

KINGWOOD PLACE

Kingwood, Texas



HEB Anchored Center off Highway 59 & Northpark Drive | Kingwood, TX



Professionally leased by:



For leasing information, contact:

Court Richardson,
Partner

crichardson@ironbridgerealty.com
346.701.5702

TRADE AREA



POPULATION 2022

1 mile	11,616
3 mile	53,190
5 mile	128,561



PROJECTED POPULATION 2027

1 mile	12,783
3 mile	57,115
5 mile	137,694



HOUSEHOLDS 2022

1 mile	5,284
3 mile	20,103
5 mile	45,343



HOUSEHOLD INCOME 2022

1 mile	\$104,793
3 mile	\$116,151
5 mile	\$118,141

SITE AERIAL

SITE



TRAFFIC COUNTS 2022	
Highway 59	104,500 VPD
Northpark Dr	17,048 VPD

The information contained herein has been obtained from sources that are deemed reliable and accurate. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice.

SITE PLAN



Unit	Tenant	SF
A1	Floors for Living	2,725
A2	AVAILABLE (LOI)	1,378
A3	AVAILABLE (LOI)	1,703
A4	AVAILABLE (LOI)	1,000
A5	Nukumi Steak House	4,080
A6	Milano Nail Spa	4,243
A7	Tropical Smoothie Cafe	1,400
A8	Twin Liquors	3,500
C1	Chicken Salad Chick	2,605
C2	Memorial Herman	2,717
C3	AVAILABLE	1,703
C4	Neon Blonde Salon	1,504
C5	Crust Pizza	2,783
C6	UrgentVet	2,537
C7A	Bubbly Paws	1,679
C7B	European Wax Studio	1,638
C8	Jersey Mike's	1,445
C9	Any Lab Test Now	1,200
C10	100% Chiropractic	1,800
D1	Dentists of Northpark	3,000
D2	AVAILABLE	1,400
D3	Total Men's Primary Care	1,500
D4	Starbucks	2,100
Pad	Chase Bank (GL)	1.88 AC
Pad	Lupe Tortilla (GL)	2.99 AC
Pad	AVAILABLE	1.82 AC
NAP	HEB	107,000
NAP	HEB Fulfillment Center	40,000

LEASED
 AVAILABLE



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 sale's 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.

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

Ironbridge Realty Partners, LLC

LICENSED BROKER / BROKER FIRM NAME OR
PRIMARY ASSUMED BUSINESS NAME

Ralph E. Tullier, Jr.

DESIGNATED BROKER OF FIRM

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LICENSED SUPERVISOR OF SALES AGENT / ASSOCIATE

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EMAIL

PHONE

SALES AGENT / ASSOCIATE'S NAME

LICENSE NO.

EMAIL

PHONE

BUYER / TENANT / SELLER / LANDLORD INITIALS

DATE

