

PLAZAS AT LAKE HOUSTON PKWY

20121 W. LAKE HOUSTON PKWY

Humble (Kingwood) TX 77346

Suburban Northeast Houston

**RETAIL / OFFICE
FOR LEASE**

1,506 SF & 952 SF +/-

\$25.00/SF + \$10.04/SF NNN



14,620 SF Center - 1,506 +/- SF Ste 200 & 952 +/- SF Ste 400

- HIGH VISIBILITY CENTER ON W. LAKE HOUSTON PARKWAY AT KINGS PARK WAY
- ON HARD CORNER WITH TRAFFIC LIGHT ON W. LAKE HOUSTON PARKWAY
- TWO ENTRANCE DRIVES ON W. LAKE HOUSTON PARKWAY, 1 ON KINGS PARK WAY + 24,800 VPD ON W. LAKE HOUSTON PKWY. 9,900 VPD ON KINGS PARK WAY
- TWO JUST-UPDATED SUITES:
 - + 1,506 SF SUITE 200 (APPROXIMATELY 24.3'+/- WIDE X 58'+/- DEEP)
 - + 952 SF SUITE 400 (APPROXIMATELY 15'+/- WIDE X 58'+/- DEEP)
- STRONG DEMOGRAPHICS IN 3 MILES
 - + 67,000 POPULATION + \$103,000 MEDIAN HH\$
- CENTER BUILT 2004
 - + FACE BRICK ON 3 SIDES; STUCCO BACK
 - + ATTRACTIVE GLASS STORE FRONTS
- PARKING ALL CONCRETE, WELL LIT
 - + 68 PARKING SPACES (~4.7 /1,000 SF)

