



KINGSLAND PLAZA

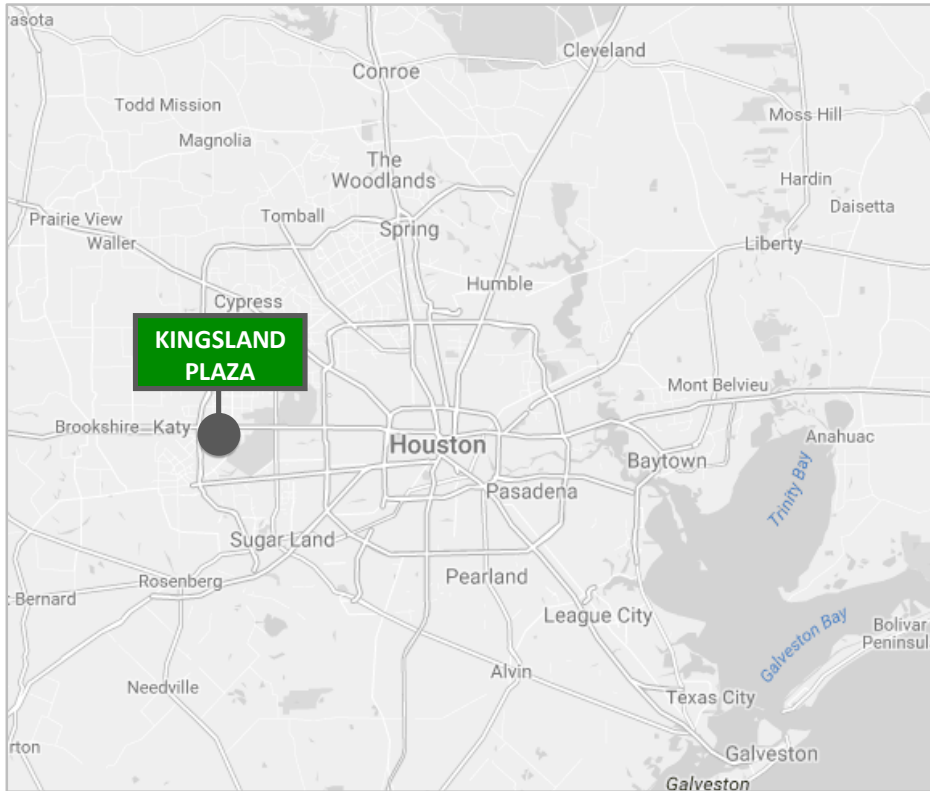
SEC OF KINGSLAND BLVD & S FRY RD

19901 Kingsland Blvd, Houston, Harris County, TX 77094

FOR LEASE

NICK LOVITT | KM REALTY

nick@kmrealty.net | 713.275.2605



HIGHLIGHTS

- + Excellent Visibility & Daytime Traffic
- + Multiple Points of Ingress / Egress
- + Hard Corner of Signalized Intersection with High Traffic Counts
- + Less Than One Mile From Interstate (I-10)
- + Recognizable and Popular Tenant Mix (Most-Notably Starbucks)
- + Close Proximity to Houston Methodist St. Catherine Hospital; Texas Children’s Hospital West; Houston Methodist West; Second Baptist Church West; and Master-Planned Communities

DESCRIPTION

Size: 14,280 SF Retail Center on 39,450 SF Land
 Built: 2000
 Parking: 52 Spaces (3.64 Spaces per 1,000 SF)
 Adttl: Monument Sign; Canopy Walkway Along Storefronts
 Mgmt: KM Realty

