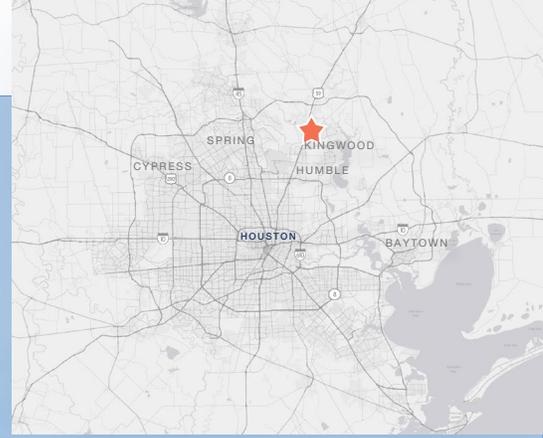


RETAIL FOR LEASE

# 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



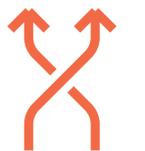
JOLINK WALLACE

## 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

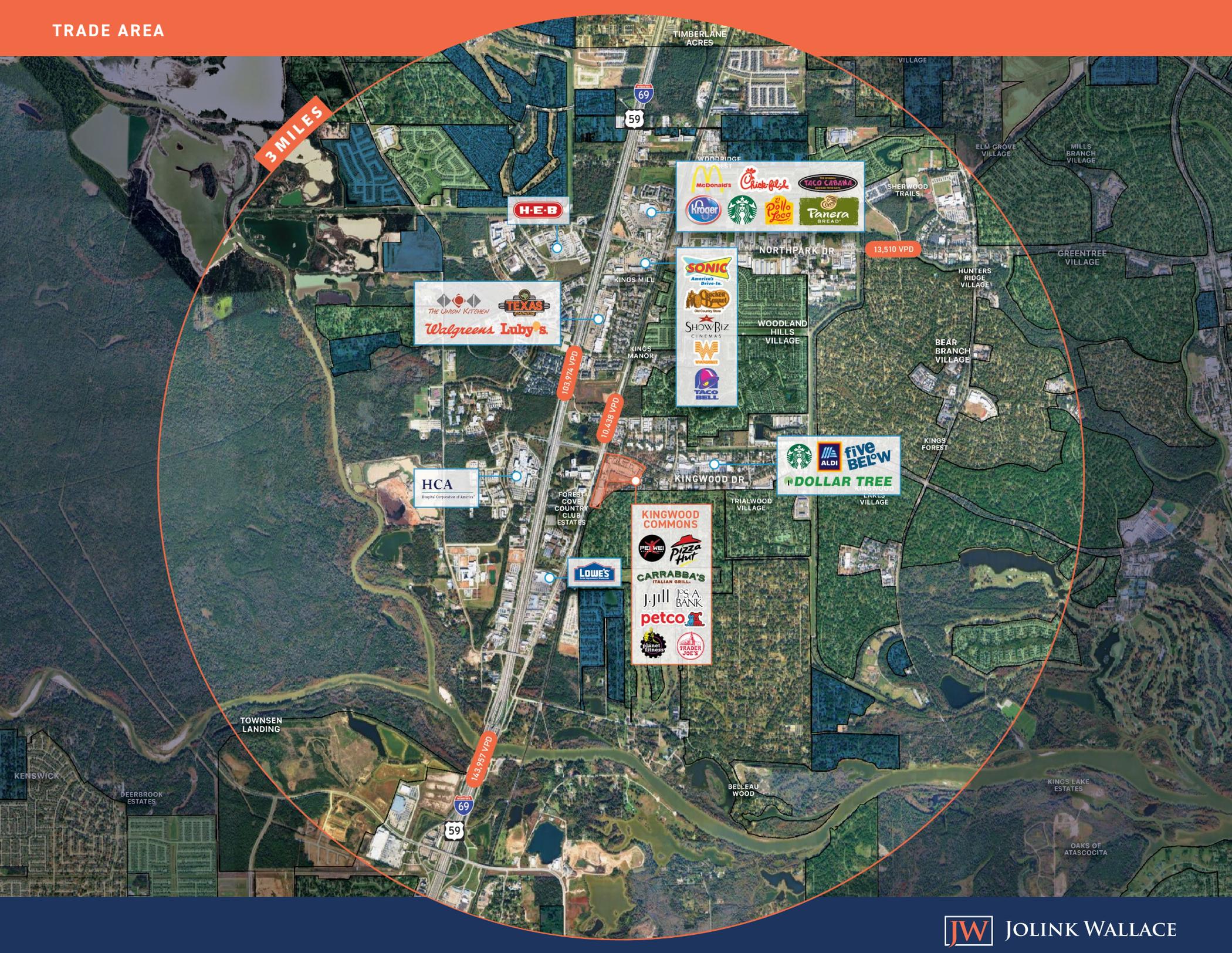
BRUCE WALLACE  
713 304 0751  
bwallace@jolinkwallace.com

