

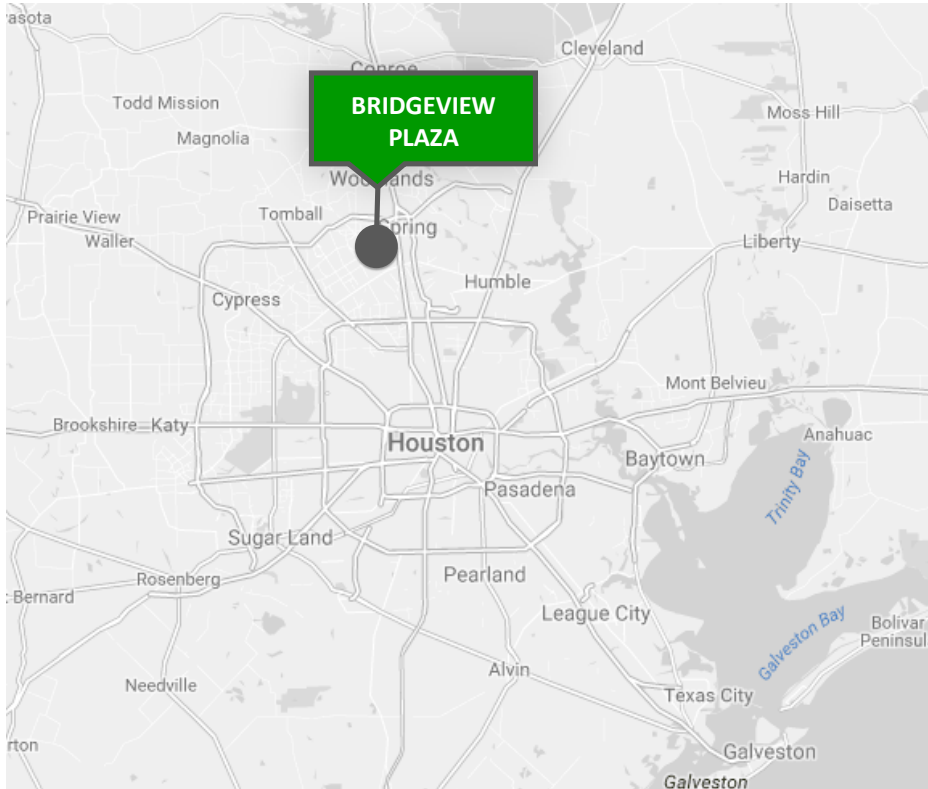


## **BRIDGEVIEW PLAZA**

SEC OF KUYKENDAHL RD & BRIDGEVIEW LN  
19620 Kuykendahl Rd., Spring, TX 77379

## **FOR LEASE**

STEVEN T. STONE | KM REALTY  
steven@kmrealty.net | 713.275.2601



## HIGHLIGHTS

- + Good Visibility
- + Good Daytime Traffic
- + Easy Access
- + Signalized Intersection
- + Recent Improvements

## DESCRIPTION

Size: 19,873sf Retail Center on 74,610 SF Land  
Built: 2003  
Parking: 111 Spaces (5.86 Spaces per 1,000sf)  
Addtl: Multiple curb-cuts

