

**FOR LEASE**

# GRAND PARKWAY MARKETPLACE

Grand Parkway & Kuykendahl | Spring, TX 77389



## PROPERTY INFORMATION

- New 710,000 SF Target anchored shopping center
- Minutes drive from Exxon Mobil campus with 10,000+ employees
- Serves the fast growing Spring area as well as new and existing developments along the Grand Parkway

## TRAFFIC COUNTS

Grand Pkwy	59,268 VPD
Kuykendahl Rd south of Grand Pkwy	30,198 VPD

## DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
2019 Population	69,320	207,936	794,508
2019 Daytime Population	48,683	159,784	713,832
Number of Households	14,800	48,910	222,159
Average HH Income	\$121,331	\$122,676	\$112,870
Per Capita Income	\$39,018	\$41,567	\$39,508
Median Age	35.2	35.8	35.5

### AVAILABLE

10 Spaces | 1,750-4,911 SF  
4 Pad Sites | 0.64-0.75 AC

### RATES | NNN

Please Call for Rates

## FOR MORE INFORMATION, PLEASE CONTACT

**David Wise** | Senior Vice President  
dwise@streetwiseretail.com | 713.773.5508

**Elliott Bridger** | Assistant Vice President  
ebridger@streetwiseretail.com | 713.773.5542

**streetwise**  
RETAIL ADVISORS

A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

The information contained herein was obtained from sources believed reliable; however, Streetwise Retail Advisors makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice. Texas law requires licensee to disclose that it is representing the Seller/Landlord in the marketing of this property. REV 02/24/2020

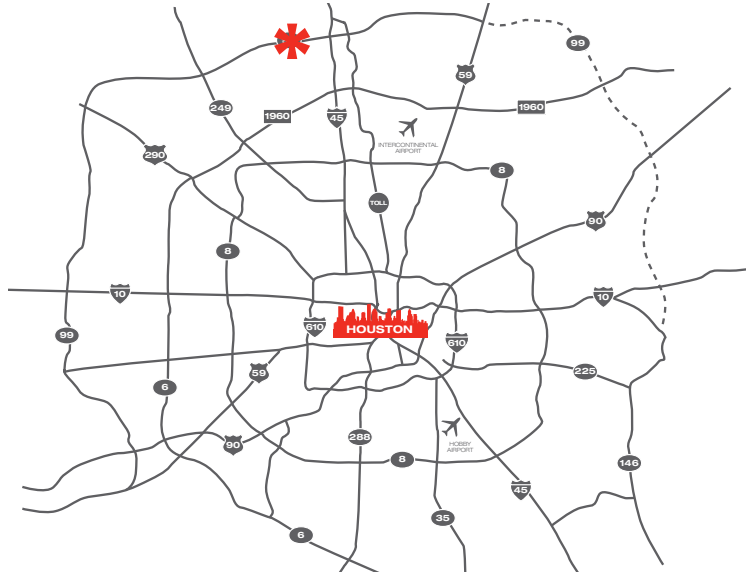
# HIGHLIGHTS

- Premier open-air shopping center
- Highly visible with quick access to the newly completed Grand Parkway/TX-99
- High traffic intersection of Grand Parkway & Kuykendahl Rd
- Grand Parkway Marketplace offers consumers a 126,000 square foot Target, surrounded by well-known anchor tenants including TJ Maxx, Burlington, Ross, DSW, Michaels, Ulta, PetSmart, Party City, Hobby Lobby, and Academy
- Boardwalk with large patio restaurants and lake with fountains
- Ample parking
- Scenic landscaping

GLA: 583,699

Parking Spaces: 3,618

Metro Area: Houston—The Woodlands—Sugar Land (TX)



## GRAND PARKWAY MARKETPLACE

A Kimco Signature Series Development



\* We know Houston retail.

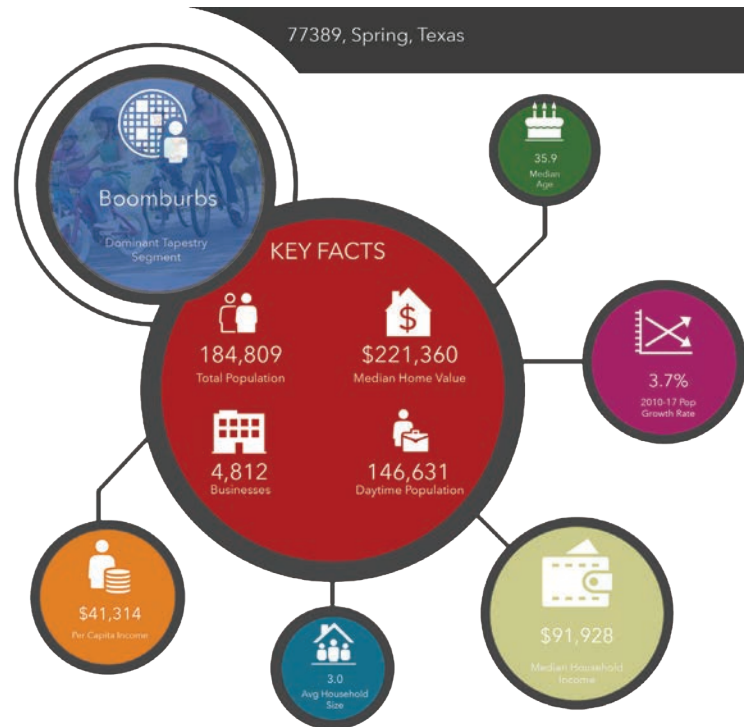
3003 W. Alabama St. | Houston, TX 77098 | 713.595.9500 | streetwisetail.com

