



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**

LOCATION	Northwest corner of West Lake Houston Pkwy & Mills Branch Dr		
SUBMARKET	Kingwood		
SIZE	1 acre up to 48 ± acres		
APN	048-259-000-0153		
LEGAL	Block 1, Unrestricted Reserve "A", 48.44 Acres		
UTILITIES	Utilities are served by City of Houston		
FLOOD PLAIN	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



44,962

Households

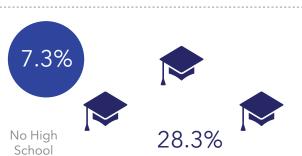
38.7

Median Age

\$84,088

Median Disposable Income

# **EDUCATION**



Diploma 20.1% College/

High School Graduate

Some Associate' s Degree

44.3% Bachelor's/Grad/ Prof Degree

### INCOME



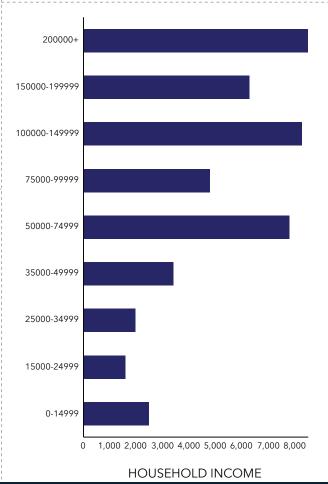


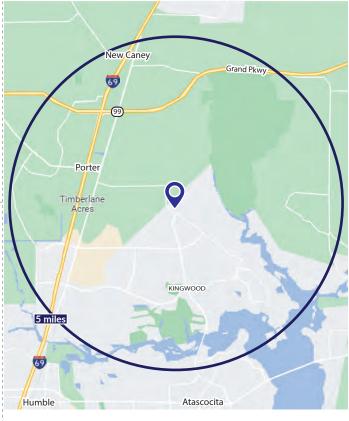
