



ASHTON WOODS 150 ACRE  
RESIDENTIAL DEVELOPMENT



**KINGWOOD  
ROYAL BROOK**  
1,100+ HOME SITES

**SITE #1**  
MULTI-FAMILY  
UNDER CONTRACT

REGIONAL DETENTION

**SITE #3**  
UNDER CONTRACT

ACCESS EASEMENT

**SITE #4**  
UNDER CONTRACT

ACCESS EASEMENT

**SITE #2**  
PROPOSED  
COMMERCIAL

REGIONAL  
DETENTION

ACCESS EASEMENT

W LAKE HOUSTON PKWY

**SITE #5**  
CORNER  
PAD SITE

**SITE #7**  
PAD SITE

ACCESS EASEMENT

ACCESS EASEMENT

**SITE #6**  
PAD SITE

ACCESS EASEMENT

MILLS BRANCH DR



Multi-Family & Pad Sites For Sale

THE SHOPS AT ROYAL BROOK

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**THE SHOPS AT ROYAL BROOK  
48 ACRE COMMERCIAL DEVELOPMENT**



⊕ Water/Sewer Capacity Reservation has been allocated for the entire development.

⊕ Drainage Study approved with Harris County Flood Control

**PROPERTY DETAILS**

The Shops at Royal Brook is a master planned commercial development in Kingwood, TX. This land is located at the prime corner of West Lake Houston Parkway and Mills Branch Drive, a soon-to-be four-way lighted intersection. The 1-mile radius has great demographics and over 2,200+ homes which includes the newest village of Kingwood named Royal Brook which was developed by Friendswood Development. Also, new residential development recently opened and was developed by Ashton Woods. This part of Kingwood is currently underserved in retail, multi-family and medical related business. With more rooftops and new development on the way to this area, it is primed for your business to step in and take advantage of this opportunity.

**LOCATION INFORMATION**

<b>LOCATION</b>	Northwest corner of West Lake Houston Pkwy & Mills Branch Dr
<b>SUBMARKET</b>	Kingwood
<b>SIZE</b>	1 acre up to 48 ± acres
<b>APN</b>	048-259-000-0153
<b>LEGAL</b>	Block 1, Unrestricted Reserve "A", 48.44 Acres
<b>UTILITIES</b>	Utilities are served by City of Houston
<b>FLOOD PLAIN</b>	Minimal flood plain on southern boundary of Multi-Family Site- see pg 9 for map

