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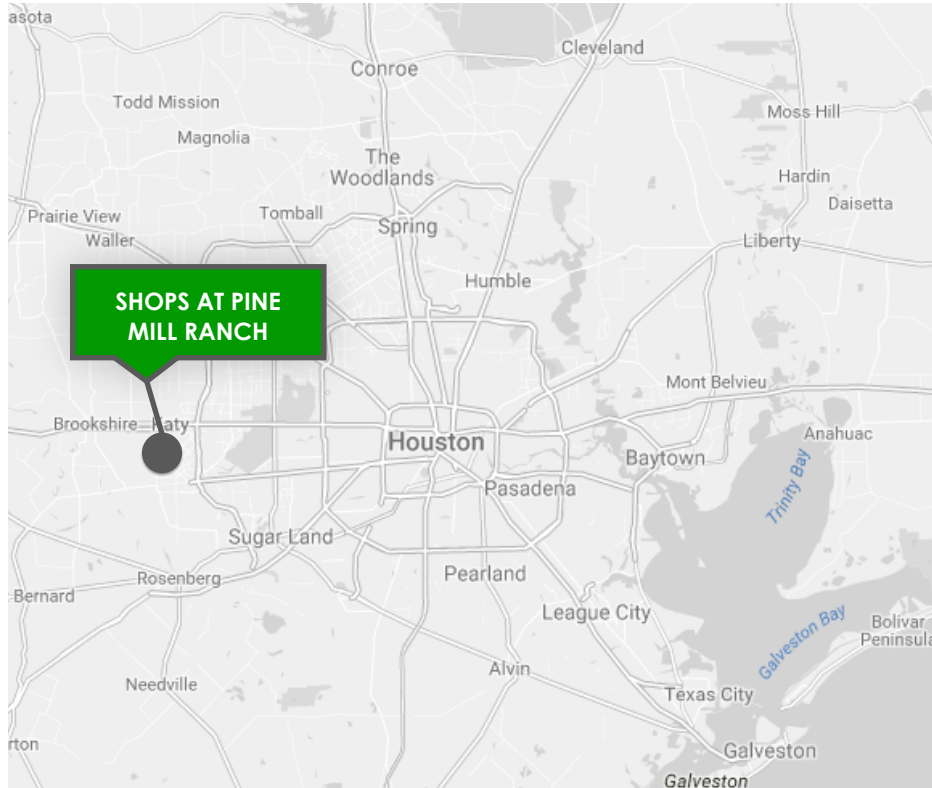


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SHOPS AT PINE MILL RANCH

4747 FM 1463, Katy, TX, USA

SUMMARY



HIGHLIGHTS

- ✓ EXCELLENT DEMOGRAPHICS
- ✓ HIGH GROWTH AREA
- ✓ CLOSE TO HEB
- ✓ LIMITED RETAIL OPPORTUNITIES
- ✓ EXCELLENT VISIBILITY