\$102,099 \$50,345 \$395,901

Median Household Income

Per Capita Income

Median Net Worth





### **EMPLOYMENT**





Services

11.0%

Unemploy ment Rate





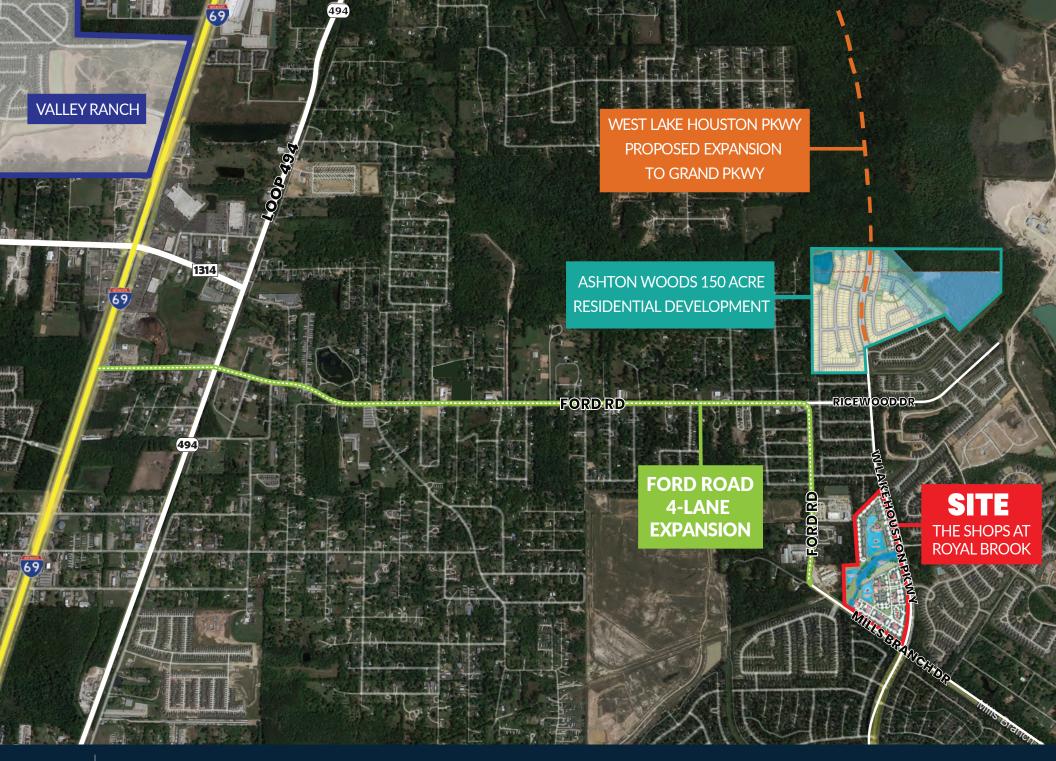




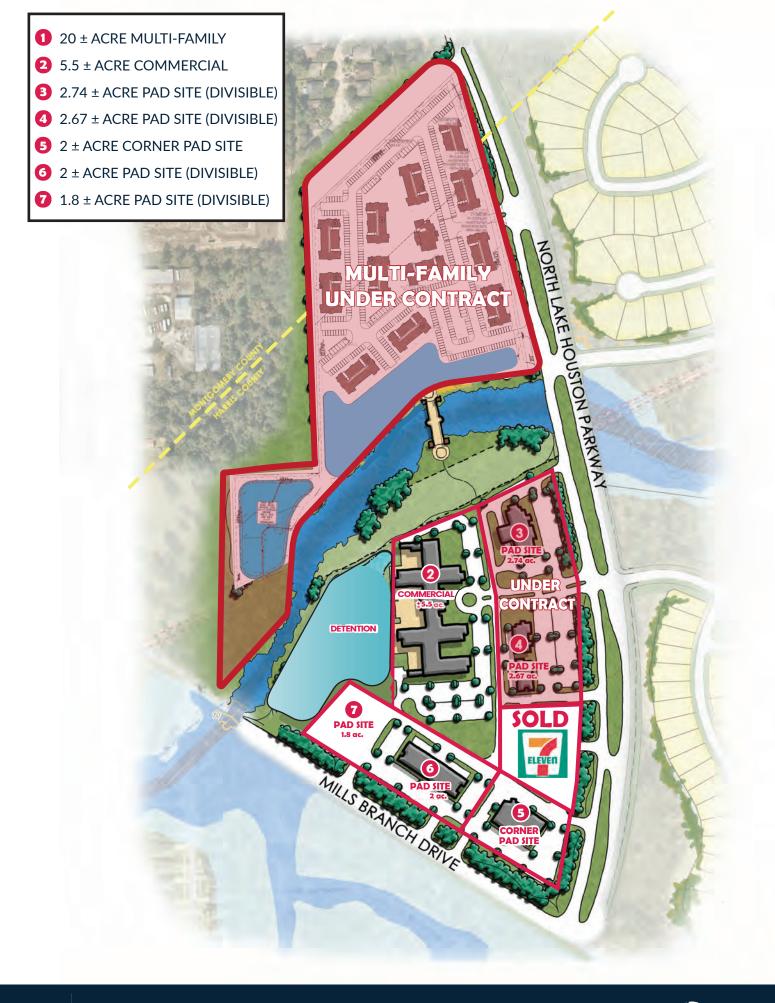


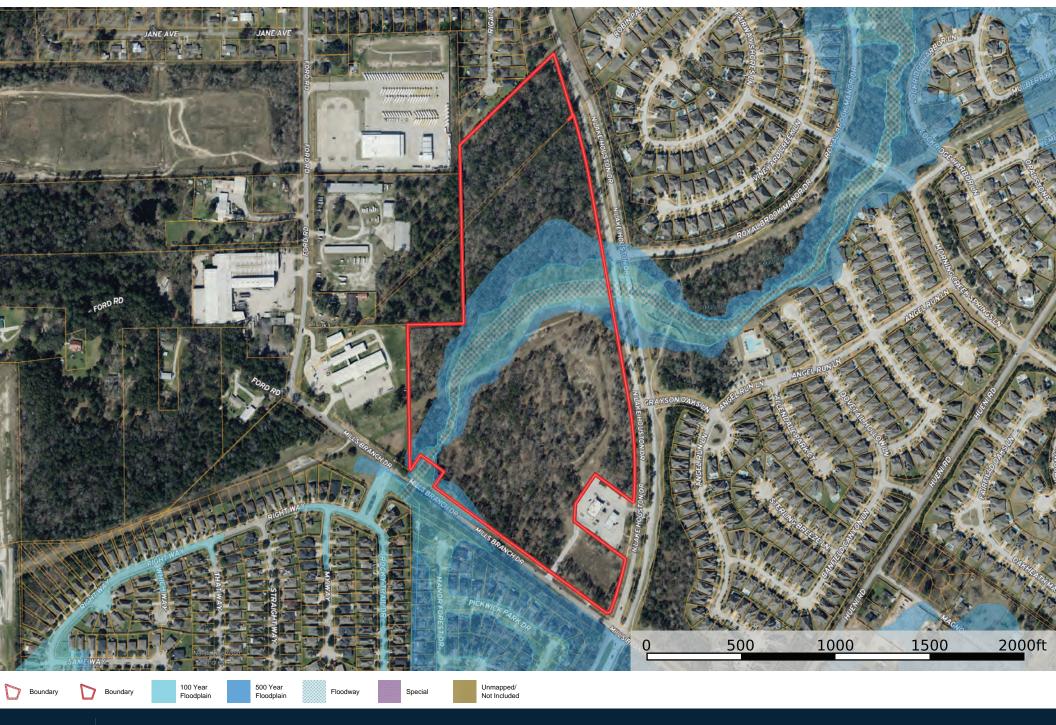




















# **Information About Brokerage Services**

EQUAL HOUSING

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. 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.

**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.

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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		rd Initials Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

**IABS 1-1** 