Exclusively Leased By

MARTY MCADAMS

832-483-7393

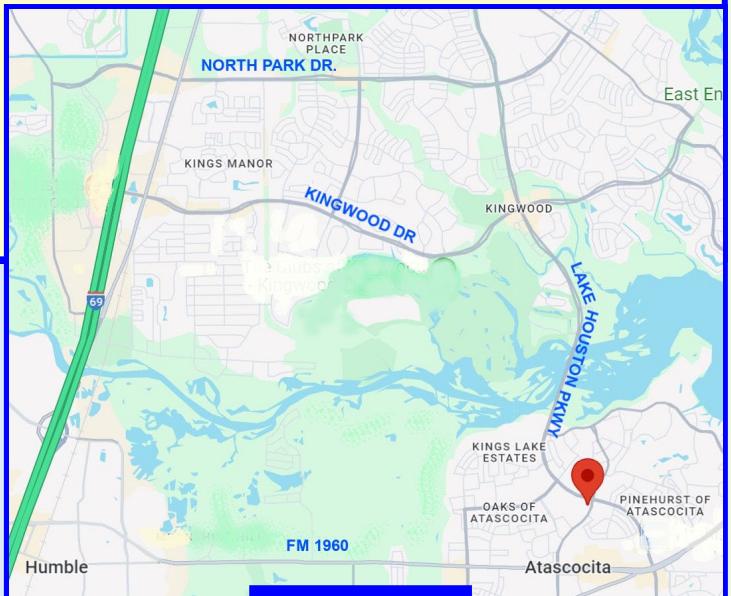
martymcadams@aol.com

VALERIE STAPLES

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MCADAMS ASSOCIATES - BROKER

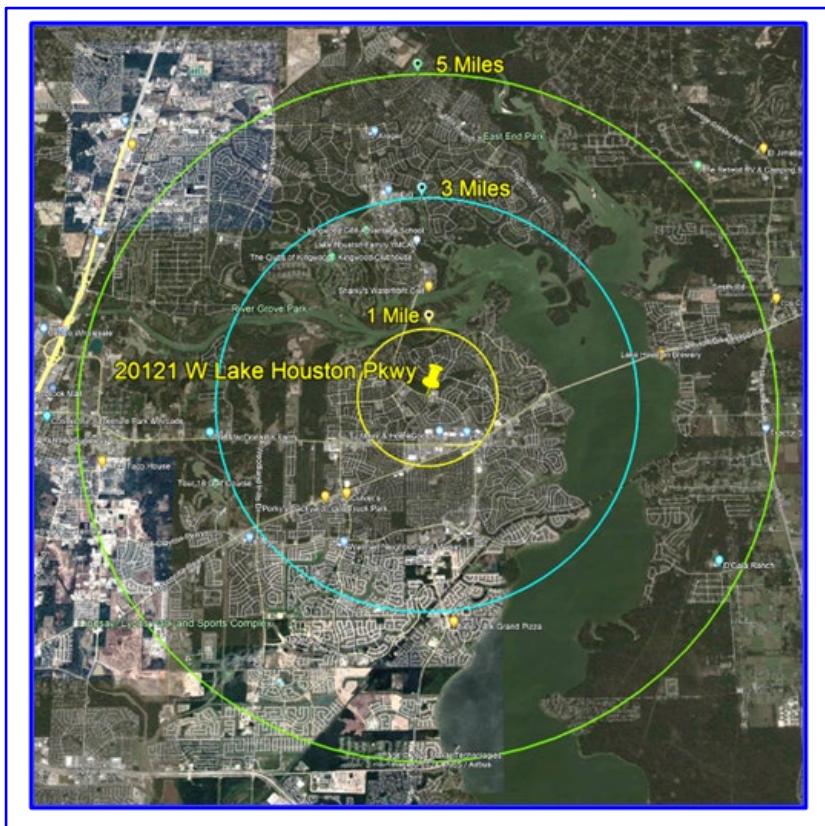


AUG 11, 2025

20121 W. LAKE HOUSTON PKWY, HUMBLE (KINGWOOD) TX

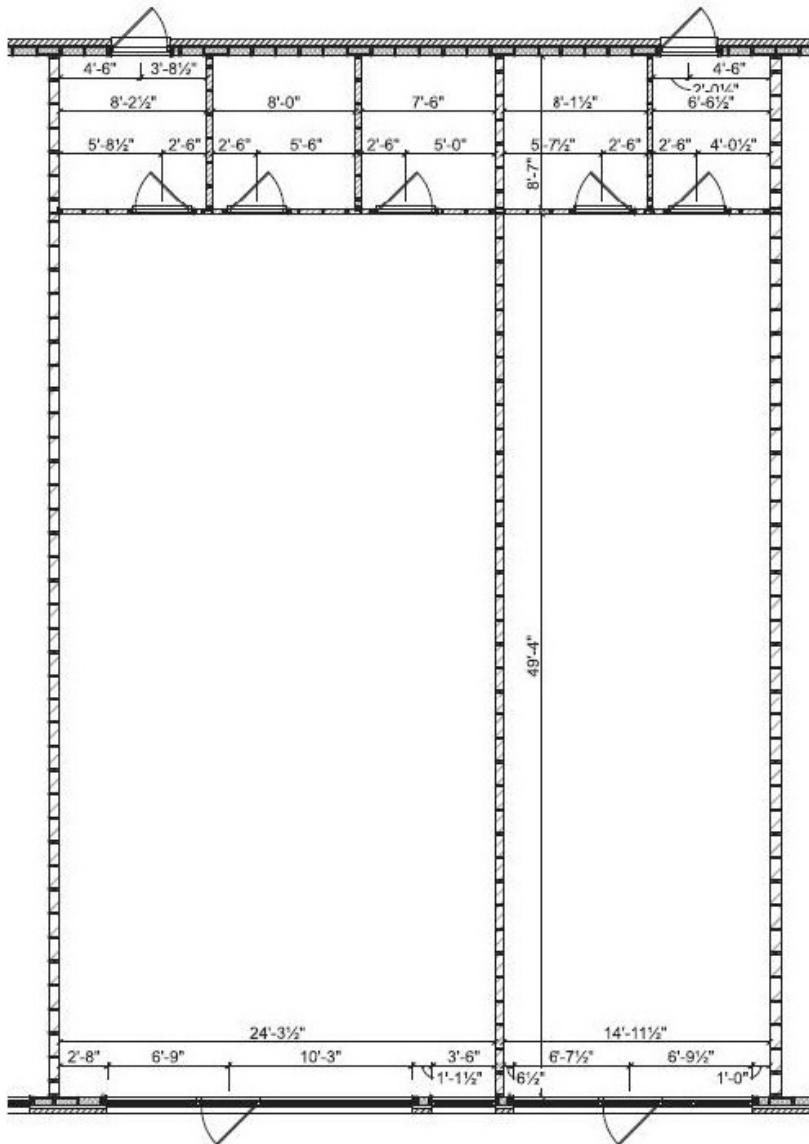


20121 W. LAKE HOUSTON PKWY, HUMBLE (KINGWOOD) TX



RADIUS FROM: 20121 W. Lake Houston Pkwy, Humble	1-Mile	3-Mile	5-Mile
2024 Population	13,762	67,190	172,020
2010-2024 Population Growth	14%	23%	30%
2024 Population Density per Sq. Mile	3,741	1,027	2,180
2024 Households	4,500	23,047	57,005
2024 Total Families	3,545	16,950	43,955
2024 Families as % of HH	27%	36%	30%
2024 Median HH Income	\$125,542	\$103,150	\$105,876
2024 Average HH Income	\$144,963	\$134,325	\$136,882
2024 Owner Occupied Homes	4,087	17,797	45,225
2024 Owner Occupied Homes %	91%	77%	79%
2024 Renter Occupied Housing %	9%	23%	21%
2024 Owner Home Value Median	\$268,675	\$264,538	\$276,483
2024 % Homes Built Since 2000	37%	53%	51%
2024 % HH Moved in 2000 or later	-57%	-44%	-46%
2024 Daytime Population	11,658	52,831	143,265
Pop. > 25 Y.O. Bachelor's Degree +	44%	45%	44%
White Collar Jobs %	75%	73%	72%

- KINGWOOD / ATASCOCITA: TWO VERY STRONG MASTER PLANNED COMMUNITIES
- SOLID GROWTH OVER 40 YEARS AND CONTINUING
- FAMILIES ARE LARGE PERCENTAGE OF HOUSEHOLDS
- LARGE PERCENTAGE OF OWNER-OCCUPIED HOMES
- 500 NEW APARTMENTS / TOWNHOMES DIRECTLY ACROSS W. LK HOUSTON PKWY
- VERY GOOD DAYTIME POPULATION



200

400

TWO SUITES AVAILABLE

- **Suite 200 1,506 +/- SF**
~58' Deep x ~24.3' Wide
 - Includes :
 - + Front Room~ 49.3' Deep
 - + Restroom
 - + Office
 - + Electrical room / back door
 - + Open ceiling & HVAC in front room
