



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 #7**  
PAD SITE

ACCESS EASEMENT

**SITE #6**  
PAD SITE

ACCESS EASEMENT

**SITE #5**  
CORNER  
PAD SITE

MILLS BRANCH DR



Multi-Family & Pad Sites For Sale  
THE SHOPS AT ROYAL BROOK



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## 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

3304-3322 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's Degree



44.3%

Bachelor's/Grad/Prof Degree

## INCOME



\$102,099

Median Household Income



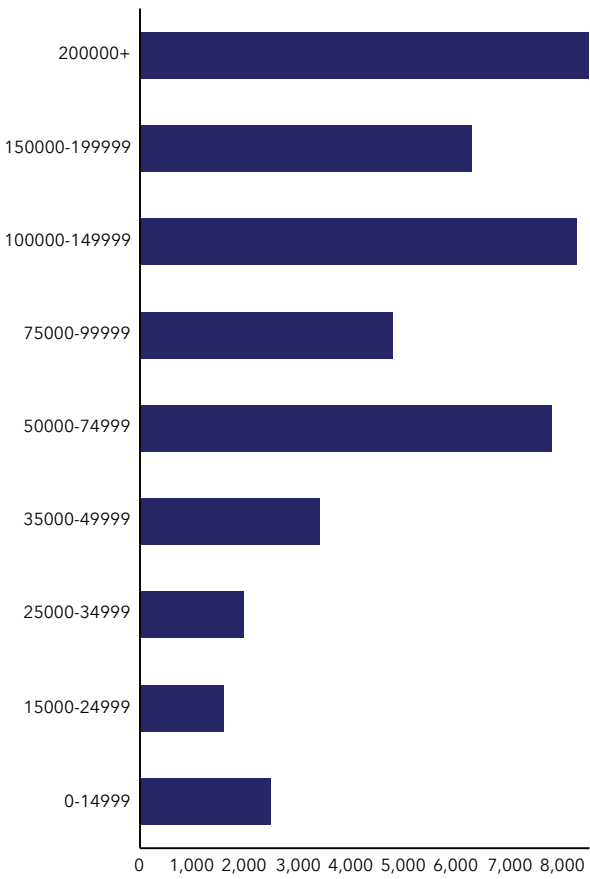
\$50,345

Per Capita Income

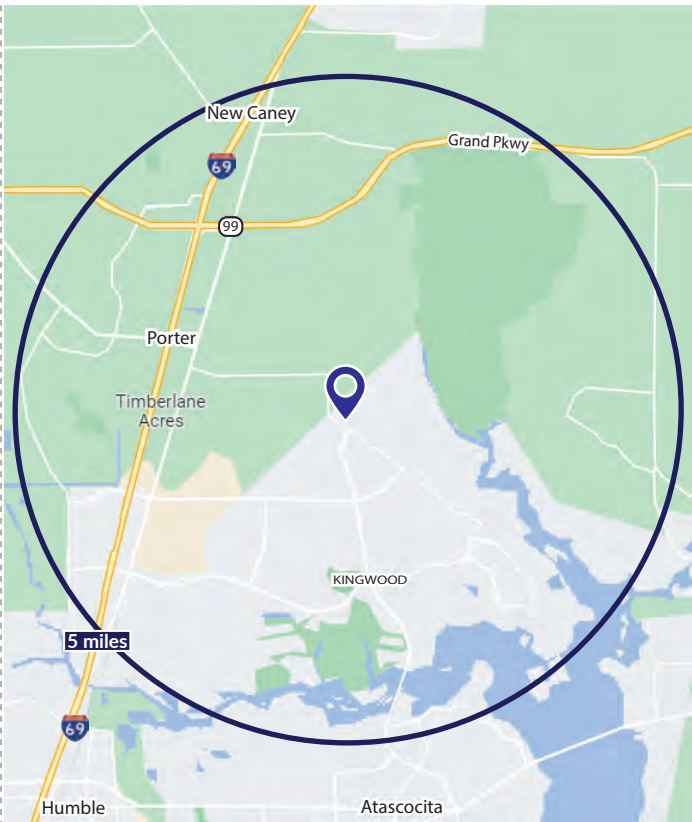


\$395,901

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 CONTRACT**

