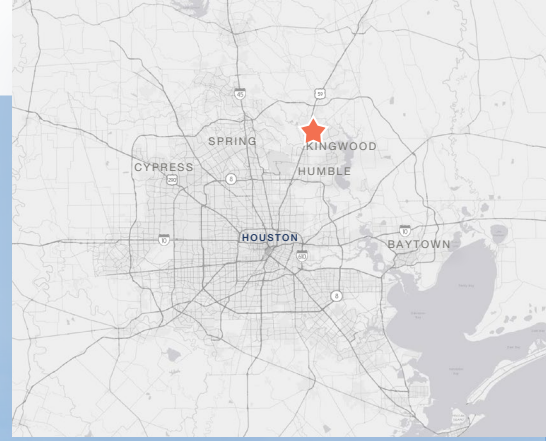


RETAIL FOR LEASE

# Kingwood Commons

876 KINGWOOD DR, KINGWOOD, TX 77339



BRUCE WALLACE  
713 304 0751  
bwallace@jolinkwallace.com

RADKEY JOLINK  
713 825 1962  
rjolink@jolinkwallace.com

GREG LEE  
281 299 5764  
glee@jolinkwallace.com


  
JOLINK WALLACE

## PROPERTY DESCRIPTION

Kingwood Commons is a well-known shopping center located in the heart of Kingwood, a thriving community in Texas. The lifestyle shopping center features a diverse mix of stores, restaurants and services that cater to the needs and preferences of local residents and visitors. It has a regional draw with great accessibility to US 59. The area continues to grow with new residents in every direction.

 TRAFFIC DRIVER TENANT BASE INCLUDES TRADER JOE'S & PLANET FITNESS

 AFFLUENT DEMOGRAPHICS WITH STRONG GROWTH IN ALL DIRECTIONS

 REGIONAL DRAW WITH GREAT ACCESS FROM US 59 & KINGWOOD DR

## FEATURED RETAILERS



## DEMOGRAPHICS

|                             | 1 MI          | 3 MI          | 5 MI            |
|-----------------------------|---------------|---------------|-----------------|
| POPULATION                  | 11,021        | 46,684        | 148,699         |
| POPULATION GROWTH ('20-'25) | 0.91%         | 1.52%         | 1.05%           |
| DAYTIME POPULATION          | 17,269        | 52,485        | 146,545         |
| AVERAGE HOUSEHOLD INCOME    | \$109,077     | \$122,901     | \$121,016       |
| TOTAL HOUSEHOLDS            | 5,057         | 18,453        | 54,395          |
| RETAIL EXPENDITURES         | \$124,120,927 | \$505,184,252 | \$1,458,988,278 |
| FOOD & DRINK EXPENDITURES   | \$22,855,289  | \$91,474,187  | \$266,567,280   |