- **Suite 400 952 +/- SF**
~58' Deep x ~15' Wide
 - Includes :
 - + Front Room~ 49.3' Deep
 - + Restroom
 - + Electrical room / back door
 - + Open ceiling & HVAC in front room
- Space for fascia sign above each suite
- Awnings above each entrance
- Close-in, well lit parking

IMPORTANT NOTICE

20121 W. LAKE HOUSTON PKWY, HUMBLE (KINGWOOD) TX 77346

NOTICE: The information in this document has been obtained from sources we deem reliable. However, we make no guarantee, warranty, or representation, expressed or implied, as to its accuracy or completeness.

References to age, rentable areas and land areas are approximate and any operating / financial projections are for example only.

Buyer should investigate to verify the information and bears all risk for any inaccuracies or omissions.

MCADAMS ASSOCIATES 2025

Exclusively Leased By

MARTY MCADAMS

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VALERIE STAPLES

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MCADAMS ASSOCIATES - BROKER

The Plazas at Lake Houston Parkway



NOTICE



Information About Brokerage Services

11-2-2015

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.

McAdams Associates Licensed Broker/Broker Firm Name or Primary Assumed Business Name	438677 License No.	martymcadams@aol.com Email	(281) 358-0799 Phone
Marty McAdams Designated Broker of Firm	438677 License No.	martymcadams@aol.com Email	(832) 483-7393 Phone
Marty McAdams Licensed Supervisor of Sales Agent/Associate	438677 License No.	martymcadams@aol.com Email	(832) 483-7393 Phone
Valerie Staples Sales Agent/Associate's Name	189667 License No.	vsstaples@comcast.net Email	(281) 610-7401 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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