



NORTH ELDRIDGE SHOWROOMS

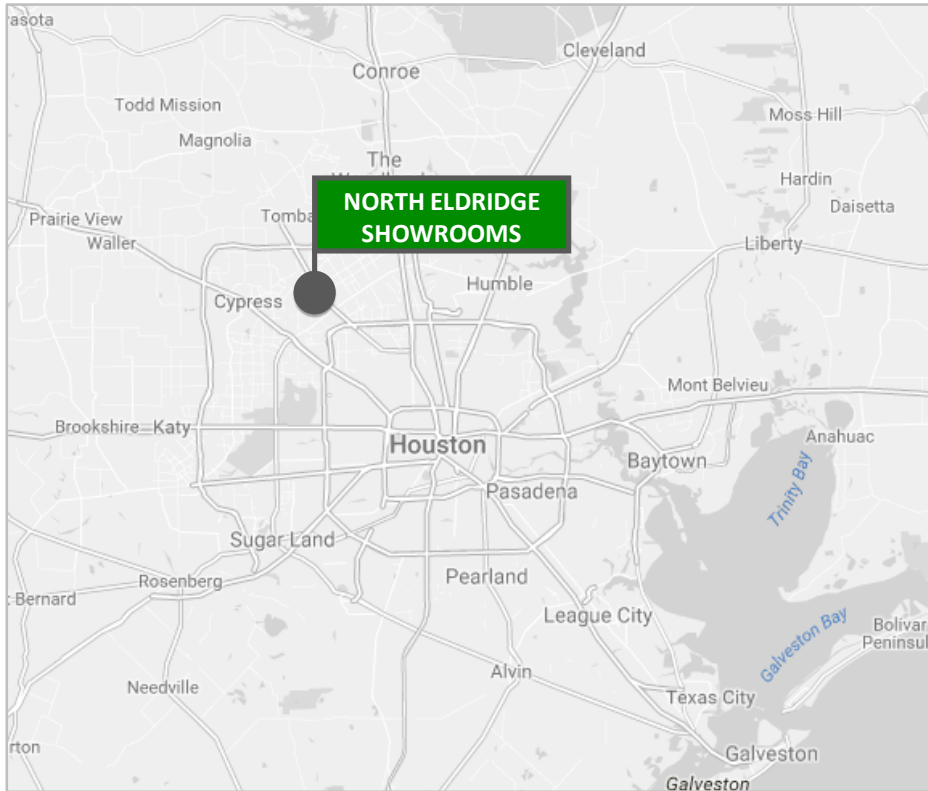
W OF NORTH ELDRIDGE PARKWAY

16121 N. Eldridge Parkway, Tomball, TX 77377

FOR LEASE

NICK LOVITT | KM REALTY

nick@kmrealty.net | 713.275.2605



HIGHLIGHTS

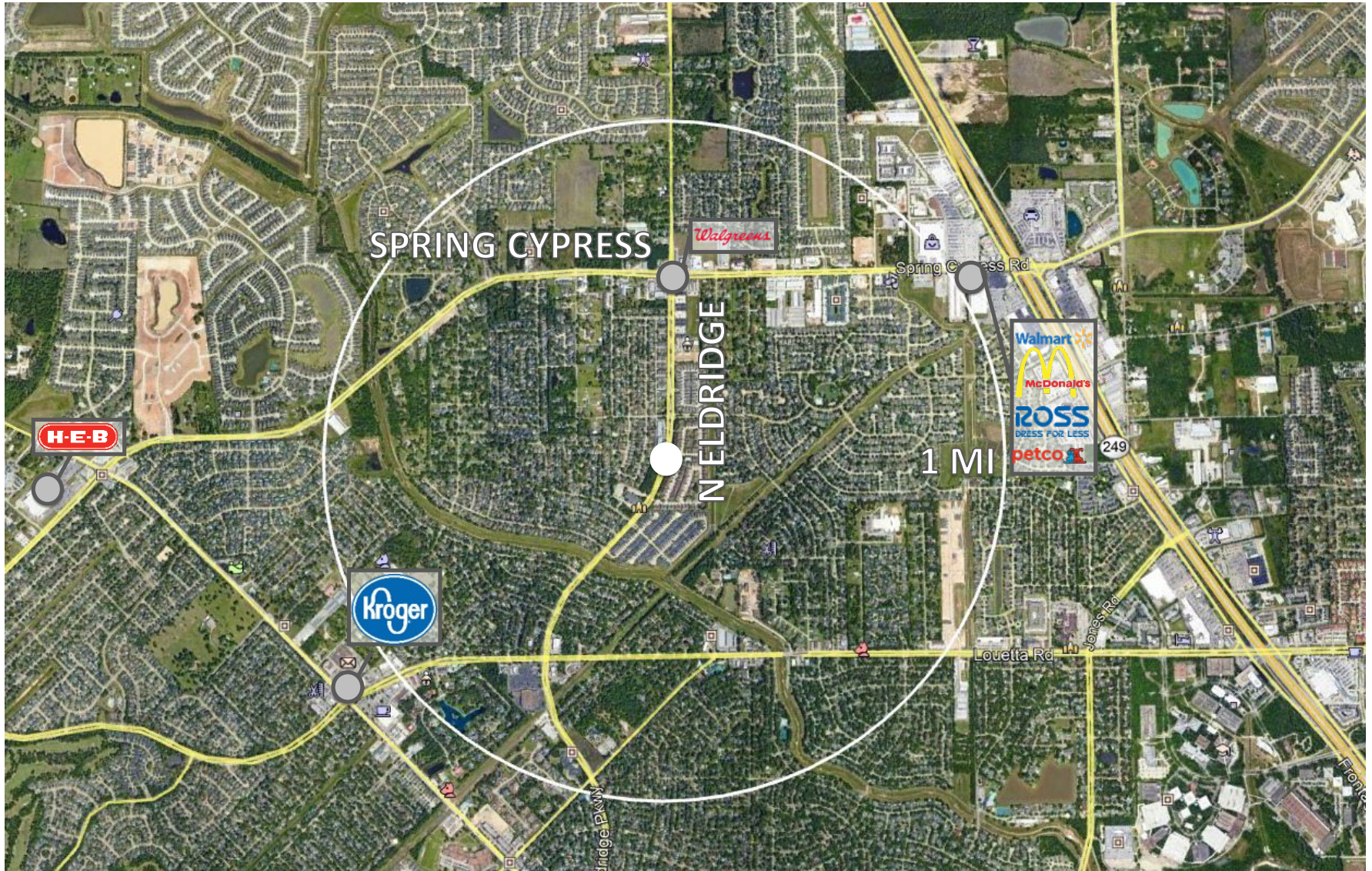
- + Excellent Visibility & Daytime Traffic
- + Multiple Points of Ingress / Egress
- + Within one mile of major community centers with Walmart, Kroger, Ross, Petco, HEB
- + Diverse Tenant Mix
- + Close Proximity to Hwy 249, Spring Cypress Rd

