



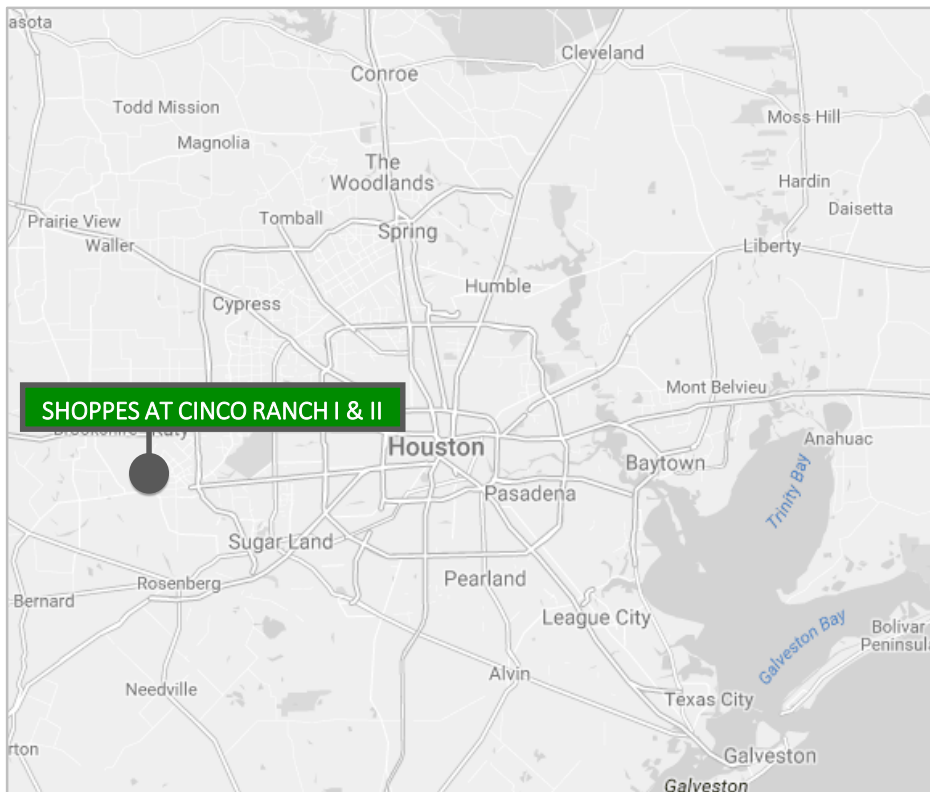
SHOPPES AT CINCO RANCH I & II

NWC OF SPRING GREEN BLVD & WESTPARK TLWY
9555 Spring Green Blvd & 25230 FM 1093, Katy, TX

FOR LEASE

STEVEN T. STONE | KM REALTY
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SHOPPES AT CINCO RANCH I & II



HIGHLIGHTS

- + Excellent Demographics
- + High Growth Area
- + At Lowe's Home Improvement Anchored Master Development
- + Across from Kroger Grocery + Academy Sports + Petco + Spec's
- + New H-E-B Grocery Under Construction Nearby
- + Excellent Visibility and Access