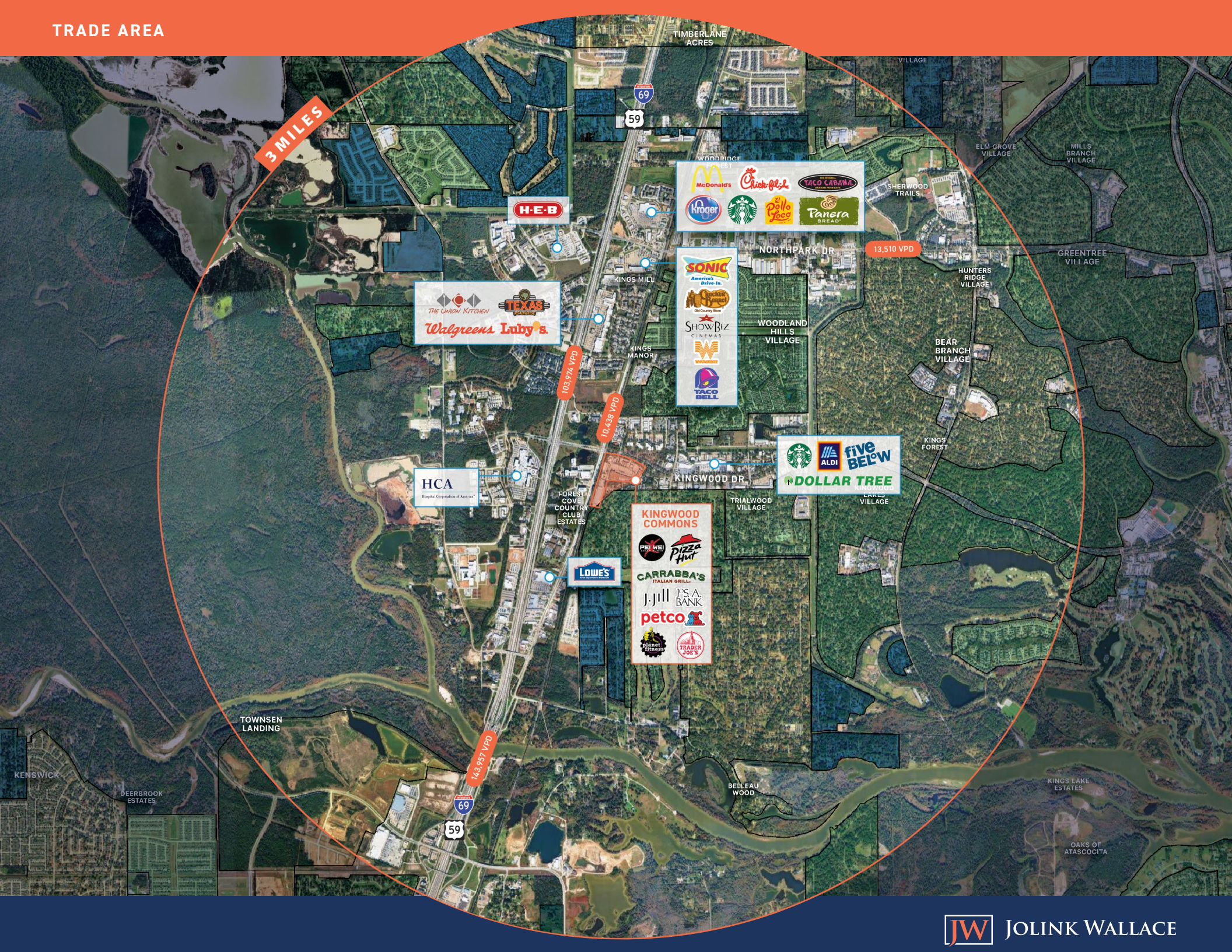
BRUCE WALLACE  
713 304 0751  
bwallace@jolinkwallace.com

RADKEY JOLINK  
713 825 1962  
rjolink@jolinkwallace.com

GREG LEE  
281 299 5764  
glee@jolinkwallace.com

  
JOLINK WALLACE

# TRADE AREA



3 MILES

H-E-B

THE UNION KITCHEN  
TEXAS  
Walgreens Luby's

HCA  
Hospital Corporation of America

103,974 VPD

10,438 VPD

13,510 VPD

McDonald's  
Chick-fil-A  
TACO CABANA  
Kroger  
Starbucks  
El Pollo Loco  
Panera BREAD

SONIC  
America's Drive-In  
Chick-fil-A  
Old Country Store  
SHOWBIZ  
CINEMAS  
W  
TACO BELL

Starbucks  
ALDI  
five BELOW  
DOLLAR TREE

KINGWOOD COMMONS  
PEI WEI  
Pizza Hut  
CARRABBA'S  
ITALIAN GRILL  
J.Jill  
J'S A BANK  
petco  
Fitness  
TRADER JOE'S