DESCRIPTION

Size: 19,456 SF Retail Center on 48,874 SF Land
Built: 2004
Parking: 68 Spaces (3.51 Spaces per 1,000 SF)
Addtl: Monument Signs; Canopy Walkway Along Storefronts
Mgmt: KM Realty

NOTABLE CO-TENANTS





SITE PLAN



TENANT KEY

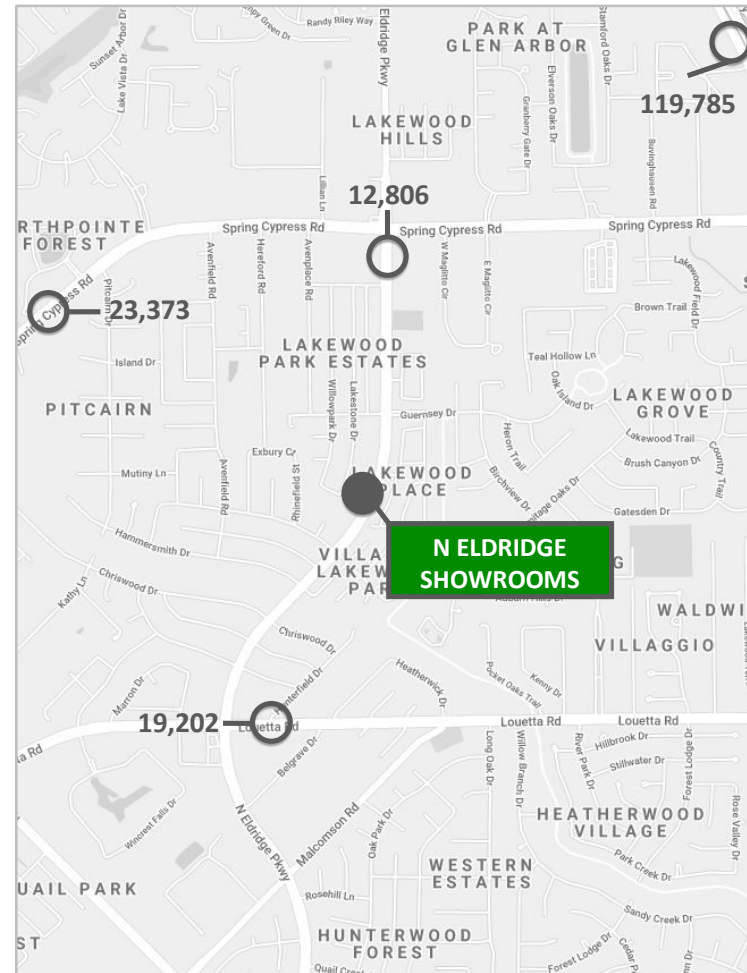
#	Tenant	SF
1	W4R Training	2,432
2-4	Cypress Elite Dance	7,296
5	AVAILABLE	2,432
6	Church	2,432
7	Iron Summit Fitness	3,557
8	Massage	1,307

DEMOGRAPHICS & TRAFFIC



Population	1 MI	3 MI	5 MI
2019 Population	9,611	94,083	234,101
2024 Population	10,065	101,168	250,677
Est. 5-yr Growth	4.72%	7.53%	7.08%
Average Age	39.80	35.70	36.00
2019 Population by Race			
White	8,375	74,705	181,303
Black	346	7,822	22,453
Am. Indian & Alaskan	38	669	1,709
Asian	662	8,747	23,180
Hawaiian & Pacific Island	3	73	197
Other	187	2,067	5,258
Households			
2019 Total Households	3,434	33,519	84,449
HH Growth 2019 - 2024	5.07%	7.80%	7.27%
Median Household Inc	\$115,874	\$95,883	\$91,855
Avg Household Inc	\$134,682	\$121,203	\$115,487
Avg Household Size	2.80	2.80	2.80
2019 Avg HH Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$247,238	\$234,278	\$237,349
Median Year Built	1992	2001	1999
Employment			
Daytime Employment	2,180	22,174	60,827

TRAFFIC COUNTS



Sources: 2018 District Traffic Viewer



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.

11-2-2015



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

James N. Lovitt
Leasing Agent & Marketing Director, KM Realty
713.275.2605 | nick@kmrealty.net

KM Realty | Leasing
7500 San Felipe Street, Suite 750
Houston, Texas 77063

INFORMATION PRESENTED

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