



AVAILABLE
1,635 SF
2ND GEN SALON

AVAILABLE
5,365 SF
2ND GEN DAYCARE

AVAILABLE
14,910 SF
2ND GEN FITNESS

AVAILABLE
1,778 SF
SHELL SPACE

AVAILABLE
4,250 SF
2ND GEN RETAIL

NORTHPARK & KINGS MILL PARK

2ND GEN & SHELL SPACE FOR LEASE

SEC Northpark Dr & Kings Mill Park Dr | Kingwood, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 1414 Northpark Dr
Kingwood, TX 77339

Shell Space:
1,778 SF

Availability:

2nd Gen. Space:
1,635 SF, 4,250 SF, 5,365 SF & 14,910 SF

Price: Call For Pricing Information

HIGHLIGHTS:

- 2nd generation retail, salon, daycare and fitness space as well as shell space available for lease
- Easy access to I-69/US-59 & Loop 494
- Parking Ratio: 6.67/1,000
- Northpark Dr expansion planned and will add lanes and improve access from the west side of I-69/US-59
- Major area retailers include: Kroger, H-E-B, Show Biz Cinemas, NextCare Urgent Care, Public Storage, Christian Brothers Automotive, Goodwill and many others

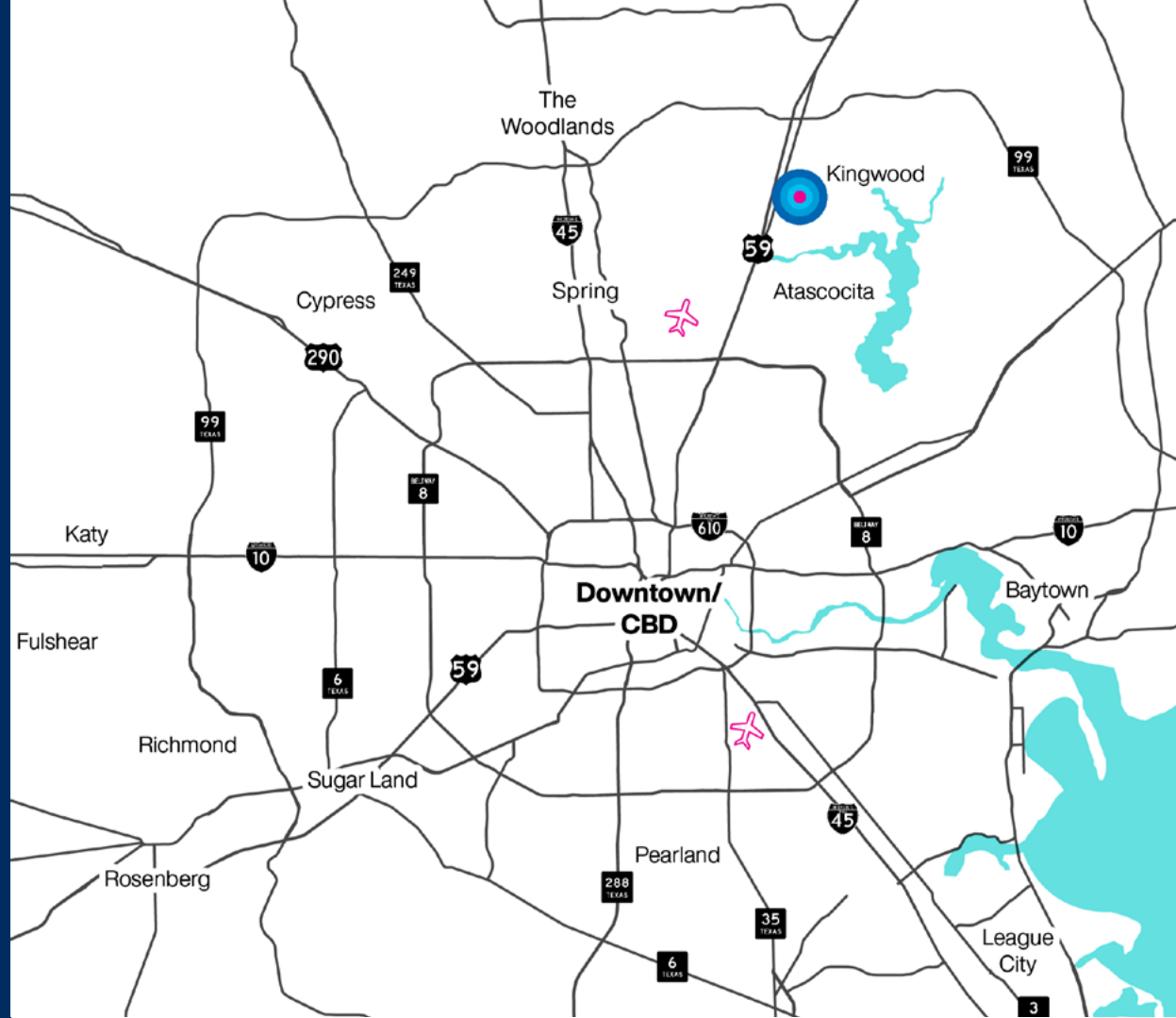
TRAFFIC COUNTS:

Northpark Dr: 42,781 CPD '24

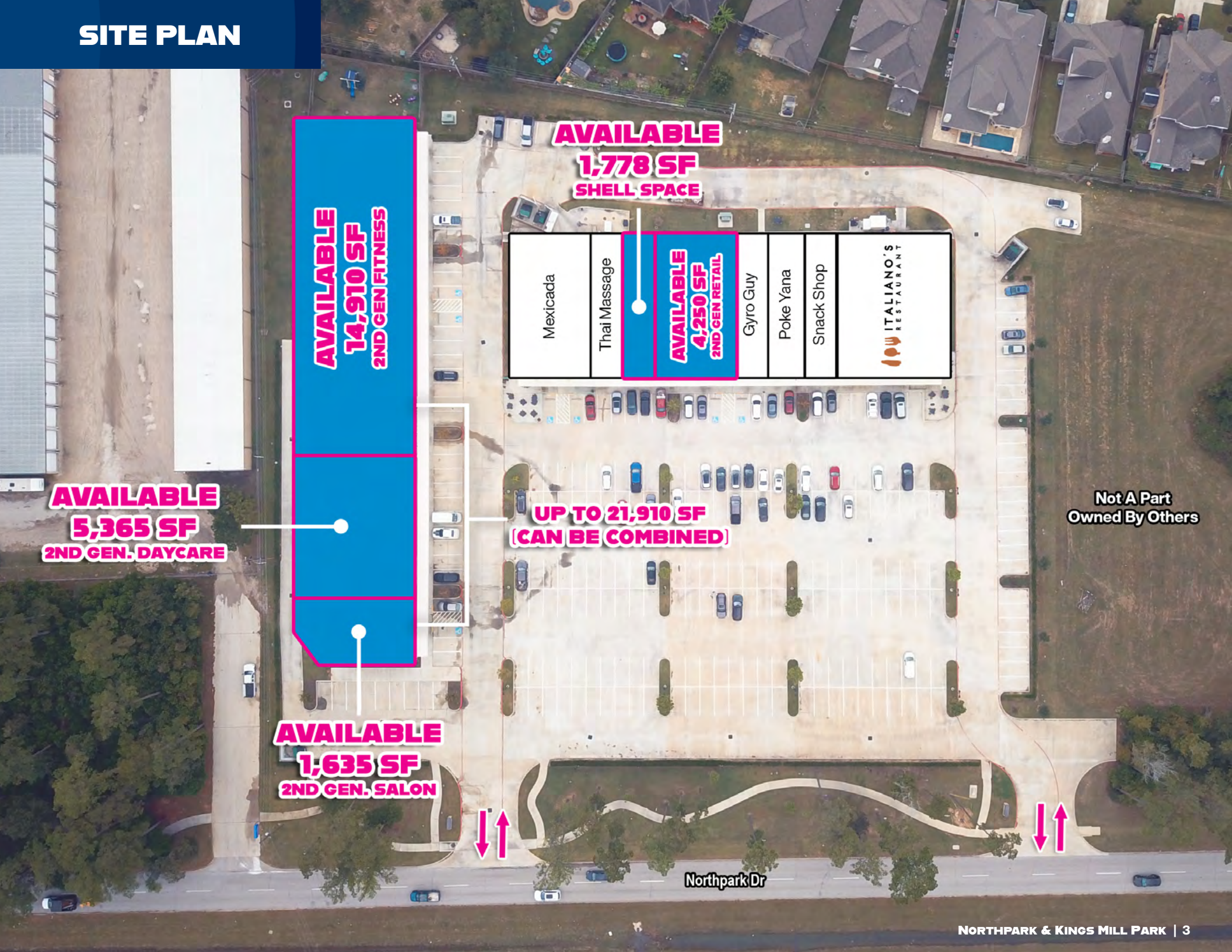
Loop 494: 13,509 CPD '24

2025 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	12,635	68,707	124,863
Daytime Pop.	6,090	45,051	78,598
Avg HH Income	\$121,226	\$121,132	\$135,139



SITE PLAN



AVAILABLE
5,365 SF
2ND GEN. DAYCARE

AVAILABLE
1,635 SF
2ND GEN. SALON

AVAILABLE
14,910 SF
2ND GEN FITNESS

UP TO 21,910 SF
(CAN BE COMBINED)