**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**

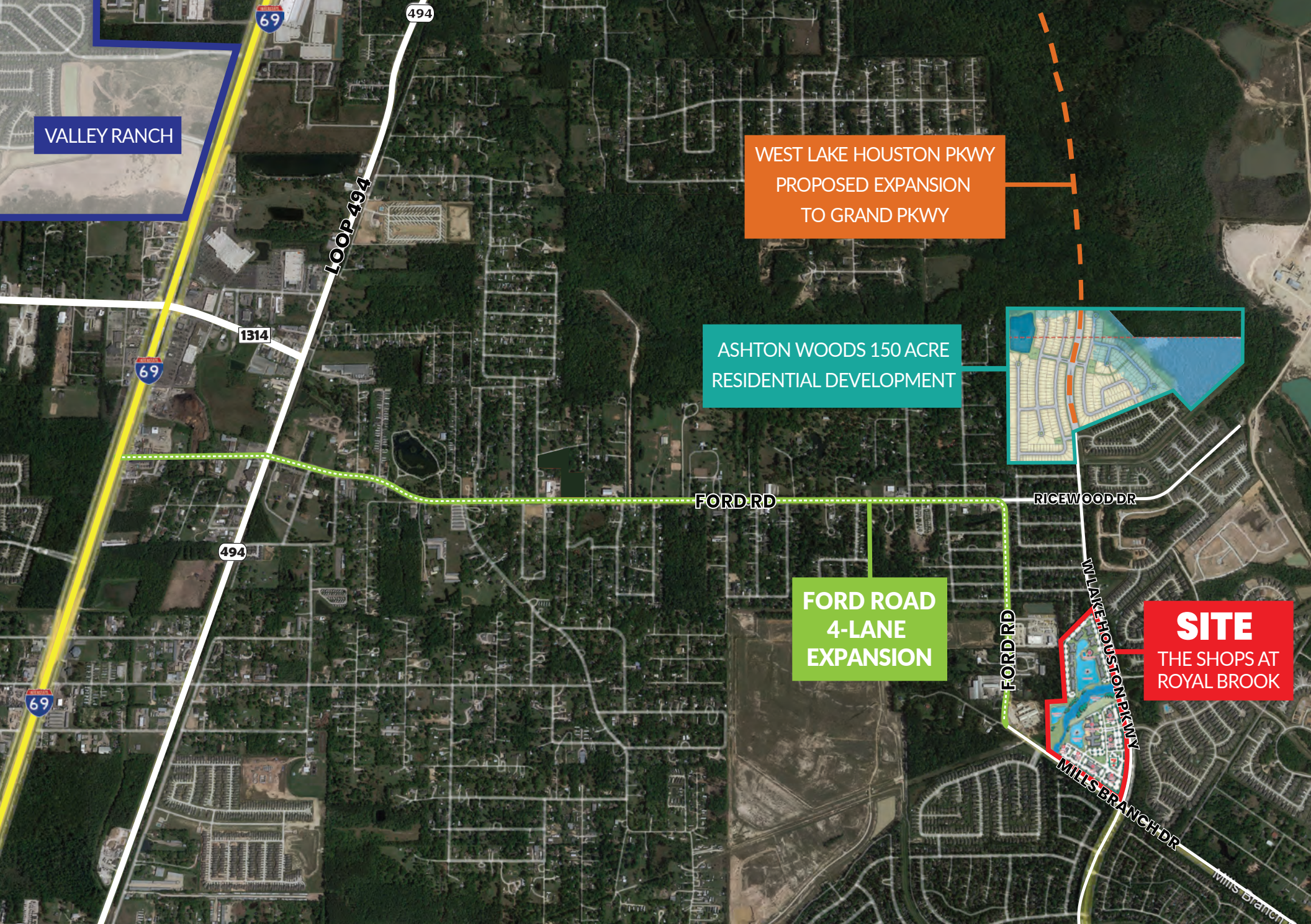
**MILLS BRANCH DR**





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





VALLEY RANCH

WEST LAKE HOUSTON PKWY  
PROPOSED EXPANSION  
TO GRAND PKWY

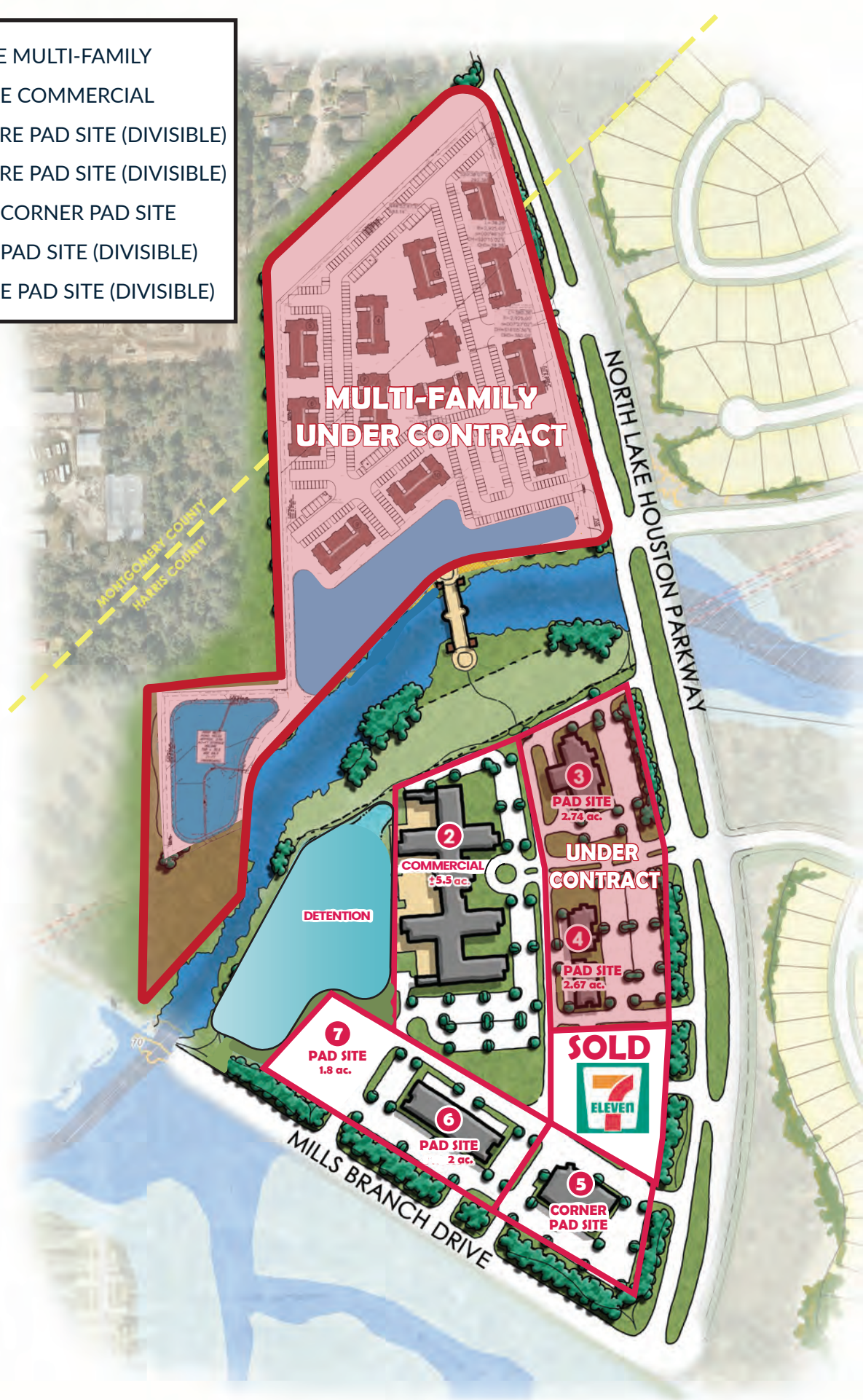
ASHTON WOODS 150 ACRE  
RESIDENTIAL DEVELOPMENT