LOWE'S

KENSWICK

DEERBROOK  
ESTATES

TOWNSEN  
LANDING

69  
59

143,257 VPD

TIMBERLANE  
ACRES

VILLAGE

ELM GROVE  
VILLAGE

MILLS  
BRANCH  
VILLAGE

WOODBRIDGE

SHERWOOD  
TRAILS

GREENTREE  
VILLAGE

NORTH PARK DR

HUNTERS  
RIDGE  
VILLAGE

WOODLAND  
HILLS  
VILLAGE

BEAR  
BRANCH  
VILLAGE

KINGWOOD DR

KINGS  
FOREST

FOREST  
COVE  
COUNTRY  
CLUB  
ESTATES

TRIALWOOD  
VILLAGE

WINDY  
VILLAGE

KENSWICK

DEERBROOK  
ESTATES

TOWNSEN  
LANDING

69  
59

143,257 VPD

TIMBERLANE  
ACRES

VILLAGE

ELM GROVE  
VILLAGE

MILLS  
BRANCH  
VILLAGE

WOODBRIDGE

SHERWOOD  
TRAILS

GREENTREE  
VILLAGE

NORTH PARK DR

HUNTERS  
RIDGE  
VILLAGE

WOODLAND  
HILLS  
VILLAGE

BEAR  
BRANCH  
VILLAGE

KINGWOOD DR

KINGS  
FOREST

FOREST  
COVE  
COUNTRY  
CLUB  
ESTATES

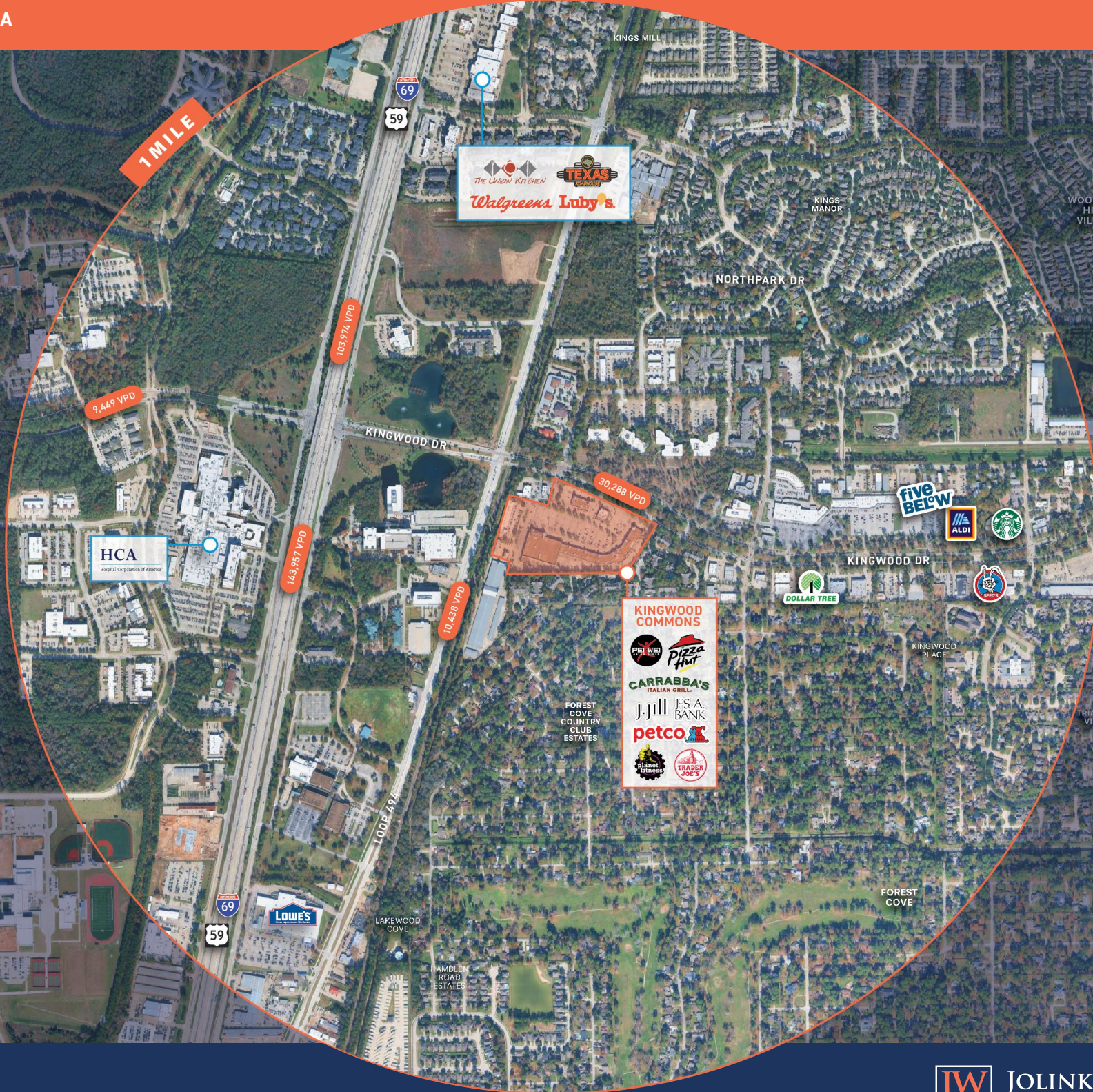
TRIALWOOD  
VILLAGE

WINDY  
VILLAGE

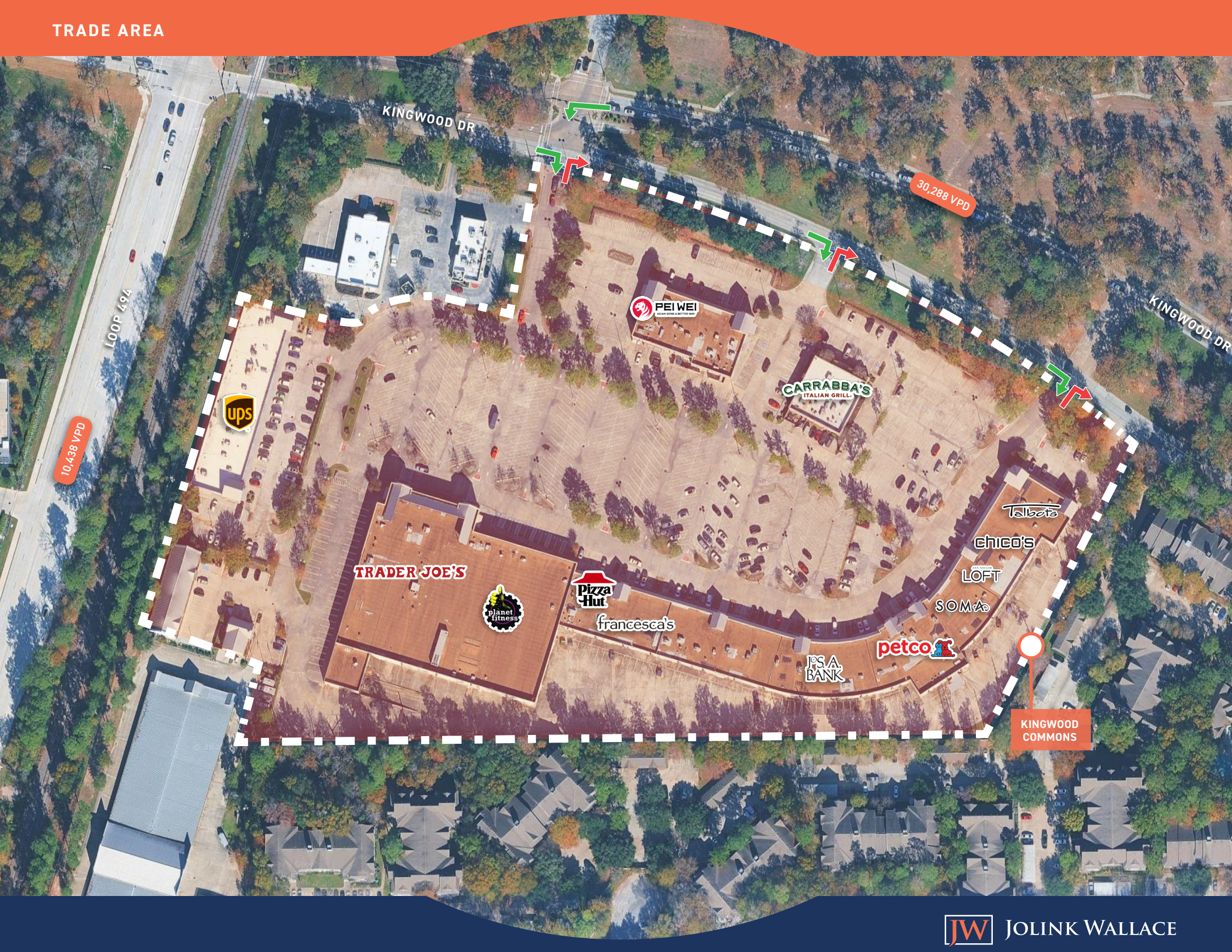
BELLEAU  
WOOD

KINGS LAKE  
ESTATES

OAKS OF  
ATASCOCITA



TRADE AREA



10,438 VPD

30,288 VPD

KINGWOOD COMMONS

TRADER JOE'S



francesca's

JPS A BANK



CARRABBA'S ITALIAN GRILL



chico's

LOFT

SOMMA

Talbats

LOOP 494

KINGWOOD DR

KINGWOOD DR



| Unit | Tenant                        | SF     |
|------|-------------------------------|--------|
| 502  | The Woman's Hospital of Texas | 3,036  |
| 520  | Games Workshop                | 1,205  |
| 522  | Vacant                        | 1,013  |