**SITE #1**

**UNDER CONTRACT: MULTI-FAMILY SITE**  
 SIZE: 20 ± ACRE  
 ON-SITE DETENTION REQUIRED

**PAD SITES #2-7**

*\*ALL PADS COME WITH OFF-SITE DETENTION & UTILITIES\**

**SITE #2: INTERIOR PAD SITE**  
 SIZE: 5.5 ± ACRES (DIVISIBLE)  
 PRICE: \$12.50-14/SF

**SITE #3: UNDER CONTRACT  
W LAKE HOUSTON PAD SITE**  
 SIZE: 2.74 ± ACRES

**SITE #4: UNDER CONTRACT  
W LAKE HOUSTON PAD SITE**  
 SIZE: 2.67 ± ACRES

**SITE #5: CORNER PAD SITE**  
 SIZE: 2 ± ACRES  
 PRICE: CALL FOR PRICING

**SITE #6: MILLS BRANCH PAD SITE**  
 SIZE: 2 ± ACRES (DIVISIBLE)  
 PRICE: \$18-20/SF

**SITE #7: MILLS BRANCH PAD SITE**  
 SIZE: 2 ± ACRES (DIVISIBLE)  
 PRICE: \$18-20/SF

# DEMOGRAPHIC SUMMARY

## INCOME

0 Mills Branch Dr  
Ring of 5 miles

### KEY FACTS

123,888

Population



38.7

Median Age

44,962

Households

\$84,088

Median Disposable Income

### EDUCATION

7.3%

No High School Diploma



20.1%

High School Graduate



28.3%

Some College/ Associate Degree



44.3%

Bachelor's/ Grad/ Prof Degree



\$102,099

Median Household Income



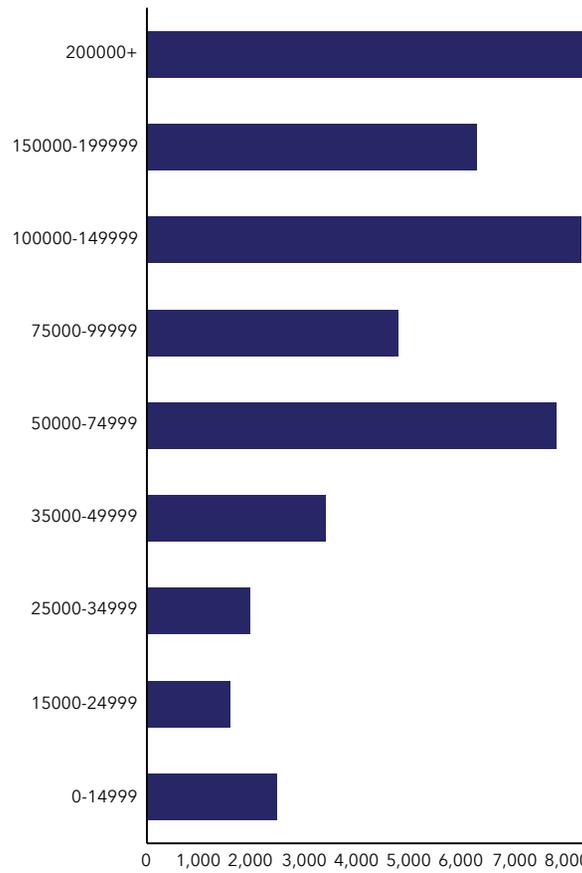
\$50,345

Per Capita Income

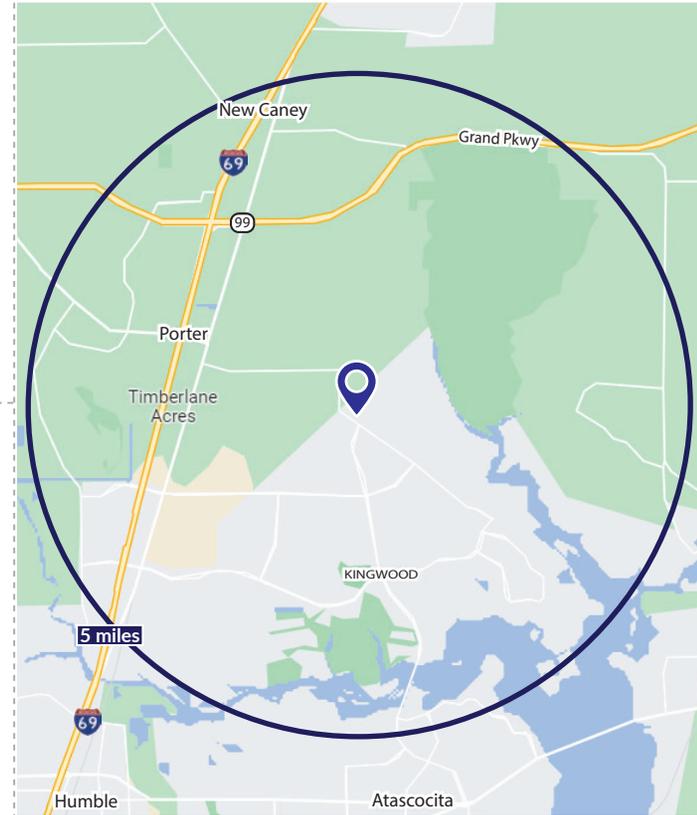


\$395,901

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT



73.0%

White Collar



17.7%

Blue Collar



11.0%

Services



3.7%

Unemployment Rate

 **KINGWOOD**  
ROYAL BROOK  
1,107 HOME SITES