NOTABLE CO-TENANTS





SIZEABLE (50k SF+) RETAILERS IN 1MI

FACING NORTH

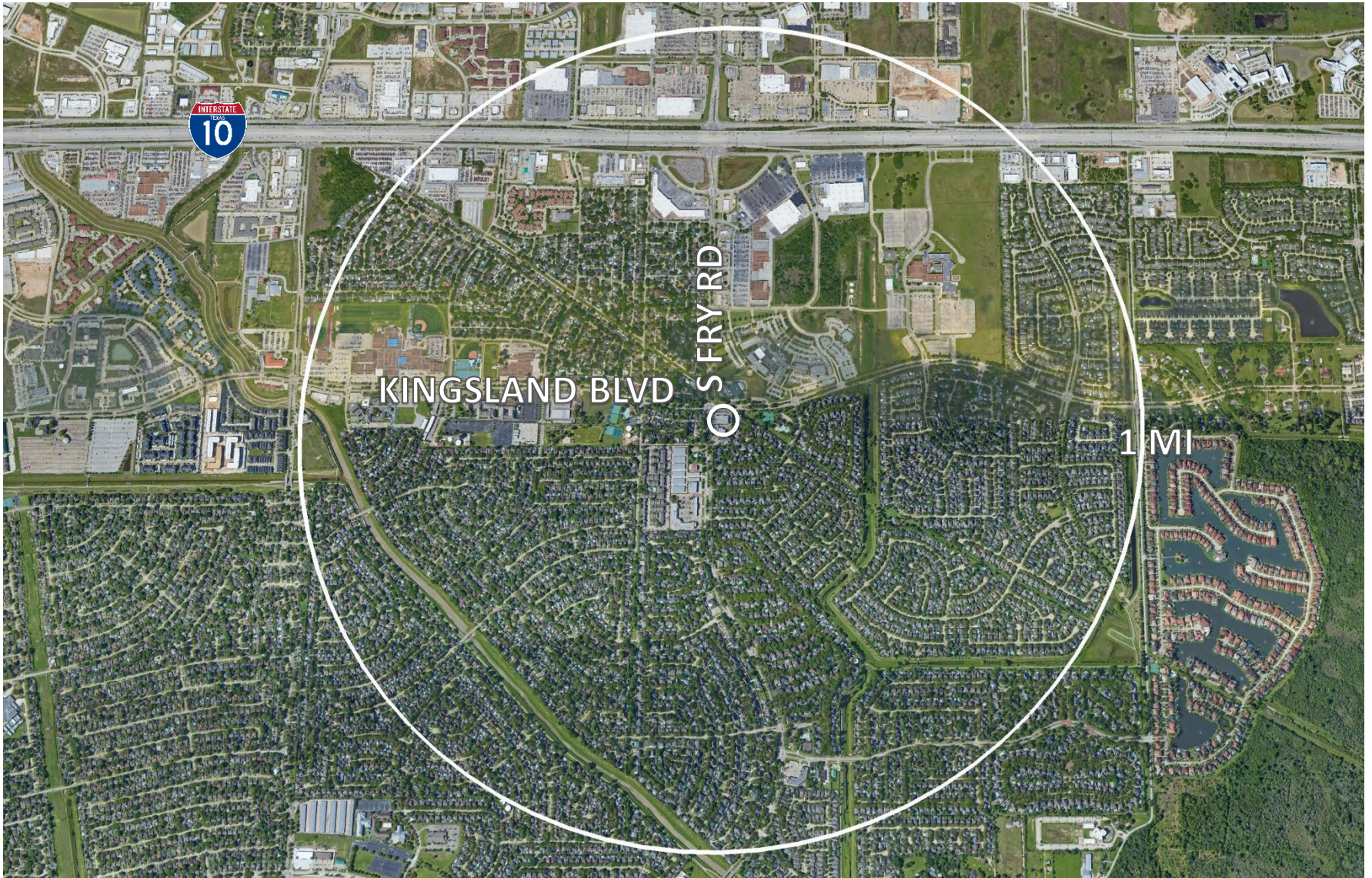




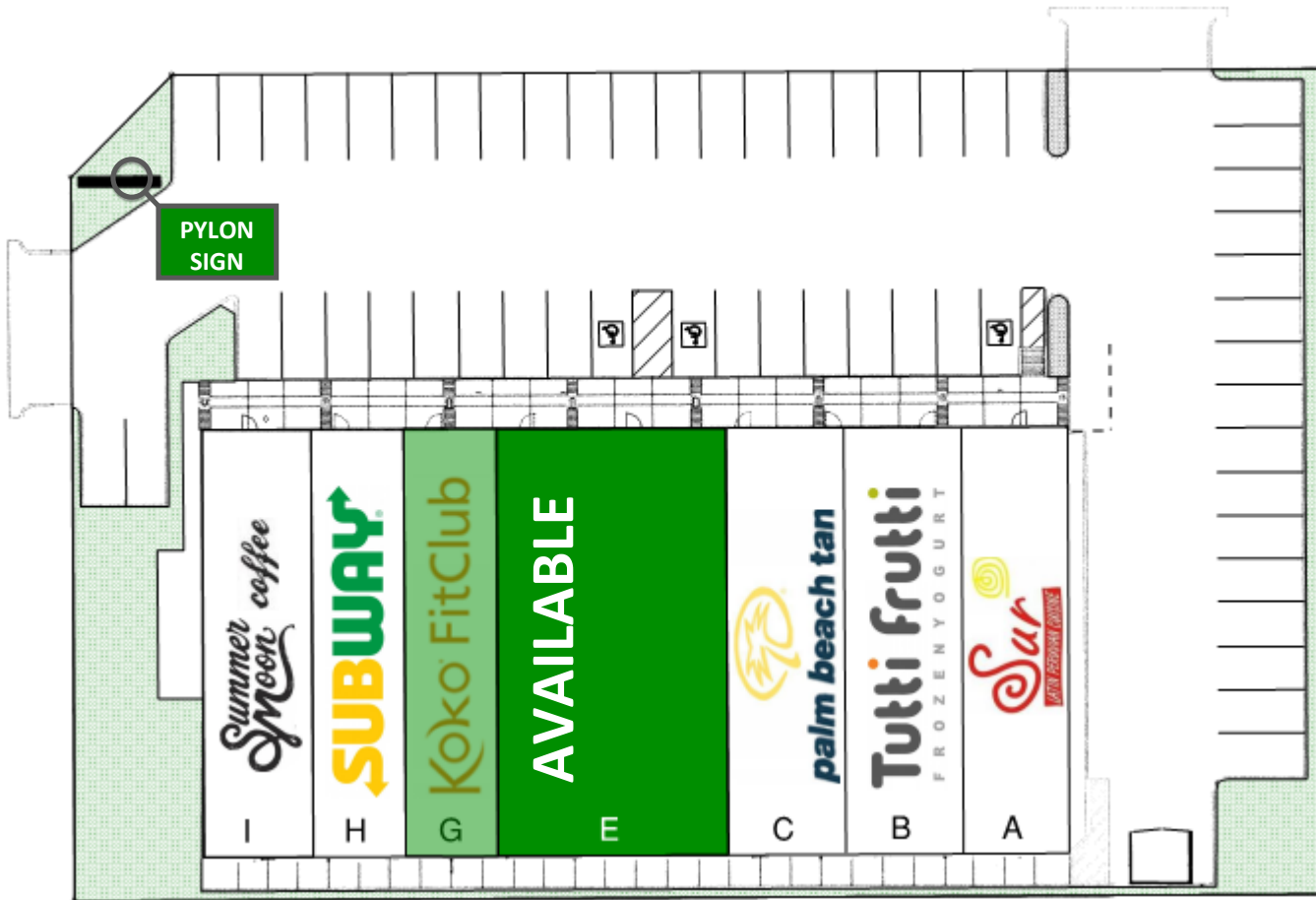
AREA TRAFFIC DRIVERS

FACING SOUTH



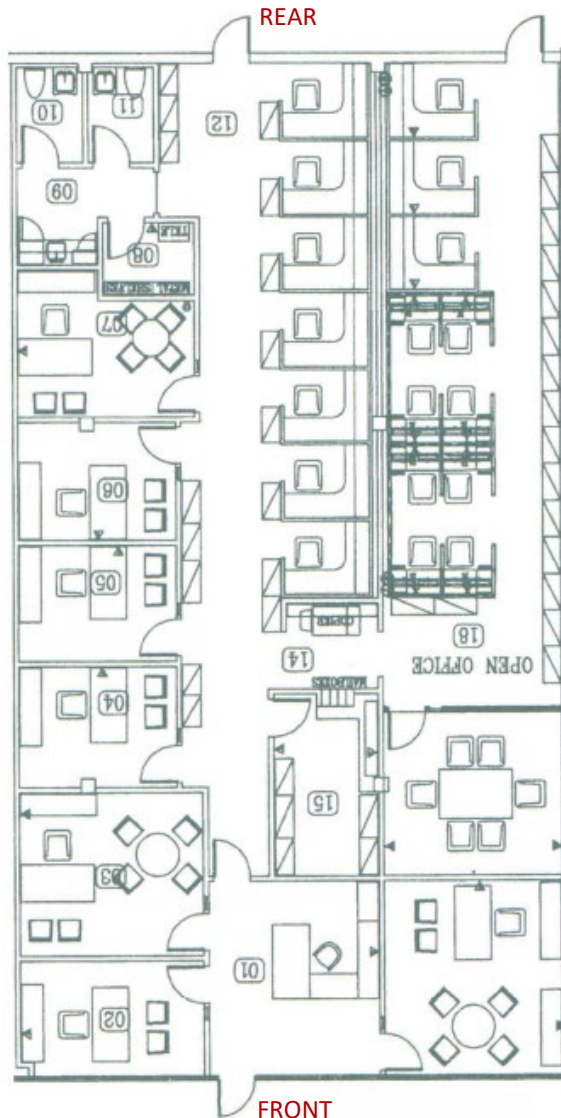