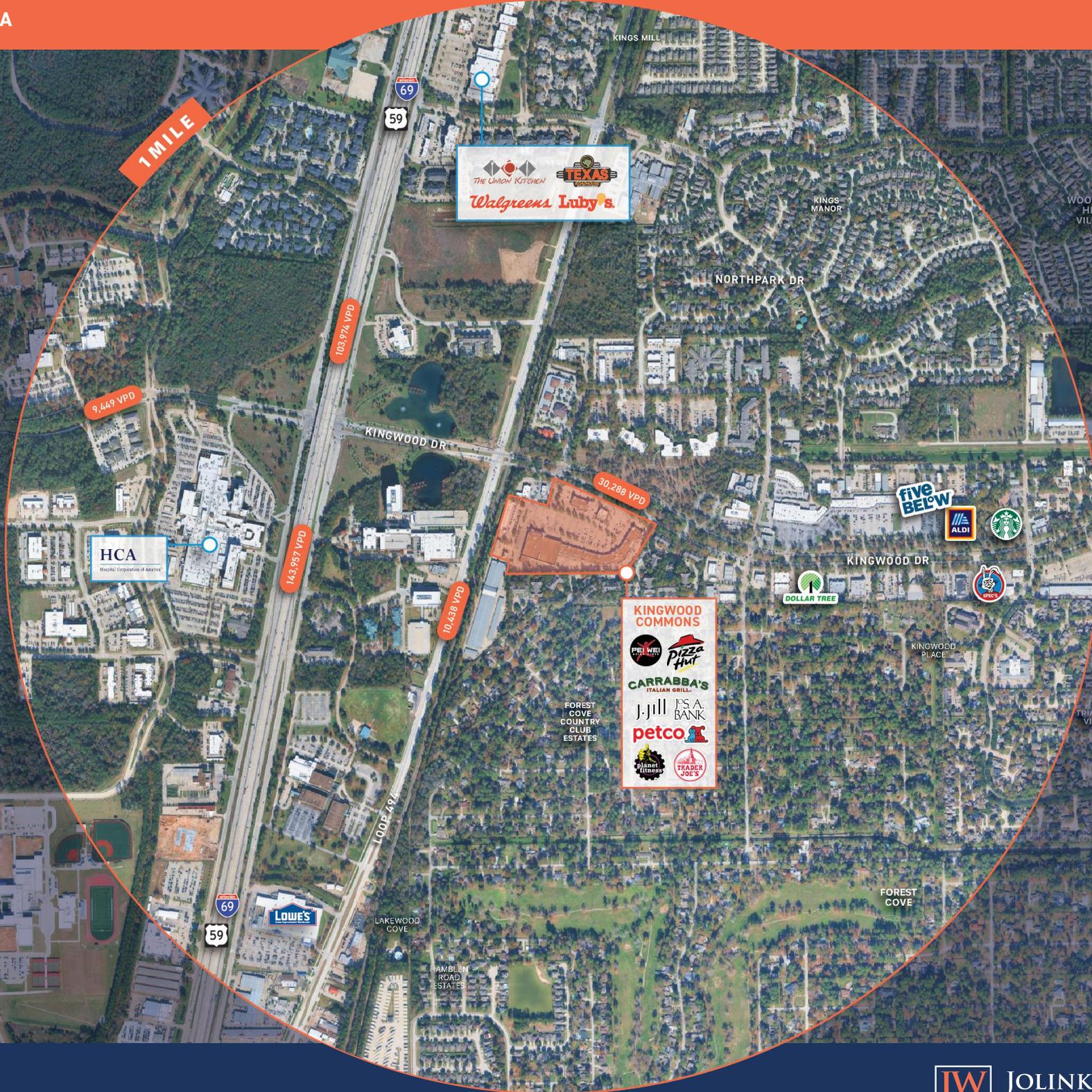
RADKEY JOLINK  
713 825 1962  
rjolink@jolinkwallace.com