**W LAKE HOUSTON PKWY**

**PROPOSED  
MULTI-FAMILY  
UNDER CONTRACT**

**PAD SITES  
UNDER CONTACT**

**SITE 2**  
**PROPOSED  
COMMERCIAL**



**CORNER  
PAD SITE**

**PAD SITES**  
**MILLS BRANCH DR**

**PROPOSED  
MULTI-FAMILY  
UNDER CONTRACT**

**W LAKE HOUSTON PKWY**

**PAD SITES  
UNDER CONTRACT**

**PROPOSED  
COMMERCIAL**



**ACCESS EASEMENT**

**SITE 7  
PAD SITE**

**ACCESS EASEMENT**

**SITE 6  
PAD SITE**

**ACCESS EASEMENT**

**CORNER  
PAD SITE**

**MILLS BRANCH DR**



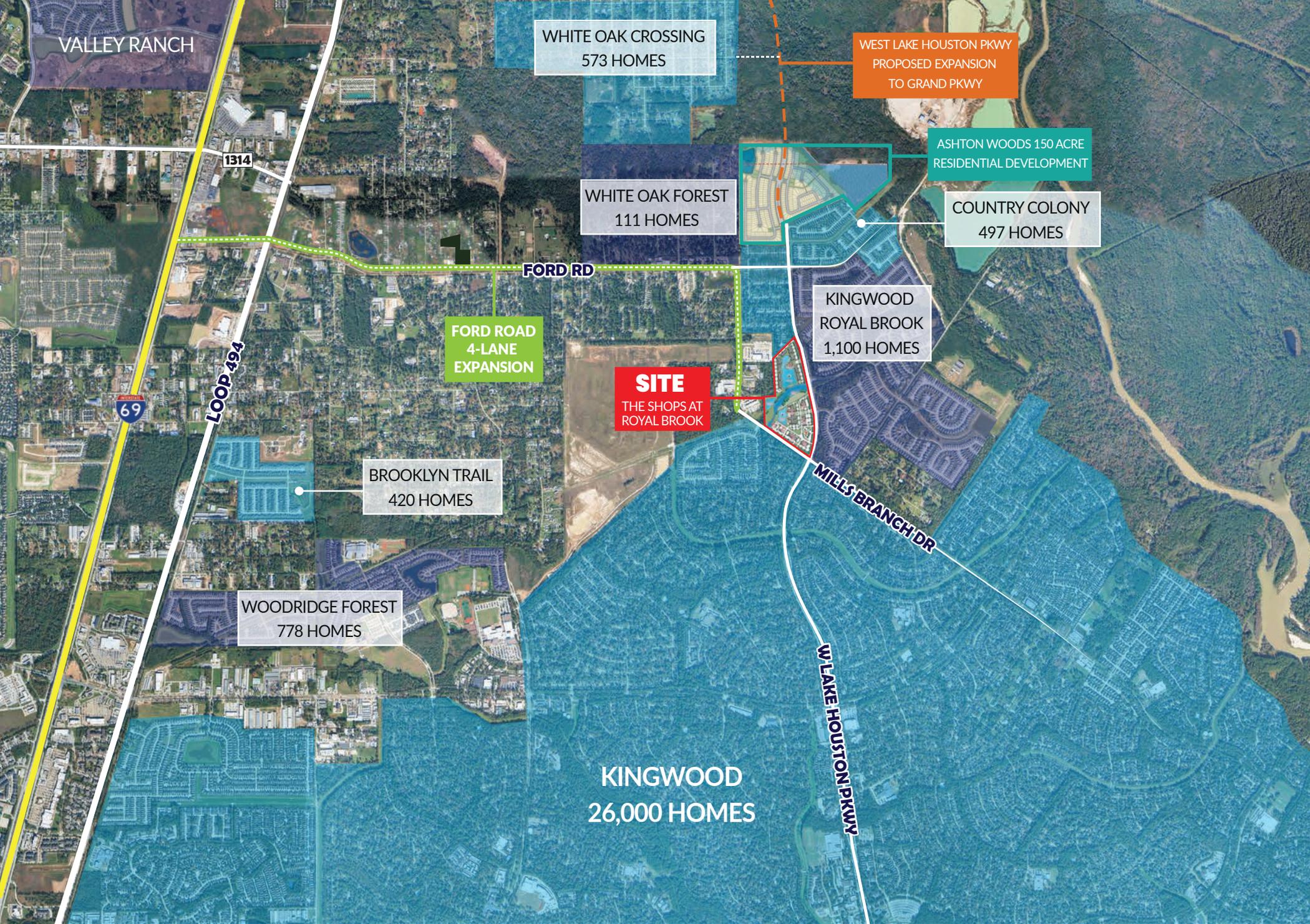


# SITE 5

CORNER  
PAD SITE



**KINGWOOD<sup>®</sup>  
ROYAL BROOK**  
1,107 HOME SITES



VALLEY RANCH

WHITE OAK CROSSING  
573 HOMES

