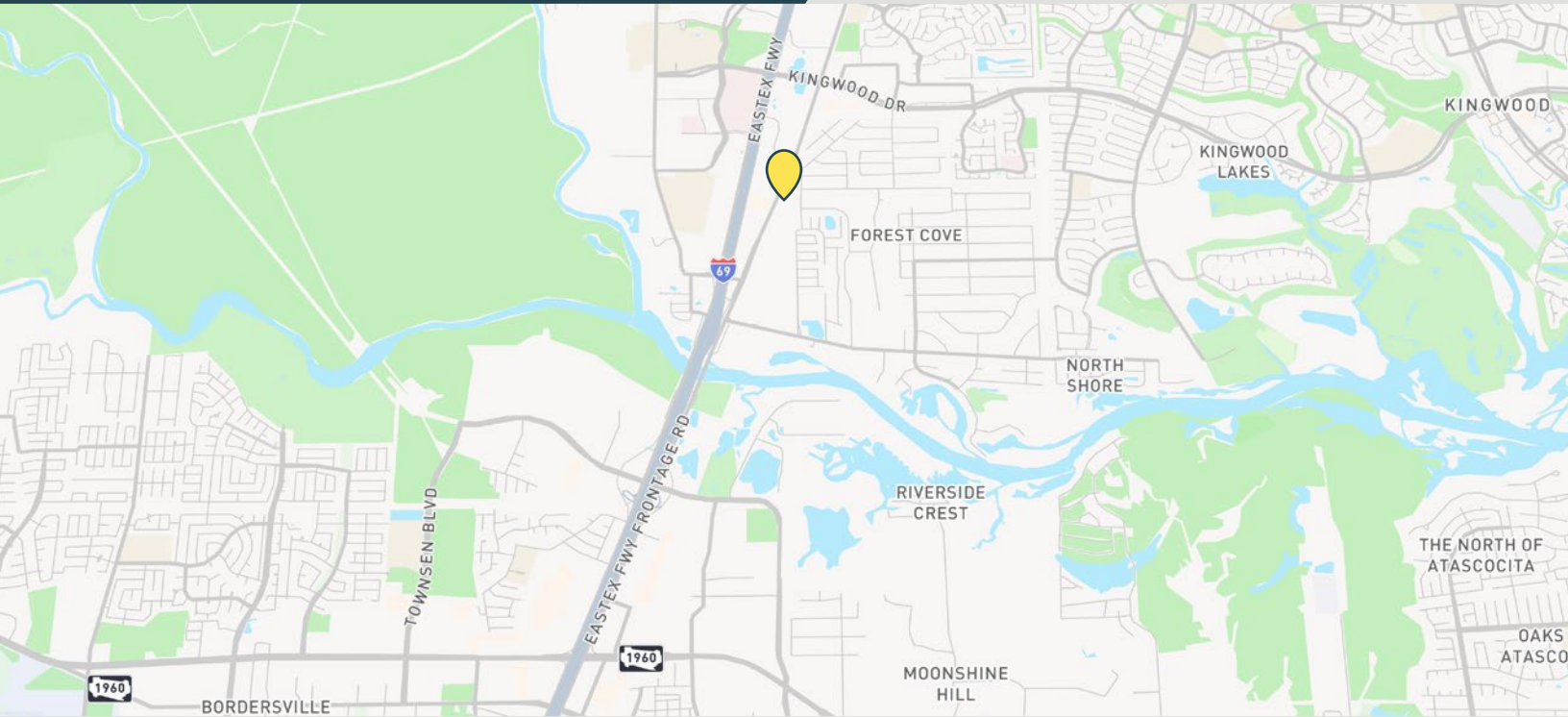
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Location Overview