| 524  | Cost Cutter's                 | 1,400  |
| 526  | UPS                           | 1,500  |
| 528  | Aspire Allergy                | 1,353  |
| 530  | Vacant                        | 1,200  |
| 532  | Vacant-2nd-Gen Restaurant     | 1,750  |
| 534  | Vacant                        | 2,055  |
| 535  | Made Ya Smile                 | 3,398  |
| 600  | Vacant                        | 24,320 |
| 600A | Planet Fitness                | 22,500 |
| 600C | Trader Joe's                  | 17,180 |
| 702  | Peiwei                        | 3,365  |
| 706  | Paris Baguette                | 2,711  |
| 712  | Verizon                       | 1,735  |
| 716  | Keke's Breakfast Café         | 4,047  |
| 720  | Pizza Hut                     | 1,500  |
| 722  | Memorial Hermann              | 5,211  |

| Unit | Tenant                   | SF     |
|------|--------------------------|--------|
| 724B | Massage Envy             | 3,872  |
| 726  | LaserAway                | 1,458  |
| 730  | Club Pilates             | 1,650  |
| 732  | Fresh Monkee             | 1,460  |
| 740  | Plush Nails              | 2,800  |
| 750  | Carrabba's Italian Grill | 6,363  |
| 756  | The Children's Place     | 4,000  |
| 760  | Vacant                   | 1,827  |
| 770  | Jos A. Bank              | 4,000  |
| 776  | White House Black Market | 3,010  |
| 780A | J. Jill                  | 3,290  |
| 780B | Sharkeys Cuts For Kids   | 1,378  |