WEST LAKE HOUSTON PKWY  
PROPOSED EXPANSION  
TO GRAND PKWY

ASHTON WOODS 150 ACRE  
RESIDENTIAL DEVELOPMENT

WHITE OAK FOREST  
111 HOMES

COUNTRY COLONY  
497 HOMES

FORD RD

FORD ROAD  
4-LANE  
EXPANSION

**SITE**  
THE SHOPS AT  
ROYAL BROOK

KINGWOOD  
ROYAL BROOK  
1,100 HOMES

BROOKLYN TRAIL  
420 HOMES

MILLS BRANCH DR

WOODRIDGE FOREST  
778 HOMES

W LAKE HOUSTON PKWY

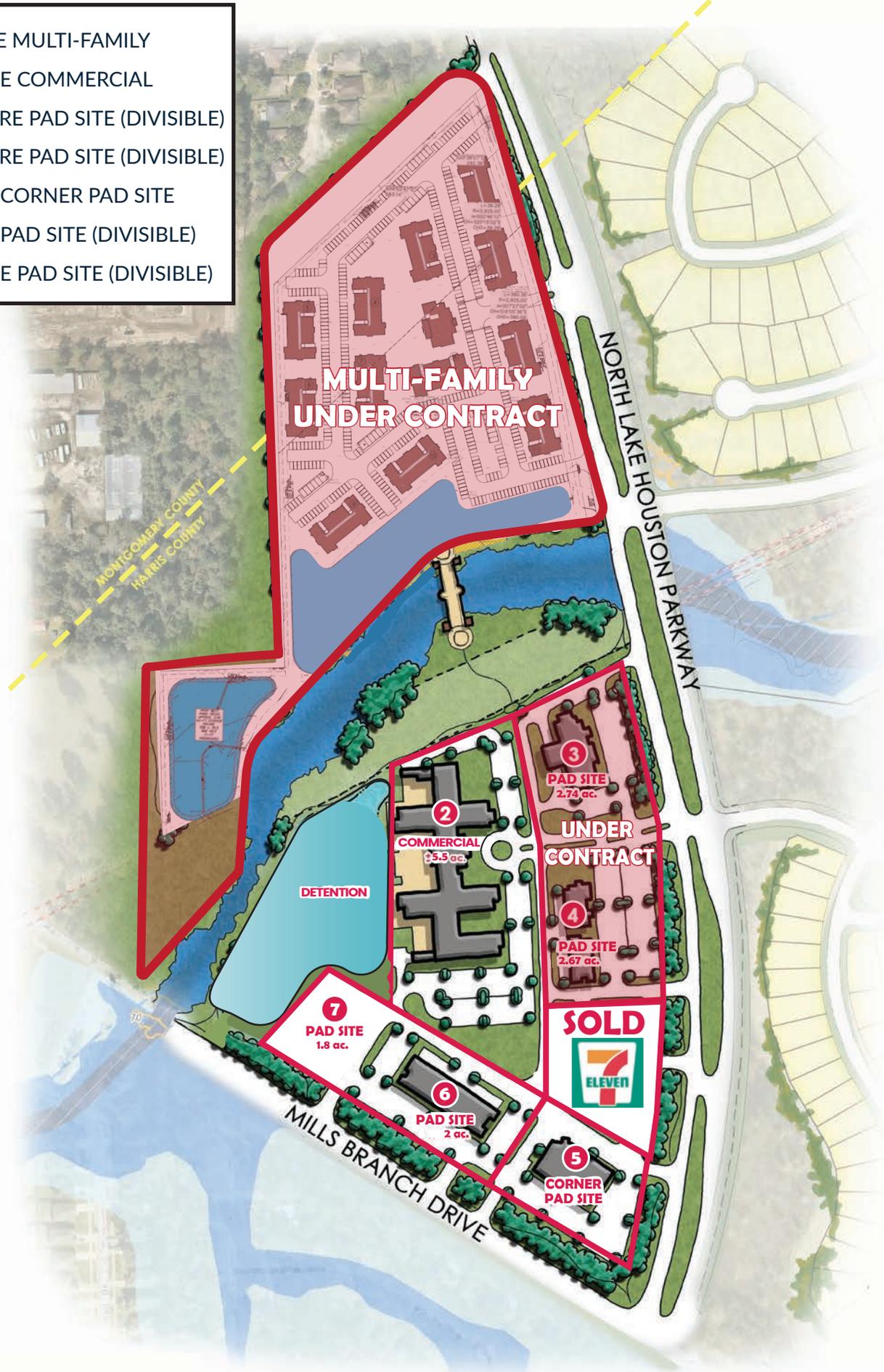
KINGWOOD  
26,000 HOMES

Loop 491

69

1314

- 1 20 ± ACRE MULTI-FAMILY
- 2 5.5 ± ACRE COMMERCIAL
- 3 2.74 ± ACRE PAD SITE (DIVISIBLE)
- 4 2.67 ± ACRE PAD SITE (DIVISIBLE)
- 5 2 ± ACRE CORNER PAD SITE
- 6 2 ± ACRE PAD SITE (DIVISIBLE)
- 7 1.8 ± ACRE PAD SITE (DIVISIBLE)