GREG LEE  
281 299 5764  
glee@jolinkwallace.com

  
JOLINK WALLACE

# TRADE AREA





THE UNION KITCHEN  
**Walgreens Luby's**

9,449 VPD

103,974 VPD

143,957 VPD

10,438 VPD

30,268 VPD

**HCA**  
Baylor Corporation of Advance

**KINGWOOD COMMONS**  
PIZZA HUT  
CARRABBA'S ITALIAN GRILL  
J-JILL F.S.A. BANK  
petco  
Planet Fitness  
TRADER JOE'S

**five BELOW**  
ALDI  
Starbucks

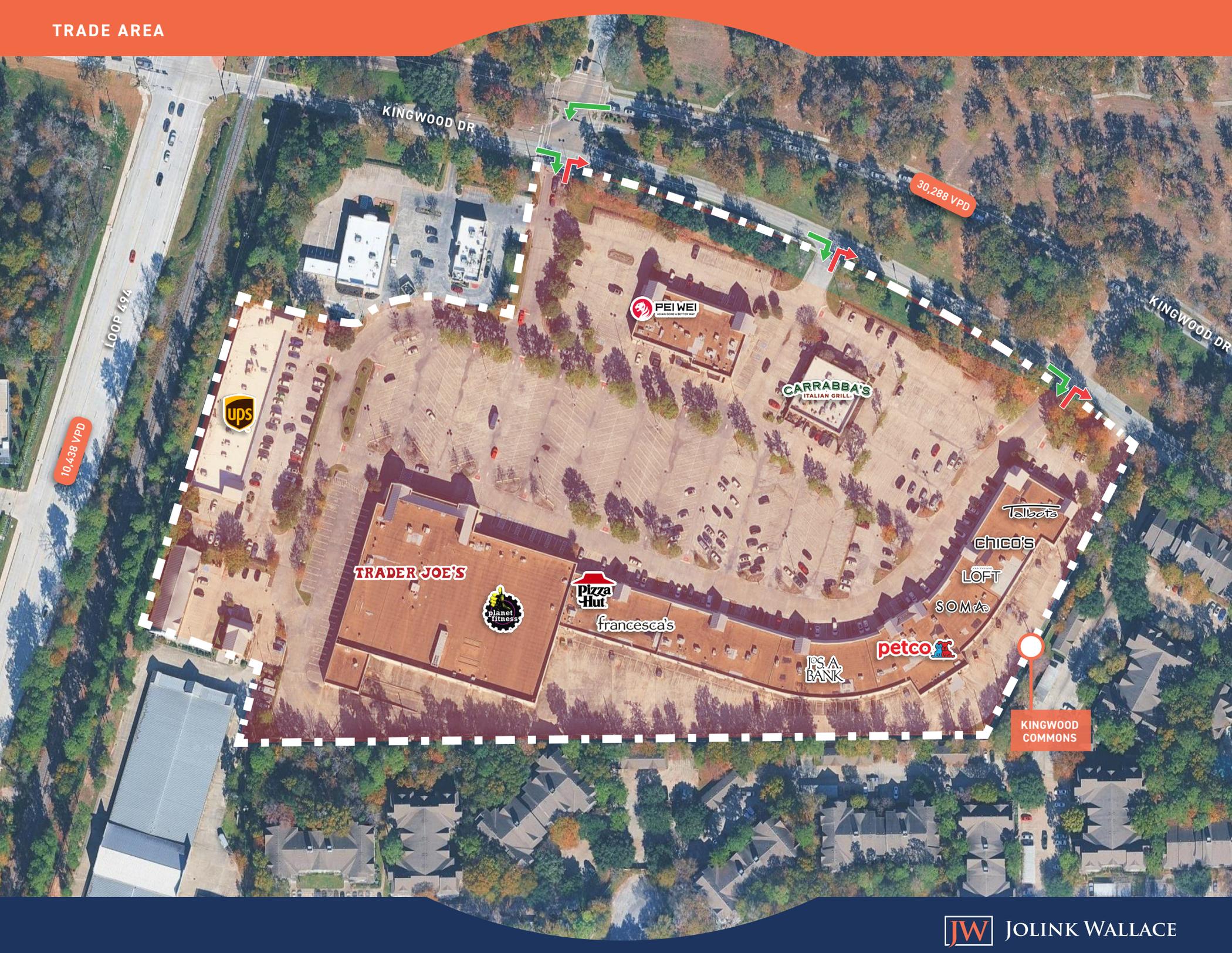
DOLLAR TREE

POPS

69  
59

**LOWE'S**

TRADE AREA



10,438 VPD

LOOP 494

KINGWOOD DR

30,288 VPD

KINGWOOD DR

ups

FEI WEI

CARRABBA'S  
ITALIAN GRILL

TRADER JOE'S

planet  