## TRAFFIC COUNTS

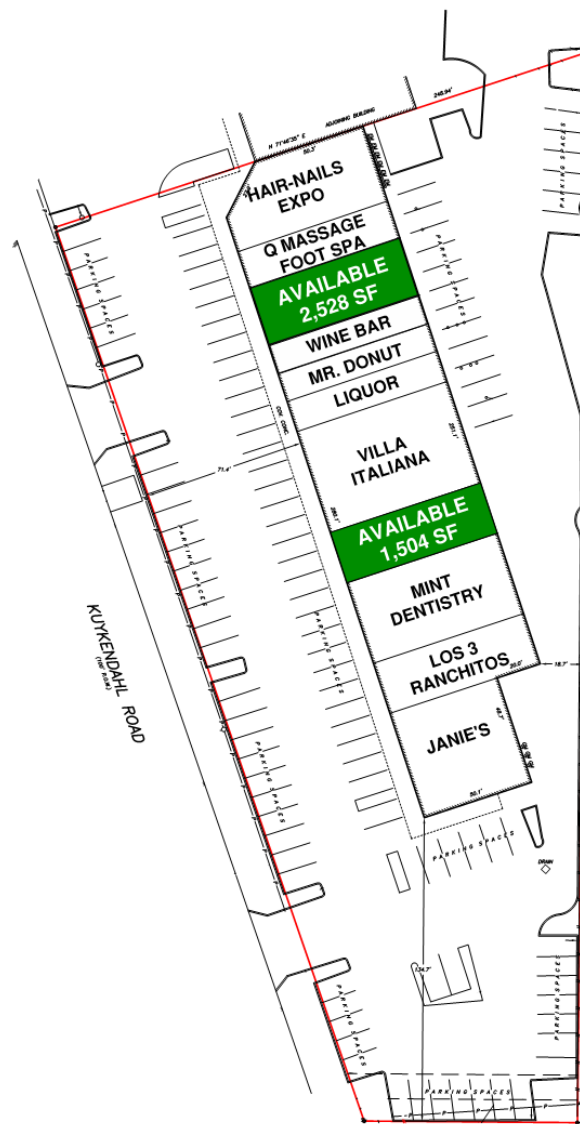
Kuykendahl Rd – 31,399 cars per day  
Spring Cypress Rd – 24,135 cars per day