DESCRIPTION

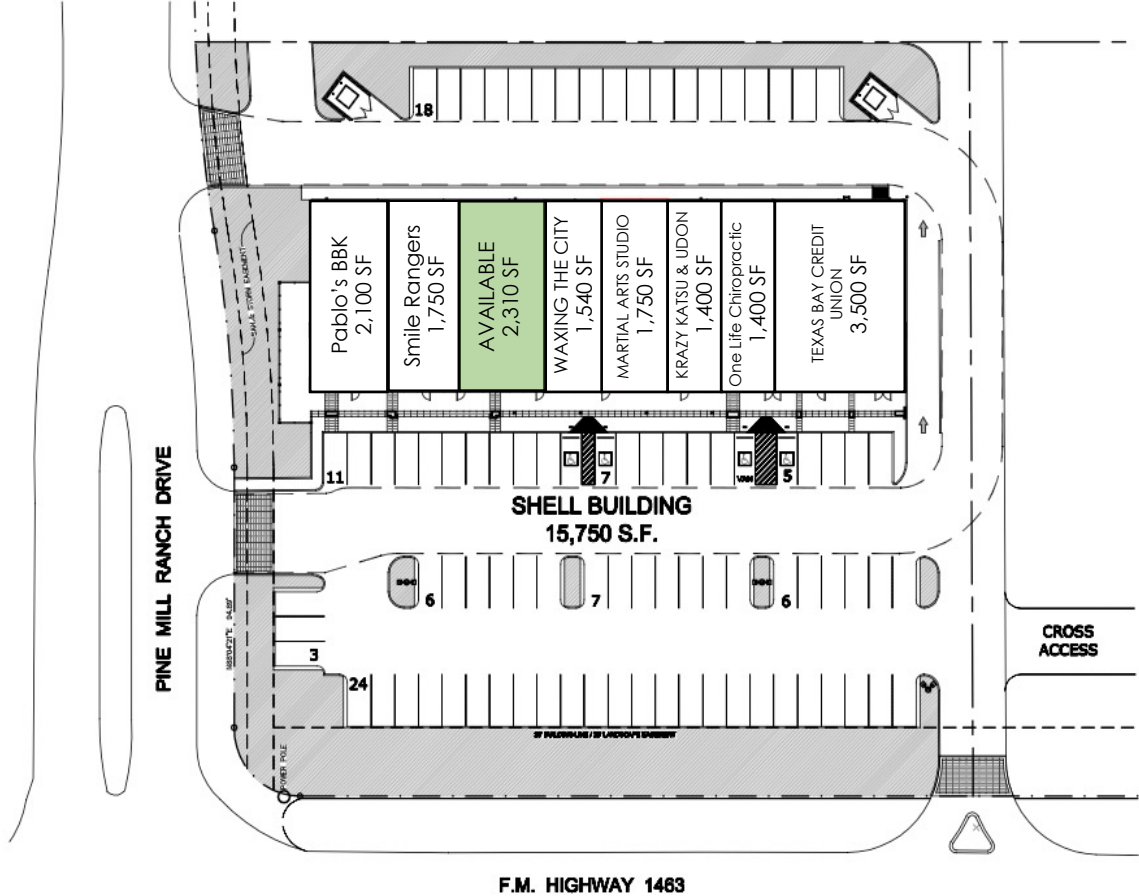
SIZE:	15,750 SF RETAIL CENTER ON 81,923 SF LAND
BUILT:	2016
PARKING:	87 SPACES (5.53 SPACES PER 1,000 SF)
ADD'T'L:	MONUMENT SIGN

TRAFFIC COUNTS

FM 1463	14,139 CARS PER DAY
I-10	60,626 CARS PER DAY

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions.