SITE PLAN



TENANT KEY

#	Tenant	SF
A	Sur Latin Cuisine	1,500
B	Tutti Frutti	2,000
C	Darque Tan	2,000
E	AVAILABLE	3,752
G	Koko Fit Club	1,500
H	Subway	1,509
I	Summer Moon	1,800

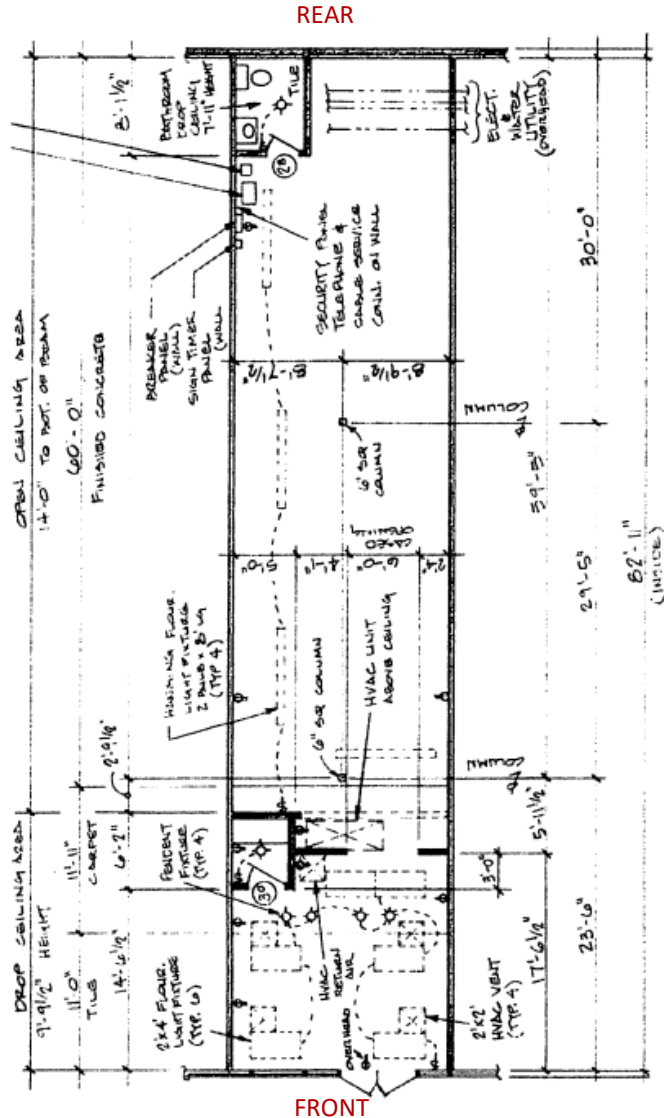


SUITE E

- Size: 3,752 SF
- Rate: Call Broker for Pricing
- Available: Immediately
- Fmr Use: Financial Office
- Notes: Space is located in center of the shopping center; visibility is further increased by raised sign band



