



THE CENTRE AT MEADOWHILL

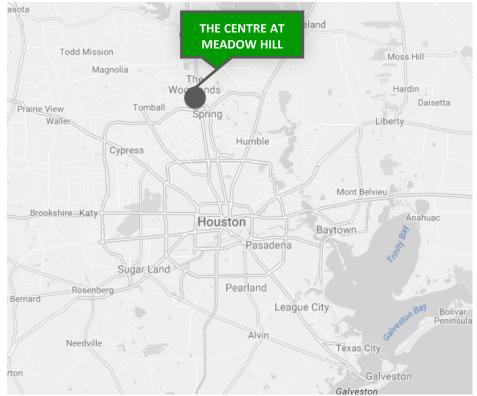
SWC OF FM 2920 & MEADOW HILL DR 3425 FM 2920, Spring, TX 77388

FOR LEASE

David Oliphant | KM REALTY david@kmrealty.net | 713.275.2603

SUMMARY







HIGHLIGHTS

Excellent Visibility Good Daytime Traffic Signalized Intersection Between I-45 and Kuykendahl Rd

DESCRIPTION

Size: 18,793sf Retail Center on 33,598 SF Land

Built: 2005; 2015

Parking: 79 Spaces (5.13 Spaces per 1,000 SF)

Addtl: Monument Sign

NOTABLE CO-TENANTS





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.



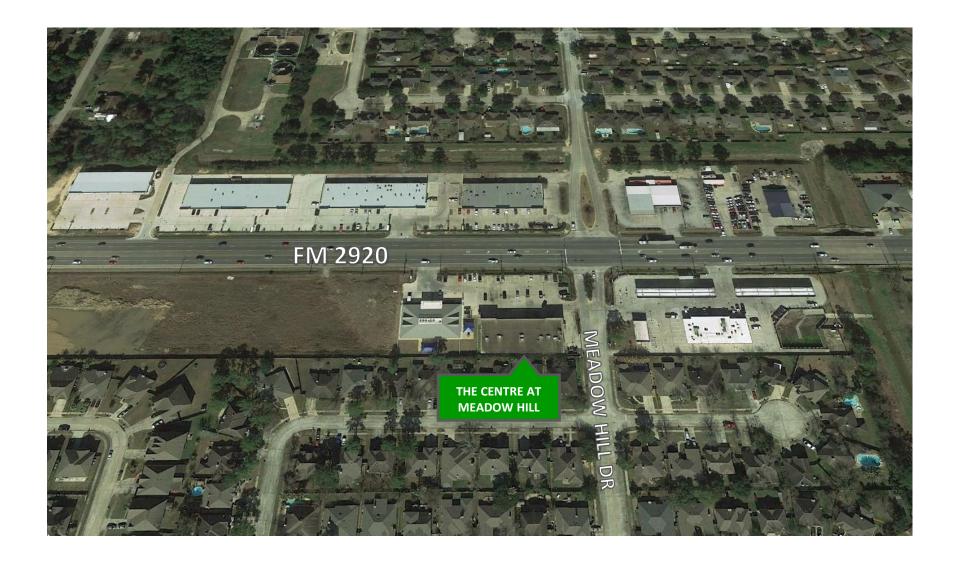


TENANT KEY

800	AVAILABLE	3,500
500	Water Tree	1,400
400	Gnosis Tattoo	2,030
350	Nail Salon	1,200
280	Barber	980
100	Sunrise Taquitos	1,400
#	Tenant	SF

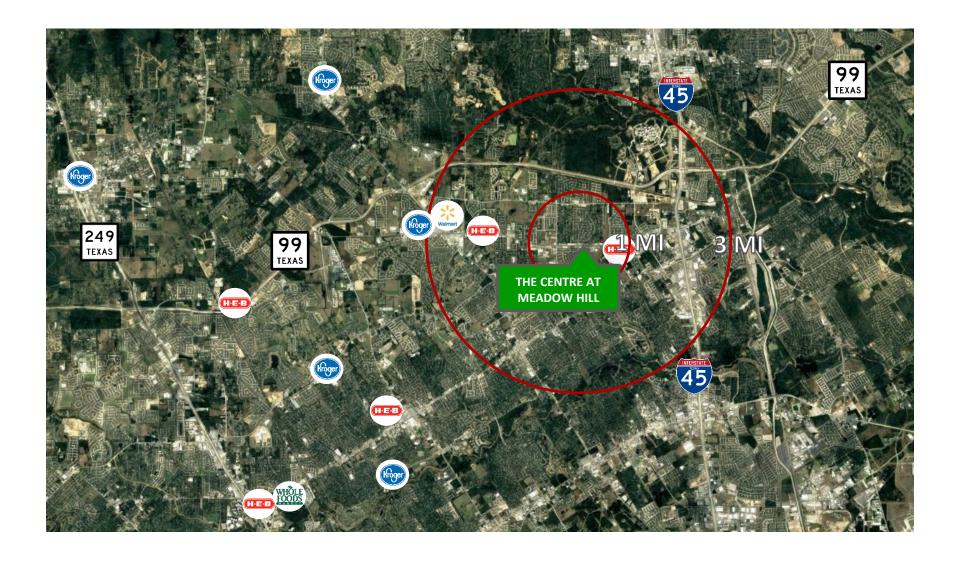
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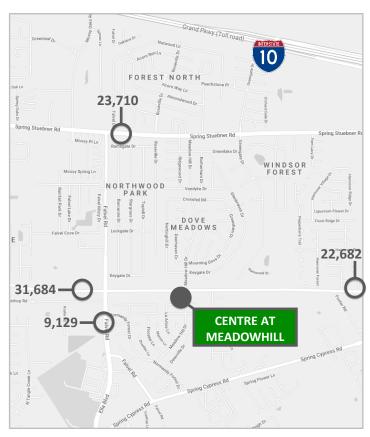


DEMOGRAPHICS & TRAFFIC



Population	1 MI	3 MI	5 MI
2020 Population	12,500	80,777	228,772
2024 Population	11,990	79,514	232,993
Est. 5-yr Growth	.3%	.4%	1.0%
Median Age	37.1	37	35.6
2024 Population by Race			
White	5,428	36,596	99,273
Black	1,706	12,108	47,331
Am. Indian & Alaskan	177	1,048	2,838
Asian	1,098	6,716	16,269
Two or more races	3,565	22,939	66,894
Hispanic	3,911	24,565	73,170
Households			
2024 Total Households	4,338	28,160	81,992
HH Growth 2020 - 2024	.1%	.5%	1.2%
Median Household Inc	\$87,760	\$91,056	\$77,142
Avg Household Inc	\$102,169	\$110,032	\$100,285
Avg Household Size	2.8	2.8	2.7
2024 Avg HH Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$220,799	\$240,980	\$249,546
Median Year Built	2001	2001	1997
Employment			
Daytime Employment	3,033	30,413	82,250

TRAFFIC COUNTS



Sources: 2016 Houston Urban Traffic Map; CoStar

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	530124	randy@kmrealty.net	713.690.1093
Broker's Licensed Name or Primary Assumed Business Nam	ne License No.	Email	Phone
Steven T. Stone	618279	steven@kmrealty.net	713.275.2601
Designated Broker's Name David Oliphant	License No. 802906	Email david@kmrealty.net	Phone 713.275.2603
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

David Oliphant
Leasing Associate, KM Realty
713.275.2603 | david@kmrealty.net

KM Realty | Leasing 5555 San Felipe St, Suite 510 Houston, Texas 77056

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