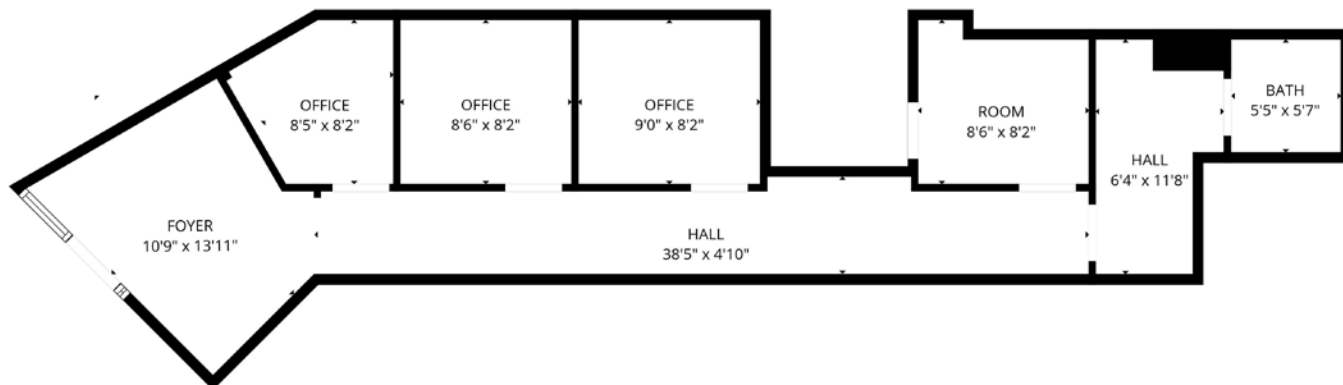
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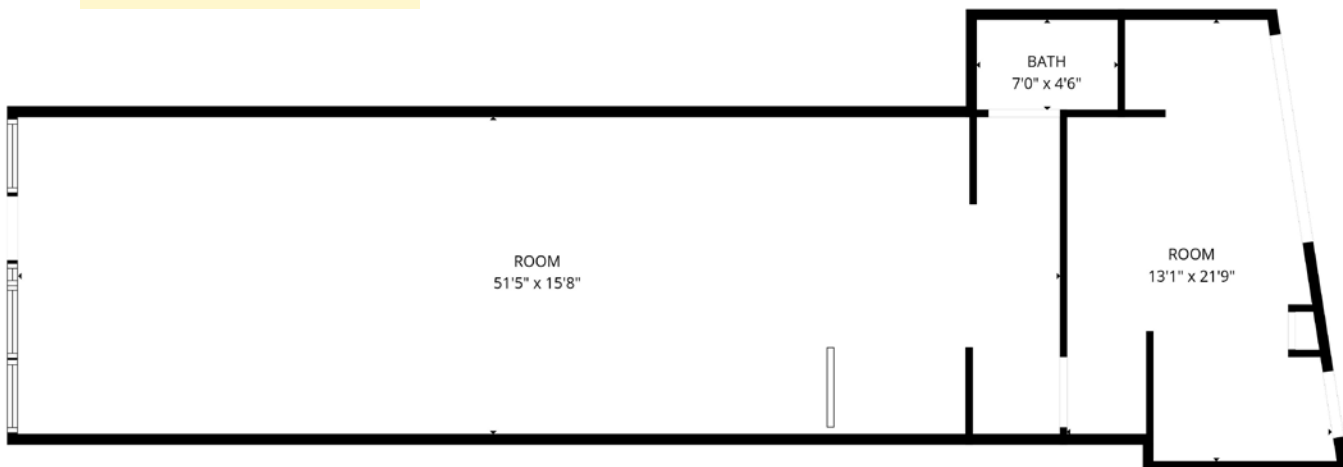