FORD ROAD  
4-LANE  
EXPANSION

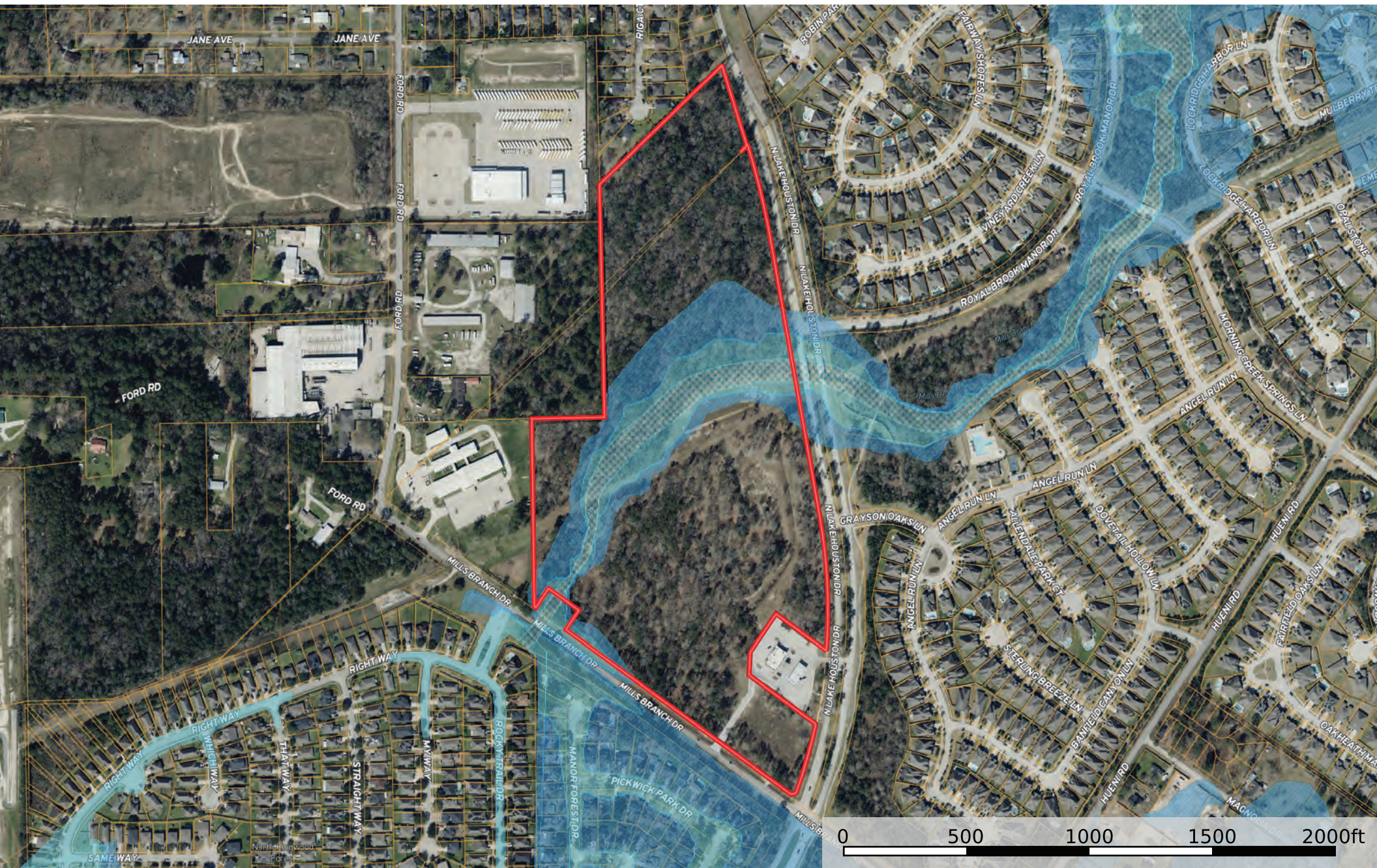
**SITE**  
THE SHOPS AT  
ROYAL BROOK



- 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)







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