## 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.

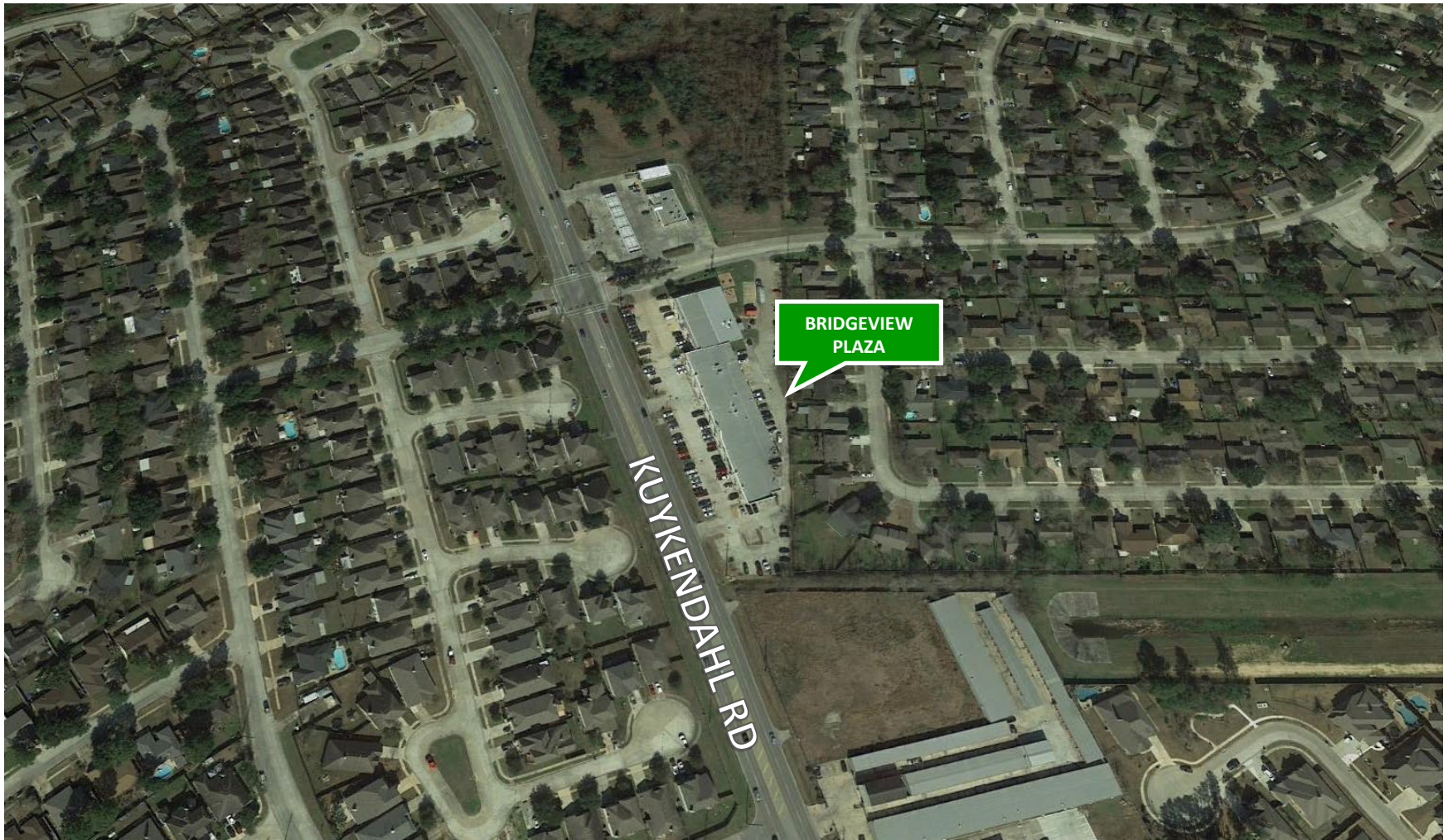
# SITE PLAN



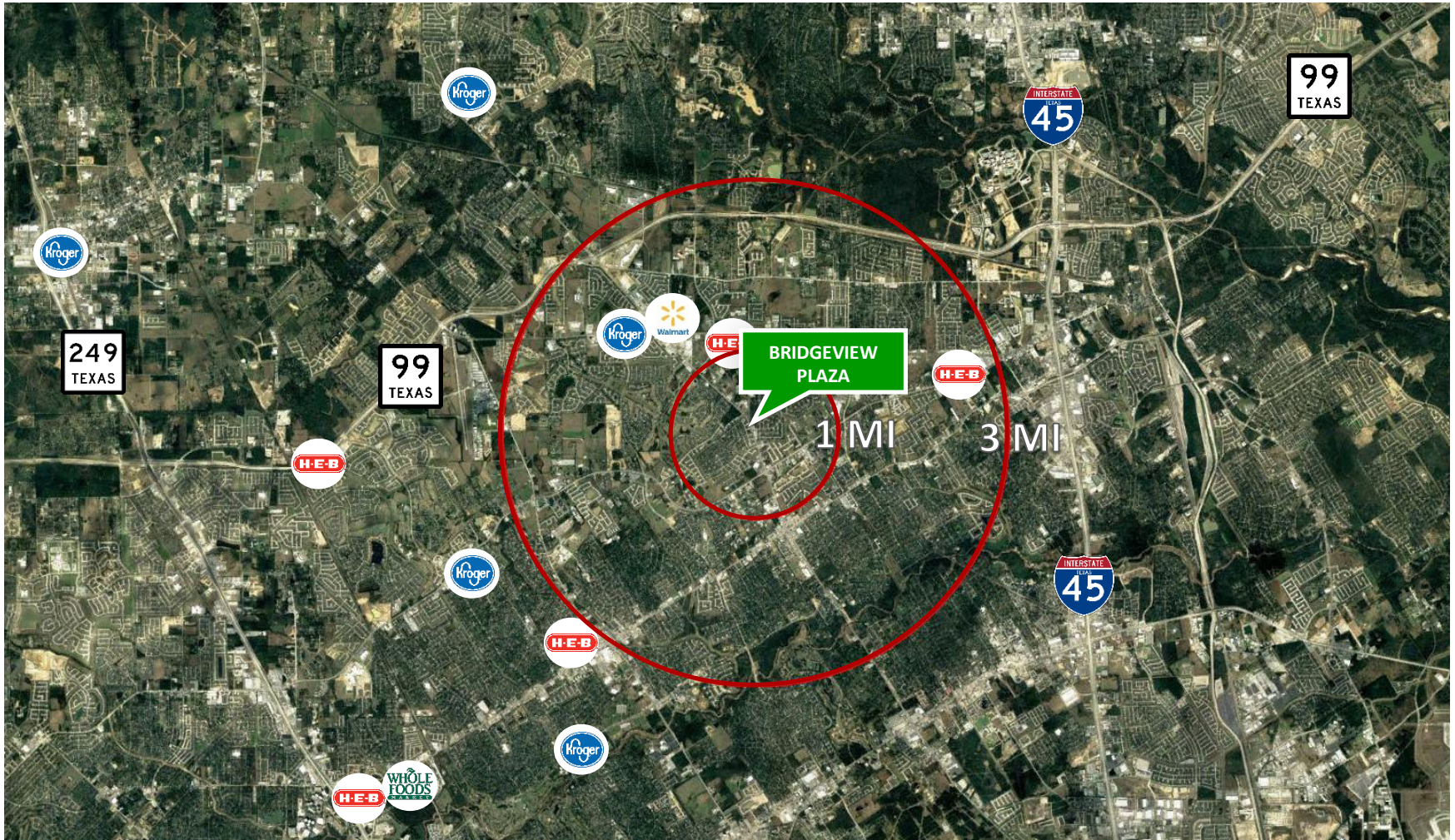
## TENANT KEY

#	Tenant	SF
100	Nail Salon	1,200
110	Massage	1,200
<b>130</b>	<b>AVAILABLE</b>	<b>2,528</b>
140	Wine Bar	1,216
150	Donut Shop	1,200
160	Liquor Store	1,200
170	Italian Café	2,125
<b>190</b>	<b>AVAILABLE</b>	<b>1,504</b>
210	Mint Dentistry	2,400
220	Los 3 Ranchitos	2,800
250	Janie's	2,500











# DEMOGRAPHICS & TRAFFIC



Population	1 MI	3 MI	5 MI
2019 Population	7,762	88,181	255,670
2024 Population	8,259	94,967	276,867
Est. 5-yr Growth	6.40%	7.70%	8.29%
Median Age	35.60	36.30	36.10

## 2019 Population by Race

White	6,103	68,376	184,032
Black	670	8,898	41,590
Am. Indian & Alaskan	67	611	1,802
Asian	726	8,071	21,948
Hawaiian & Pacific Island	12	110	374
