

GRAND PARKWAY

GRAND PARKWAY (CONSTRUCTION UNDERWAY)

UNDER CONSTRUCTION  
NEW APARTMENTS



NORTH PARK DR.



LOOP 494

KING'S MILL  
900 HOMES



5-LANE EXPANSION UNDER  
CONSTRUCTION - COMPLETE 1Q21

KINGWOOD DR. 36,055 VPD



# KINGWOOD PARK

NEQ OF KINGWOOD DR. AND US 59 | KINGWOOD, TEXAS

**NEW DEVELOPMENT WITH HIGHWAY 59  
FRONTAGE & ACCESS**



# PROJECT HIGHLIGHTS

## Kingwood Park

NEQ OF KINGWOOD DR. AND US 59 | KINGWOOD, TEXAS

- **Ideally positioned** 35.5 acres in dynamic Kingwood trade area, serving the 59 corridor from Humble to Cleveland
- New development and surrounding office and medical complexes will attract **traffic both day and night**
- The trade area is home to some of the highest rated master-planned communities in the region, including Kingwood, Oakhurst, Terramark, NorthPark Lakes, and Kings Mill



### TRAFFIC COUNTS

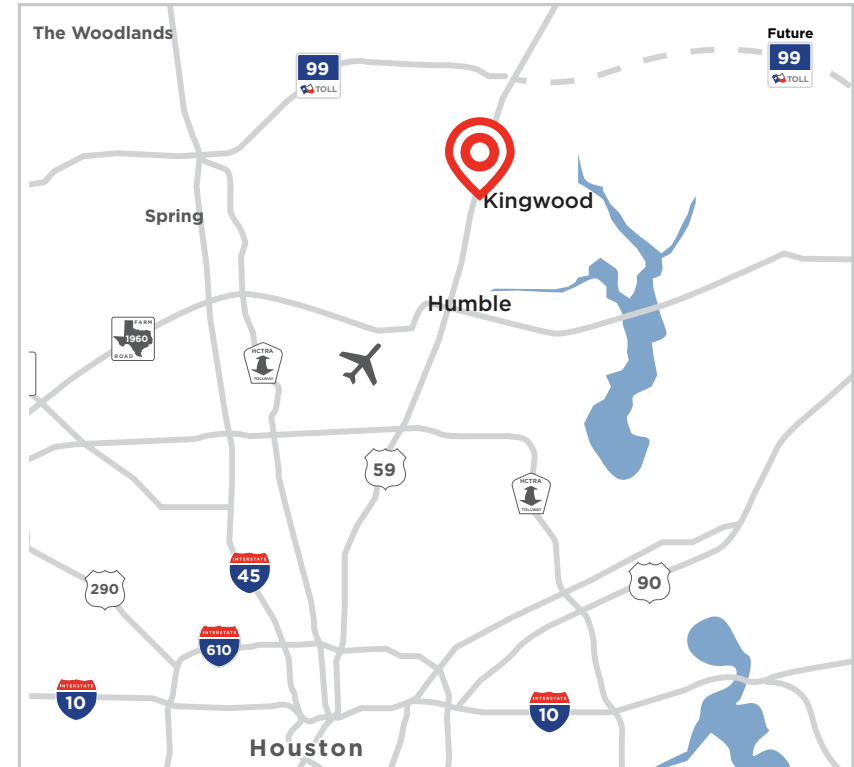
**142,952 VPD** on I-69/US 59  
**36,055 VPD** on Kingwood Dr



**137,738 POPULATION**  
within 5 miles



**\$99K AVG HHI**  
within 3 miles



### MAJOR AREA EMPLOYERS

**HCA** + Houston  
Healthcare<sup>SM</sup>  
Kingwood



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GRAND PARKWAY (NOW OPEN)

GRAND PARKWAY (CONSTRUCTION UNDERWAY)