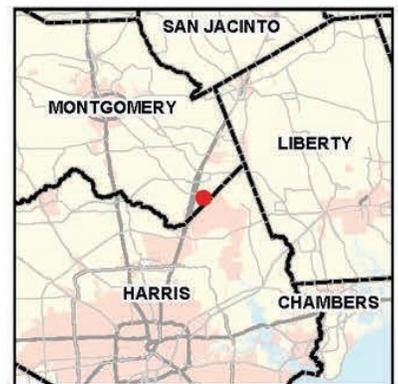


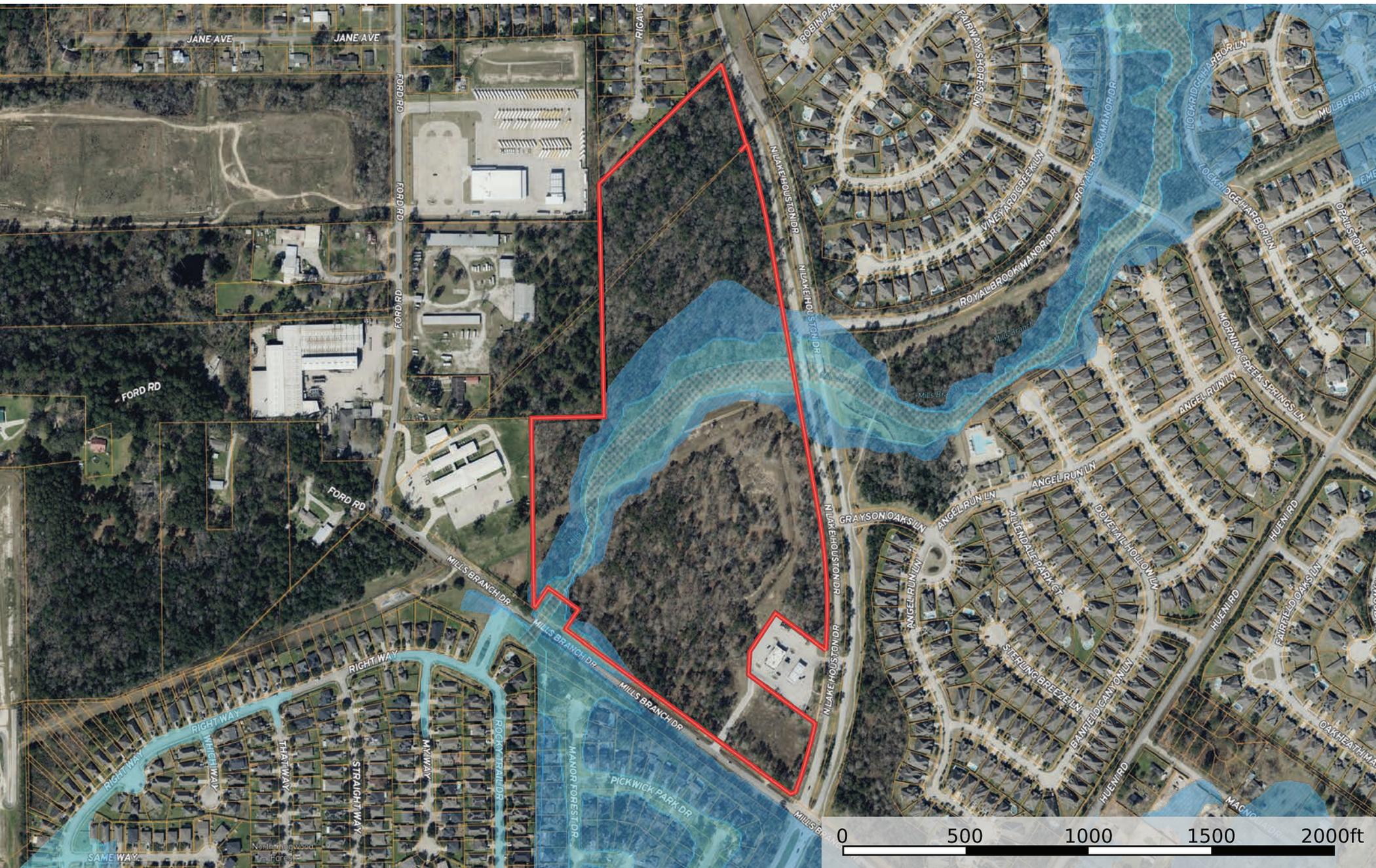
## Attachment A

### Project Location

Ford Road Widening from Needham Road to the Montgomery County Line  
 Montgomery County, Texas  
 CSJ: 0912-37-259

Aerial Source: Maxar, Vivid Advanced (2025).





- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included





## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
  - The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
  - The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
  - The broker does not perform any other act of real estate brokerage for the buyer/tenant.
- Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

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<b>Juan Sanchez</b>	<b>520895-B</b>	<b>juan@senderogroup.net</b>	<b>(832)607-8678</b>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Information available at [www.trec.texas.gov](http://www.trec.texas.gov) IABS 1-2

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