AVAILABLE
1,778 SF
SHELL SPACE

Mexicada

Thai Massage

AVAILABLE
4,250 SF
2ND GEN RETAIL

Gyro Guy

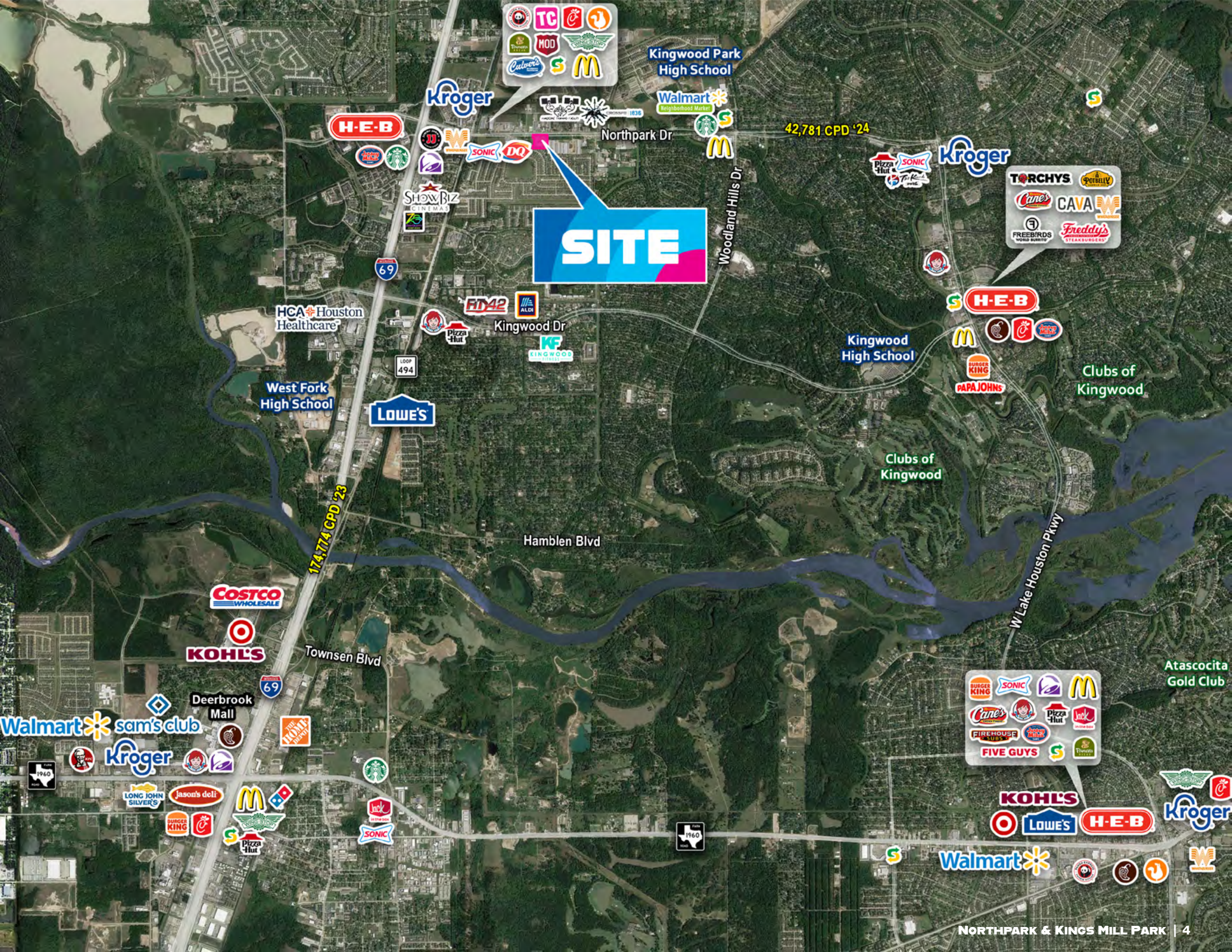
Poke Yana

Snack Shop

ITALIANO'S
RESTAURANT

Not A Part
Owned By Others

Northpark Dr



SITE

42,781 CPD '24

174,774 CPD '23



burn bootcamp
ITALIANO'S RESTAURANT

Christian Brothers Automotive



SHOWBIZ CINEMAS

ExtraSpace Storage

Public Storage

DUNKIN'

SHERWIN WILLIAMS

Quick Quack CAR WASH

NextCare URGENT CARE

KOLACHE FACTORY

Northpark Dr

42,781 CPD '24





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.

Blue Ox Brokerage, LLC	9009549	jj@blueoxgroup.com	713.804.7777
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Jacobs	448255	jj@blueoxgroup.com	713.230.8882
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Anita M. Amin	651377	aa@blueoxgroup.com	713.324.8954
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

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