BROOKWOOD FOREST  
700 LOTS - \$200'S

UNDER CONSTRUCTION  
NEW APARTMENTS

Weatherford

NEW CONSTRUCTION  
339 CLASS A UNITS

RECENT CONSTRUCTION  
327 UNITS

LONE STAR COLLEGE  
12,764 Students

Owned By  
Methodist

KINGWOOD MEDICAL CENTER  
100+ Physicians

HIGHWAY 59 142,952 VPD

KINGWOOD DR. 36,055 VPD

SITE

HOMWOOD SUITES  
Hilton

Inspirety  
Kingwood EMERGENCY CENTER

Valley Ranch  
TOWN CENTER

H-E-B  
Snooze  
Starbucks

SHOWBIZ CINEMAS  
CROCKER BARCEL

COURTYARD  
Marriott

sears  
THE UNION KITCHEN  
Luby's

Walmart  
Kroger  
BIG LOTS!

Marketplace  
TANITA  
Chick-fil-ee  
TACO CABANA  
McDonald's

NORTH PARK DR.

KING'S MILL  
900 HOMES

5-LANE EXPANSION UNDER  
CONSTRUCTION - COMPLETE 1Q21

Randall's  
James Avery  
chico's  
PETCO  
CARRABBA'S  
Talbots

LOOP 494



# SITE PLAN

KEY	BUSINESS	LEASE AREAS
1	Available Pad	54,889 SF
2	Available Pad	48,931 SF
3	Future Lease	16,155 SF
4	Proposed Fitness - 2 Story	38,835 SF
5	Future for Lease	11,238 SF
6	Proposed Theater	32,497 SF
7	Future for Lease	11,238 SF
8	Proposed Grocery	28,350 SF
9	Available Pad	71,700 SF
10	Available Pad	46,938 SF
11	Available Pad	55,228 SF
12	Future for Lease	7,000 SF
13	Future for Lease	7,000 SF
14	Available Pad	49,527 SF
15	Available Pad	63,683 SF
16	Available Pad	41,938 SF
17	Available Pad	90,248 SF



AVAILABLE
  LEASED
  IN NEGOTIATION
  NOT A PART

# DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 09/19



POPULATION	2 MILES	3 MILES	5 MILES
Current Households	10,588	18,894	50,681
Current Population	25,507	47,590	137,738
2010 Census Population	22,066	37,837	108,185
Population Growth 2010 to 2019	17%	26%	28%
2019 Median Age	36	37	35

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$88,560	\$99,532	\$94,494
Median Household Income	\$72,458	\$79,470	\$75,472
Per Capita Income	\$38,054	\$40,585	\$35,637

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	73%	76%	69%
Black or African American	12%	9%	14%
Asian or Pacific Islander	6%	5%	4%
Other Races	9%	9%	12%
Hispanic	24%	23%	28%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	30%	25%	23%
2 Person Households	35%	36%	32%
3+ Person Households	35%	39%	45%
Owner-Occupied Housing Units	61%	68%	69%
Renter-Occupied Housing Units	40%	32%	31%

# MAXIMIZING VALUE EXCEEDING CLIENT EXPECTATIONS

NewQuest Properties is one of the nation's leading commercial real estate services firms, with a fully integrated marketing platform leveraging over 20 years of combined experience in land, development, commercial leasing, investment sales, property management and tenant representation services.



**MARKET LEADER**  
GROCERY-ANCHORED  
SHOPPING CENTERS

**\$2.2 BILLION**  
PORTFOLIO  
RETAIL & MIXED-USE

**100+ TENANT**  
REPRESENTATION  
ACCOUNTS

**12 MILLION SF**  
LEASING SERVICES  
IN TEXAS & LOUISIANA

**175 PADS**  
**300 ACRES**  
AVAILABLE  
COMMERCIAL LAND



# 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.

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<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Licensed Supervisor of Sales Agent/Associate	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 (TREC) | Information available at <http://www.trec.texas.gov>



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