Suite E2 • 675 SF

Available Suites

Measurements are approximate

Suite K • 1,199 SF



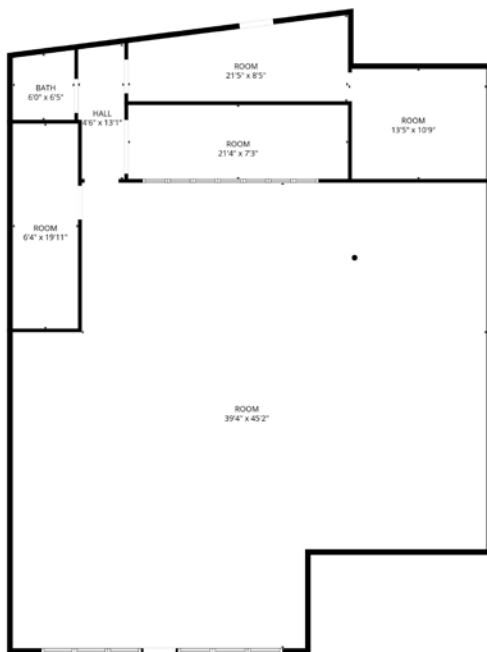
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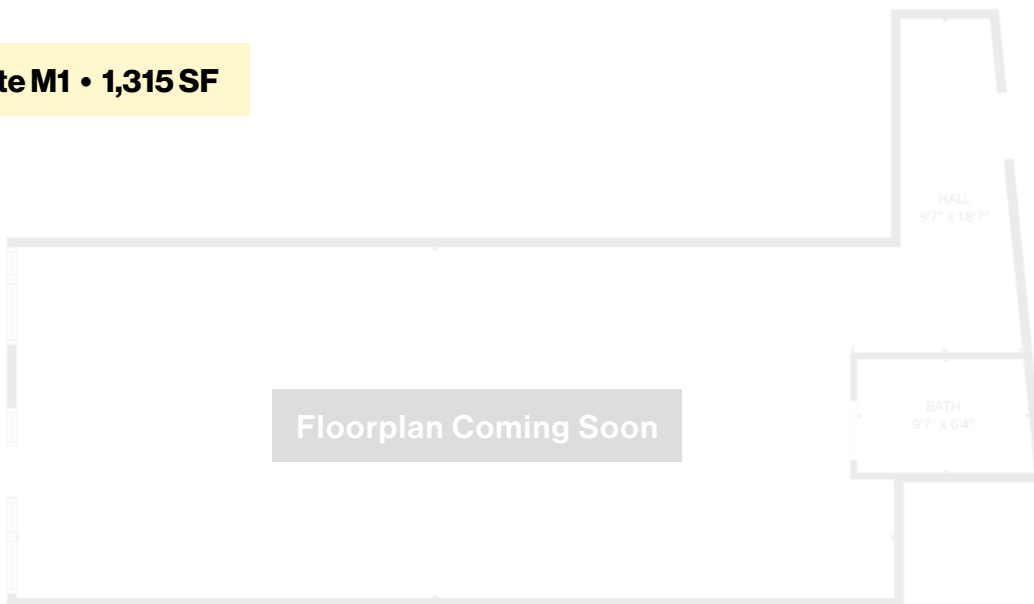


Suite L • 2,645 SF
Drive-Thru Available

Available Suites

Measurements are approximate

Suite M1 • 1,315 SF



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Now Leasing at Loop 494 Center

Available suites range from +/- 675 SF to 2,645 SF. NNN lease structure. TI negotiable

Suite E2 (675 SF) \$24.00/SF/YR + NNN \$7.78/SF/YR

Suite K (1,199 SF) \$22.00/SF/YR + NNN \$7.78/SF/YR

Suite M1 (1,315 SF) \$21.00/SF/YR + NNN \$7.78/SF/YR

Suite L end cap space (2,645 SF) \$21.00/SF/YR + NNN \$7.78/SF/YR

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Nate Newman Brokerage, Inc.	9004564	nate@newmancre.com	(281)703-0715
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Nathan T. Newman	587273	nate@newmancre.com	(281)703-0715
Designated Broker of Firm	License No.	Email	Phone
Nathan T. Newman	587273	nate@newmancre.com	(281)703-0715
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

IABS 1-0 Date