STOREFRONT



SUITE G

- Size: 1,500 SF
- Rate: Call Broker for Pricing
- Available: Immediately
- Fmr Use: Currently KoKo Fit Club
- Notes: Space is located in center of the shopping center; visibility is further increased by raised sign band



STOREFRONT

DEMOGRAPHICS & TRAFFIC



Population	1 MI	3 MI	5 MI
2018 Population	12,937	108,840	247,567
2023 Population	13,992	118,530	274,616
Est. 5yr Growth	8.15%	8.90%	10.93%
Average Age	40.10	35.80	35.20

2018 Population by Race

White	10,181	81,619	181,456
Black	509	11,069	29,155
Am. Indian & Alaskan	49	968	2,104
Asian	1,874	12,564	28,789
Hawaiian & Pacific Island	9	94	289
Other	315	2,527	5,775

Households

2018 Total Households	4,766	37,641	83,221
HH Growth 2018 - 2023	8.35%	9.11%	11.00%
Median Household Inc	\$126,573	\$81,445	\$87,211
Avg Household Size	2.70	2.90	3.00
2018 Avg HH Vehicles	2.00	2.00	2.00

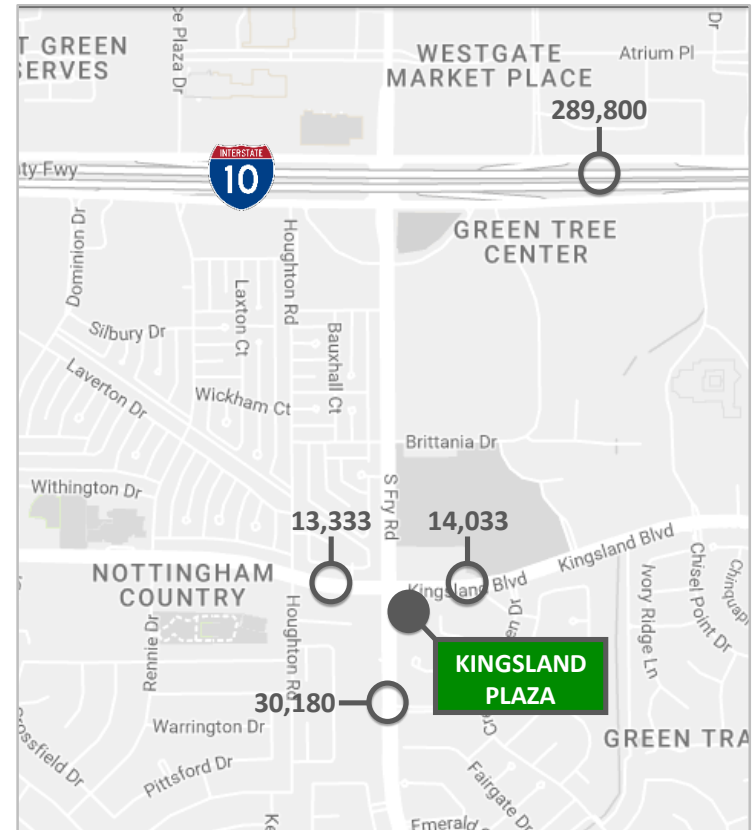
Housing

Median Home Value	\$310,594	\$188,163	\$194,515
Median Year Built	1991	1995	2000

Employment

Daytime Employment	5,844	38,797	73,887
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TRAFFIC COUNTS



Sources: 2016 Houston Urban Traffic Map; CoStar; MPSI Estimates

INFORMATION ABOUT BROKERAGE SERVICES



11-2-2015



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 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.

KM Realty Management LLC	515197	randy@kmreality.net	713-690-2700
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James N. Lovitt	735322	nick@kmreality.net	713-690-2605
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
IABS 1-0



EXCLUSIVE LEASING AGENT

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INFORMATION PRESENTED

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