Other	184	2,114	5,926

## Households

2019 Total Households	2,572	30,952	96,656
HH Growth 2019 - 2024	6.69%	8.00%	8.61%
Median Household Inc	\$86,928	\$83,791	\$78,083
Avg Household Inc	\$102,516	\$105,417	\$102,375
Avg Household Size	3.00	2.90	2.70
2019 Avg HH Vehicles	2.00	2.00	2.00

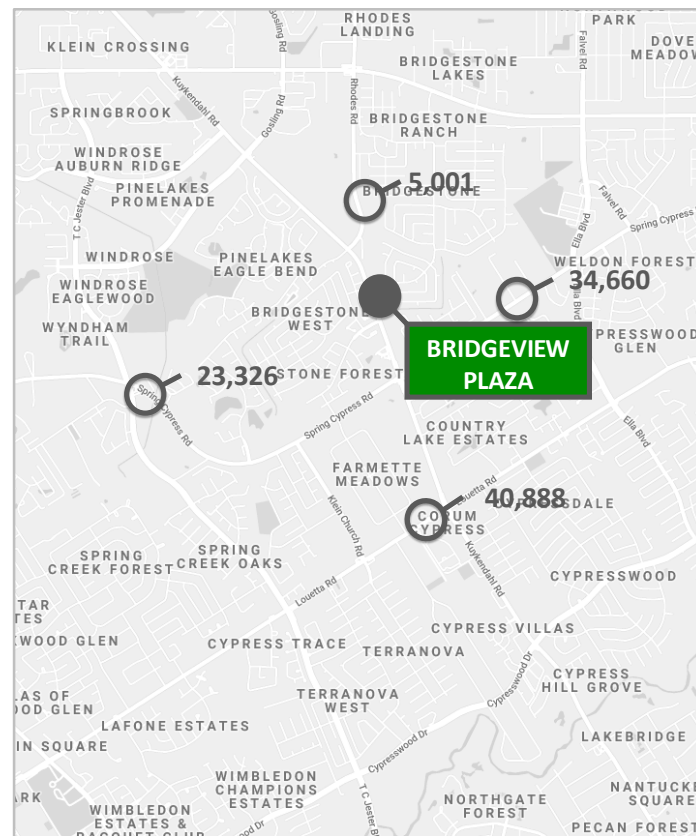
## Housing

Median Home Value	\$193,688	\$198,639	\$210,889
Median Year Built	1989	1997	1998

## Employment

Daytime Employment	1,871	20,611	72,254
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## 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:
    - 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.

**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.

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



EXCLUSIVE LEASING BROKER

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