fitness

Pizza  
Hut

francesca's

Talbots

chico's

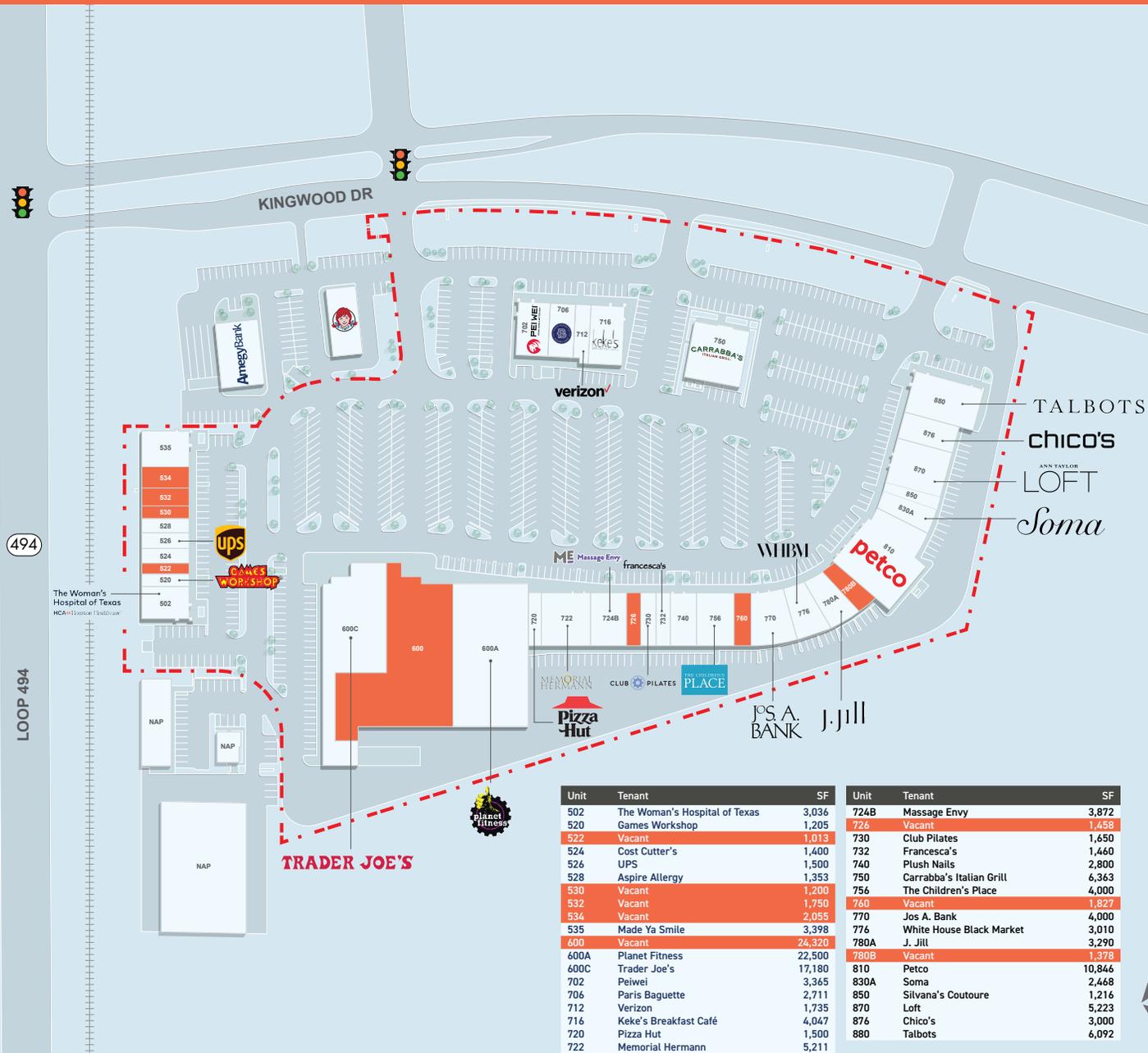
LOFT

SOMAr

JES A  
BANK

petco

KINGWOOD  
COMMONS



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	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	Vacant	1,458
730	Club Pilates	1,650
732	Francesca's	1,640
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	Vacant	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



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:
  - 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.

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