| 810  | Petco                    | 10,846 |
| 830A | Soma                     | 2,468  |
| 850  | Silvana's Coutoure       | 1,216  |
| 870  | Loft                     | 5,223  |
| 876  | Chico's                  | 3,000  |
| 880  | Talbots                  | 6,092  |



Bruce Wallace  
713 304 0751  
bwallace@jolinkwallace.com

Radkey Jolink  
713 825 1962  
rjolink@jolinkwallace.com

Greg Lee  
281 299 5764  
glee@jolinkwallace.com



# 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.

|  |             |                            |              |
|--|-------------|----------------------------|--------------|
| Jolink Wallace Interests, LLC                                      | 9004428     | bwallace@jolinkwallace.com | 713-878-3400 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email                      | Phone        |
| Bruce Wallace  | 534608      | bwallace@jolinkwallace.com | 713-878-3400 |
| Designated Broker of Firm  | License No. | Email                      | Phone        |
| Radkey Jolink  | 653873      | rjolink@jolinkwallace.com  | 713-878-3400 |
| Licensed Supervisor of Sales Agent/ Associate                      | License No. | Email                      | Phone        |

Bruce Wallace  
713 304 0751  
bwallace@jolinkwallace.com

Radkey Jolink  
713 825 1962  
rjolink@jolinkwallace.com

Greg Lee  
281 299 5764  
glee@jolinkwallace.com



JOLINK WALLACE