SITE PLAN



TENANT KEY

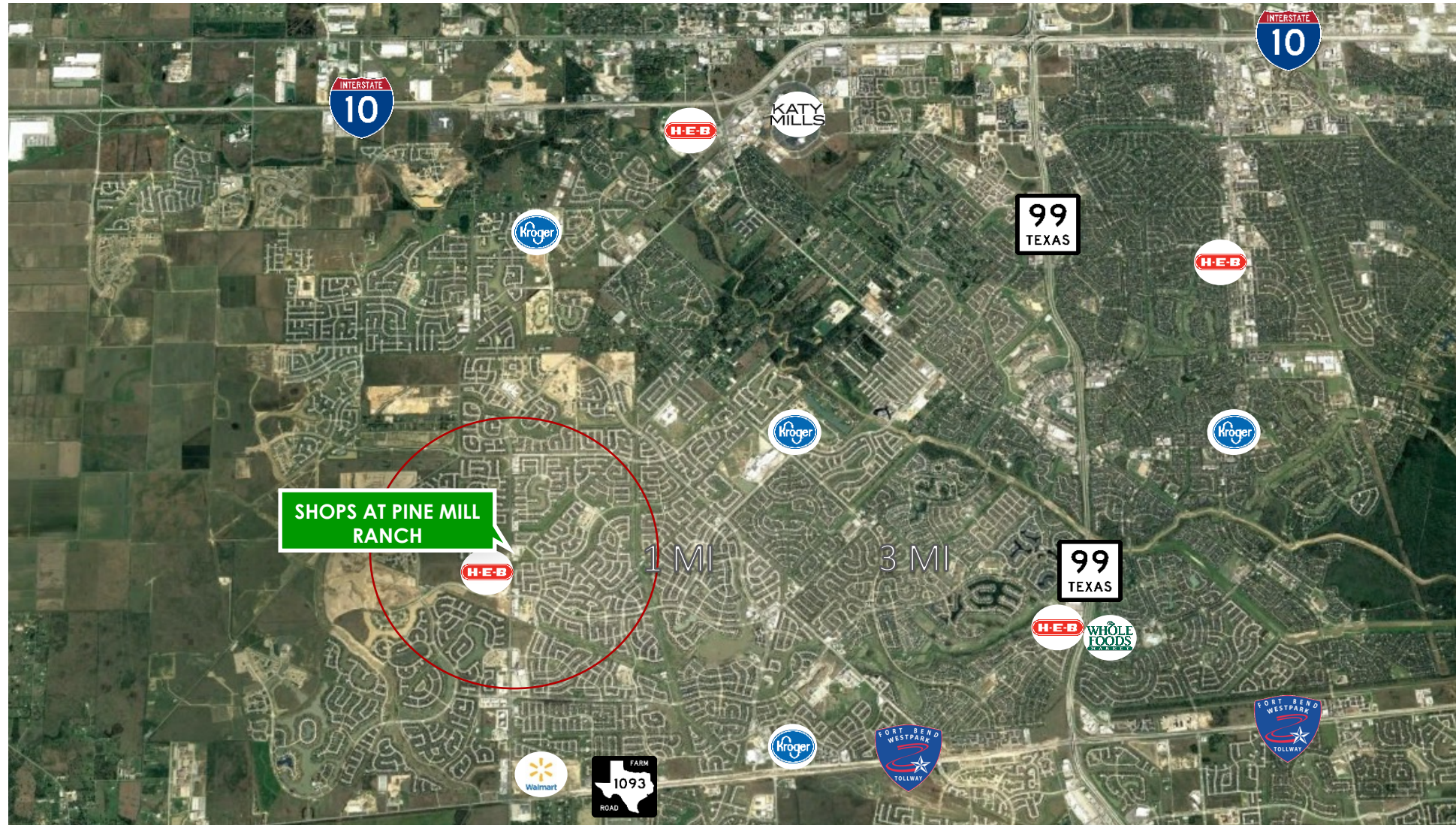
#	Tenant	SF
100	Pablo's BBK	2,100
200	Smile Rangers	1,750
300	AVAILABLE	2,310
600	Waxing the City	1,540
700	Martial Arts Studio	1,750
800	Krazy Katsu & Udon	1,400
900	One Life Chiropractic	1,400
1000	Texas Bay Credit Union	3,500



AERIAL IMAGERY



SATELLITE IMAGERY



DEMOGRAPHICS & TRAFFIC

Population	1 MI	3 MI	5 MI
2022 Population	15,698	94,408	175,125
2027 Population	19,531	116,816	213,915
Est. 5yr Growth	4.9%	4.7%	4.4%
Average Age	36.1	36.1	36.4

2019 Population by Race

White	11,474	67,542	125,188
Black	1,621	9,616	17,690
Am. Indian & Alaskan	93	547	1,031
Asian	2,108	14,256	26,777
Hawaiian & Pacific Island	33	176	303
Hispanic Origin	3,043	18,701	36,223

Households

2022 Total Households	4,887	29,452	55,715
HH Growth 2022-2027	4.9%	4.7%	4.4%
Median Household Inc	\$160,750	\$158,151	\$144,198
Avg Household Inc	\$181,590	\$179,180	\$166,720
Avg Household Size	3.2	3.2	3.1
Avg Household Vehicles	2.00	2.00	2.00

Housing

Median Home Value	\$389,026	\$385,575	\$370,373
Median Year Built	2011	2011	2010

Employment

Daytime Employment	1,305	9,052	31,766
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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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:
 - 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.

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.

KM Realty Management LLC Broker's Licensed Name or Primary Assumed Business Name	530124 License No.	randy@kmrealty.net Email	713.690.1093 Phone
Steven T. Stone Designated Broker's Name	618279 License No.	steven@kmrealty.net Email	713.275.2601 Phone
Agent's Supervisor's Name	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



EXCLUSIVE LEASING BROKER

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