



THE SHOPPES AT KINGSGATE

GROCERY ANCHORED RETAIL CENTER FOR LEASE

NEC Kingwood Dr & Chestnut Ridge Rd | Kingwood, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 1113-1387 Kingwood Dr.
Kingwood, TX 77339

Availability: 1,228 SF - 5,550 SF

Price: \$25.00 + \$14.25 NNN

HIGHLIGHTS:

- 2nd generation retail and restaurant space available for lease
- Anchored by Aldi, Dollar Tree, Tuesday Morning and Painted Tree Boutique
- Frontage along Kingwood Dr
- Easy access to I-69/US-59 & Loop 494
- Major area retailers include: Walgreens, CVS, Spec's, Neighbors Emergency Center, and Starbucks amongst others

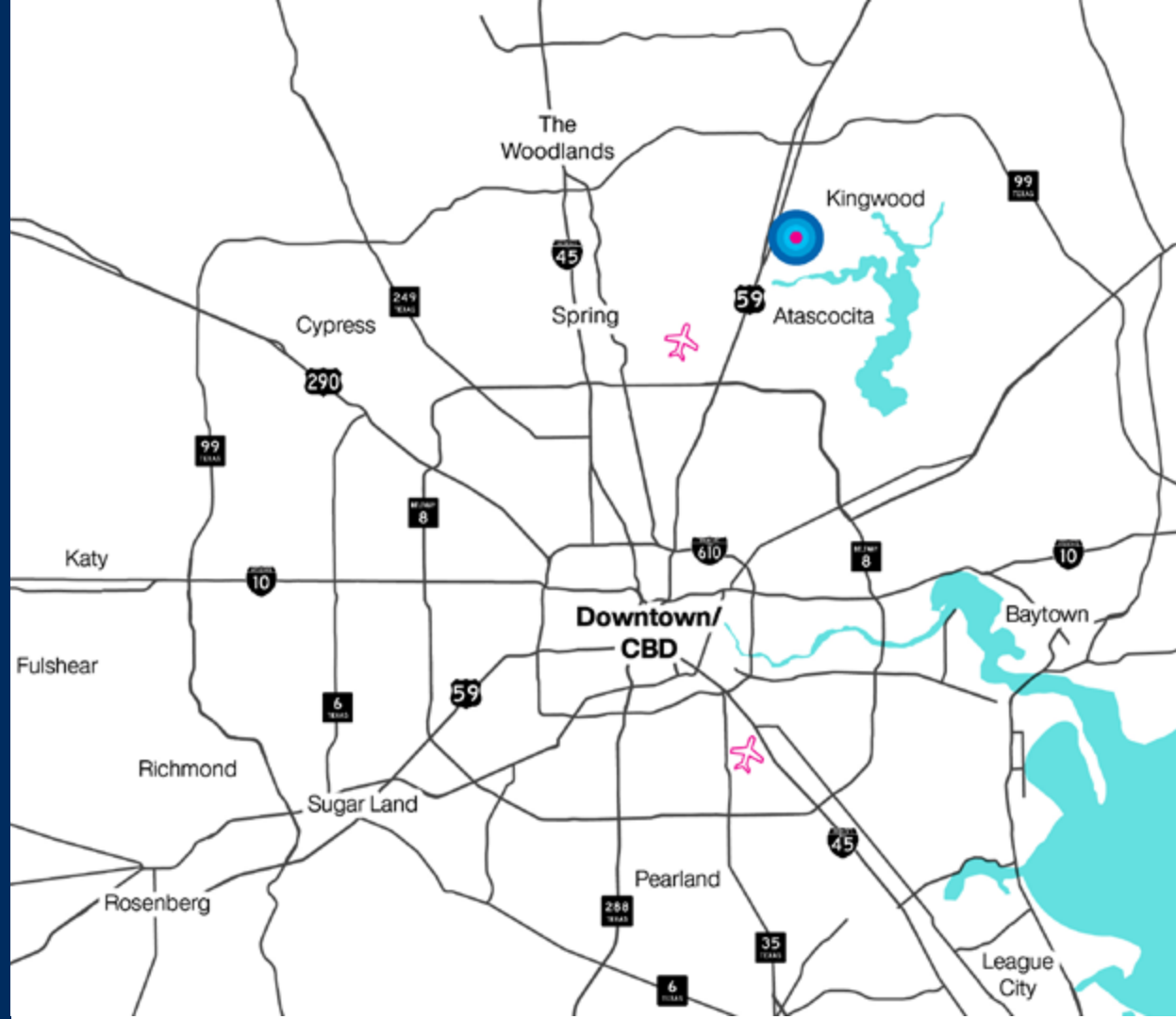
TRAFFIC COUNTS:

Kingwood Dr: 30,288 cpd

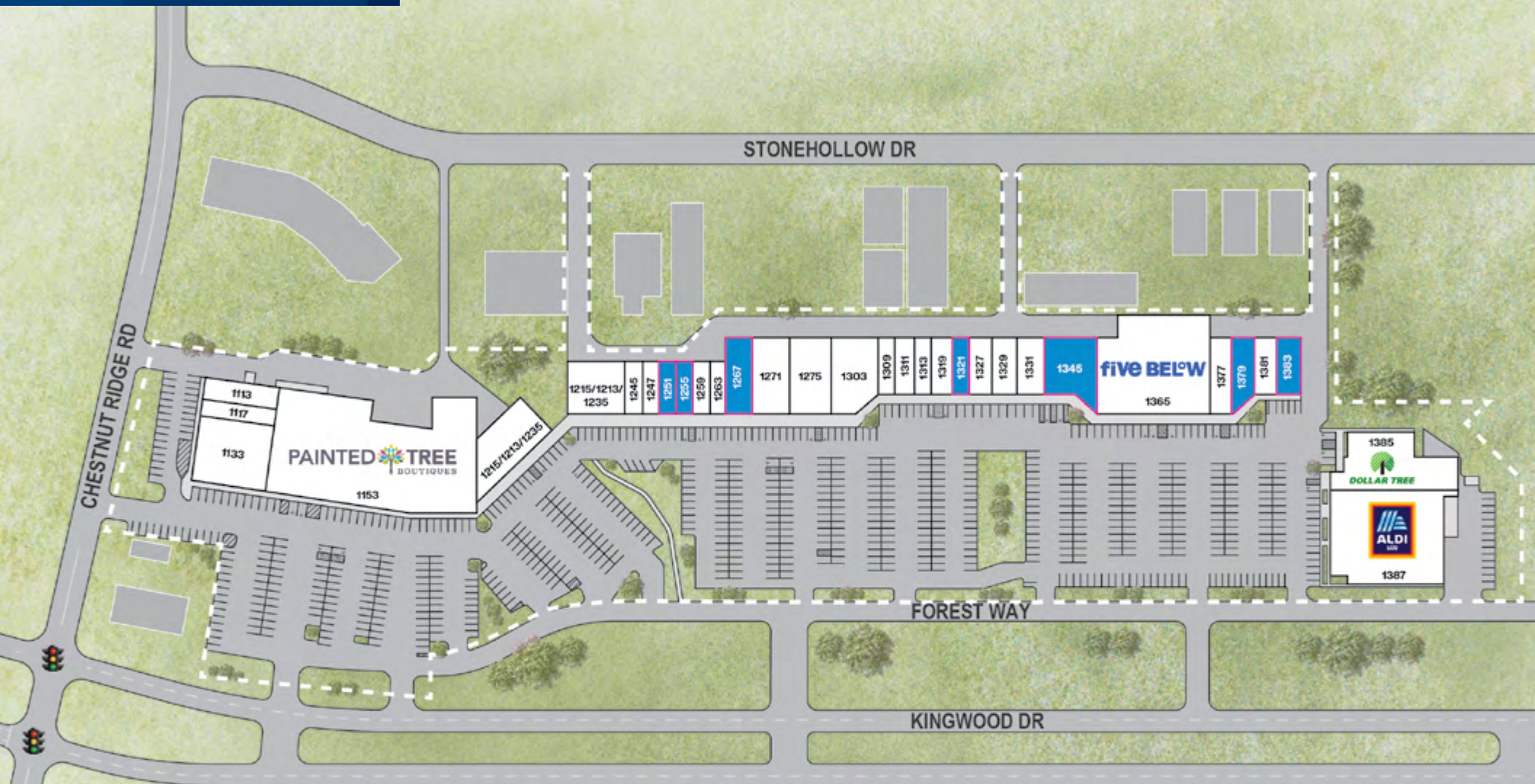
Chestnut Ridge Rd: 4,241 cpd

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	12,171	48,370	147,401
Daytime Pop.	11,105	33,420	87,932
Avg HH Income	\$108,607	\$122,910	\$125,432



SITE PLAN



Suite	Tenant	SF
1113	Cell Doc	800 SF
1117	Bin's Tailor	1,000 SF
1133	Trademark Kitchens & Baths	3,240 SF
1153	Painted Tree	37,528 SF
1215/1213/1235	The Mint National Bank	6,518 SF
1215/1213/1235	The Mint National Bank	5,196 SF
1245	Tina Nails	1,075 SF
1247	Hearing Aid Express	1,435 SF
1251	2ND GEN. RETAIL	1,400 SF
1255	2ND GEN. RETAIL	1,400 SF
1259	Essential Skin Care	1,265 SF

Suite	Tenant	SF
1263	Schlotzky's	1,820 SF
1267	2ND GEN. RETAIL	3,533 SF
1271	On the Park	5,000 SF
1275	Jason's Deli	4,000 SF
1303	Fur Babies	5,843 SF
1309	Liberty Tax	1,050 SF
1311	Fit 42	1,400 SF
1313	Tiger-Rock Martial Arts	2,450 SF
1319	Wells Fargo Bank	2,710 SF
1321	2ND GEN. RETAIL	1,228 SF
1327	Thrive Nutrition	1,925 SF

Suite	Tenant	SF
1329	State Farm	1,820 SF
1331	CareATC	1,820 SF
1345	2ND GEN. RESTAURANT	5,550 SF
1365	Five Below	17,538 SF
1377	Cilantro's	3,000 SF
1379	2ND GEN. RESTAURANT	3,250 SF
1381	Donald's Donuts	1,400 SF
1383	2ND GEN. RETAIL	2,116 SF
1385	Dollar Tree	9,500 SF
1387	ALDI	18,533 SF





SITE

180,577 VPD ('22)

30,288 VPD ('22)

174,697 VPD ('22)

SITE



WELLS FARGO

FIVE BELOW

DOLLAR TREE

ALDI

STARBUCKS

SCHOOL OF ROCK

SPEC'S

CVS

Walgreens

neighbors
EMERGENCY CENTER

PAINTED TREE
BOUTIQUES

SHELL

CHASE

Chestnut Ridge Rd

Kingwood Dr

VERITEX
COMMUNITY BANK



**AVAILABLE
3,533 SF
2ND GEN RETAIL**

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1,400 SF
2ND GEN RETAIL**

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1,400 SF
2ND GEN RETAIL**



**AVAILABLE
1,228 SF
2ND GEN RETAIL**



**AVAILABLE
3,250 SF
2ND GEN RESTAURANT**

**AVAILABLE
2,116 SF
2ND GEN RETAIL**



**AVAILABLE
5,550 SF
2ND GEN RESTAURANT**



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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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
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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