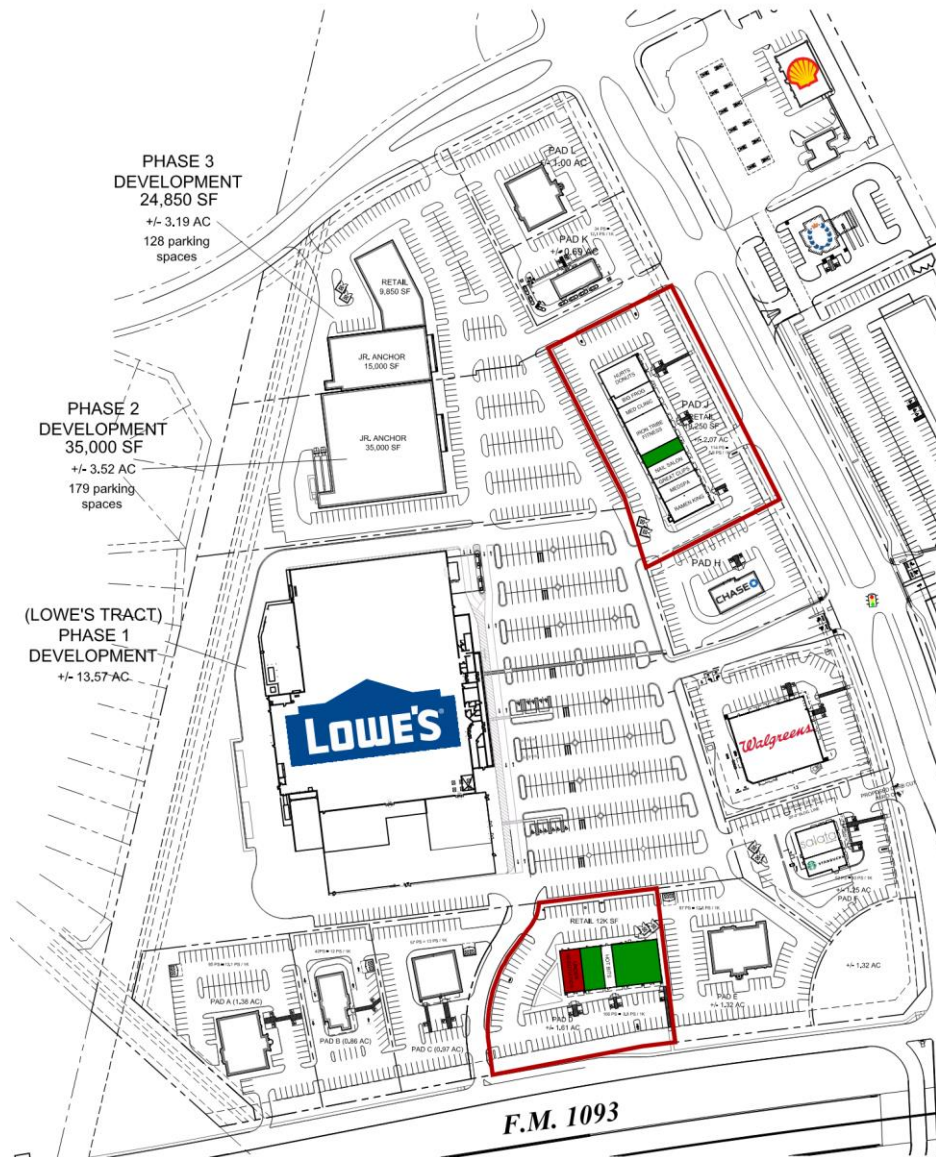
DESCRIPTION

Size: 30,611 SF Retail Center on 160,434 SF Land
Built: 2018
Parking: 215 Spaces (7.02 Spaces per 1,000 SF)
Addtl: Monument Sign
Mgmt: KM Realty

NOTABLE RETAILERS WITHIN LOWE'S MASTER DEVELOPMENT



SITE PLAN



TENANT KEY

#	Tenant	SF
A	Ramen King	1,833
B	About Face & Body	1,804
C	Great Clips	1,062
D	Just For You Nails	1,600
E	AVAILABLE	1,540
F	Iron Tribe Fitness	4,200
H	Medical Clinic	2,611
I	Big Frog Custom Tee	1,235
J	Hurts Donuts	3,459
A	AVAILABLE	4,803
B	HotBits Indian Café	1,075
C	AVAILABLE	5,263





DEMOGRAPHICS & TRAFFIC

Population	1 MI	3 MI	5 MI
2019 Population	5,145	110,747	183,311
2024 Population	6,164	131,566	217,038
Est. 5-yr Growth	19.81%	18.80%	18.40%
Average Age	36.50	33.70	34.30

2019 Population by Race

White	3,734	77,591	127,218
Black	782	9,326	18,054
Am. Indian & Alaskan	32	575	1,006
Asian	490	20,613	32,695
Hawaiian & Pacific Island	5	116	217
Other	103	2,526	4,121

Households

2019 Total Households	1,748	34,422	57,912
HH Growth 2019 - 2024	19.62%	18.60%	18.17%
Median Household Inc	\$121,637	\$138,605	\$130,269
Avg Household Inc	\$152,330	\$161,858	\$154,881
Avg Household Size	3.00	3.20	3.10
2019 Avg HH Vehicles	2.00	2.00	2.00

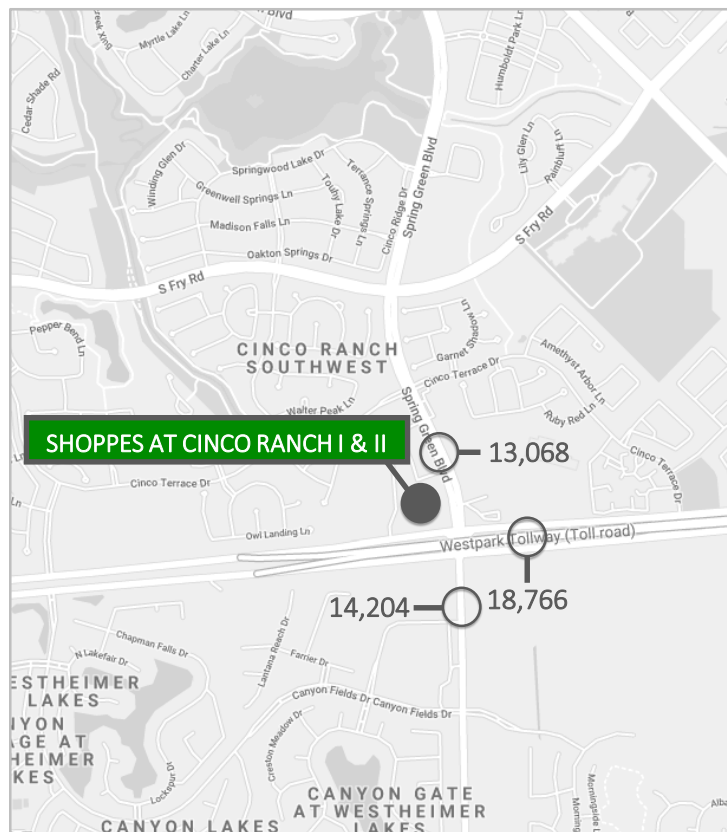
Housing

Median Home Value	\$371,828	\$345,314	\$337,060
Median Year Built	2010	2009	2008

Employment

Daytime Employment	1,654	9,524	25,318
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TRAFFIC COUNTS





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:
 - 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.

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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Steven Stone License No. **618279** **steven@kmrealty.net** 713.275.2601
Designated Broker of Firm Email Phone

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 _____



EXCLUSIVE LEASING BROKER

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INFORMATION PRESENTED

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