streetwise  
RETAIL ADVISORS



**TAPESTRY  
SEGMENTATION**  
esri.com/tapestry

Tapestry segmentation provides an accurate, detailed description of America's neighborhoods—U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition—then further classifies the segments into LifeMode and Urbanization Groups.



LifeMode Group:  
Affluent Estates

### Savvy Suburbanites

- Households: 3,664,200
- Average Household Size: 2.85
- Median Age: 45.1
- Median Household Income: \$108,700



LifeMode Group:  
Affluent Estates

### Boomburbs

- Households: 2,004,400
- Average Household Size: 3.25
- Median Age: 34.0
- Median Household Income: \$113,400



LifeMode Group:  
Ethnic Enclaves

### Up & Coming Families

- Households: 2,901,200
- Average Household Size: 3.12
- Median Age: 31.4
- Median Household Income: \$72,000



### MARKET PROFILE

- Residents prefer late model imports, primarily SUVs, and also luxury cars and minivans.
- This is one of the top markets for the latest in technology—from smartphones to tablets to internet connectable televisions.
- Style matters in the Boomburbs, from personal appearance to their homes. These consumers are still furnishing their new homes and already remodeling.
- They like to garden but more often contract for home services.
- Physical fitness is a priority, including club memberships and home equipment.
- Leisure includes a range of activities from sports (hiking, bicycling, swimming, golf) to visiting theme parks or water parks.
- Residents are generous supporters of charitable organizations.

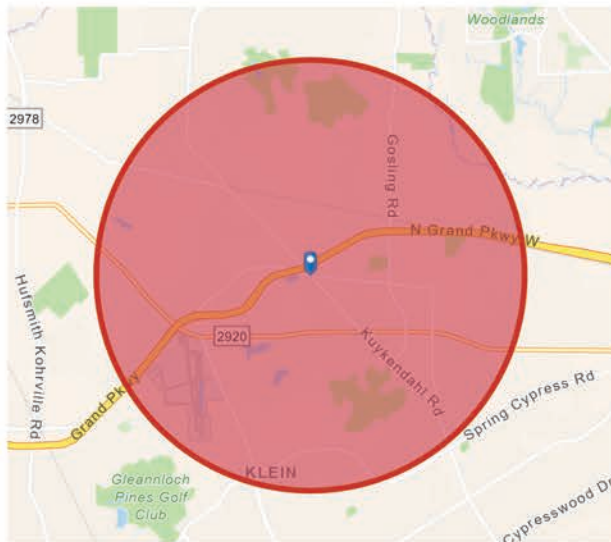
### OUR NEIGHBORHOOD

- Growth markets are in the suburban periphery of large metropolitan areas.
- Young families are married with children; average household size is 3.25.
- Home ownership is 84% with the highest rate of mortgages—71.5%.
- Primarily single-family homes in new neighborhoods—66% built since 2000
- Median home value is \$350,000.
- Lower housing vacancy rate at 3.7%
- The cost of affordable new housing comes at the expense of one of the longest commutes to work, over 30 minutes average, including a disproportionate number (33.6%) commuting across county lines

### SOCIOECONOMIC TRAITS

- Well-educated young professionals, 55% are college graduates
- Unemployment is low at 3.3%; high labor force participation at 71.3%; most households have more than two workers
- Longer commute times from the suburban growth corridors have created more people that work from home.
- They are well connected, own the latest devices, and understand how to use them efficiently; biggest complaints being too many devices and too many intrusions on personal time.
- Financial planning is well under way for these professionals.

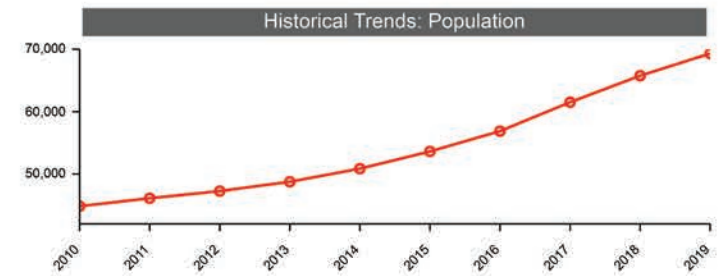
# 3 MILE TRENDS



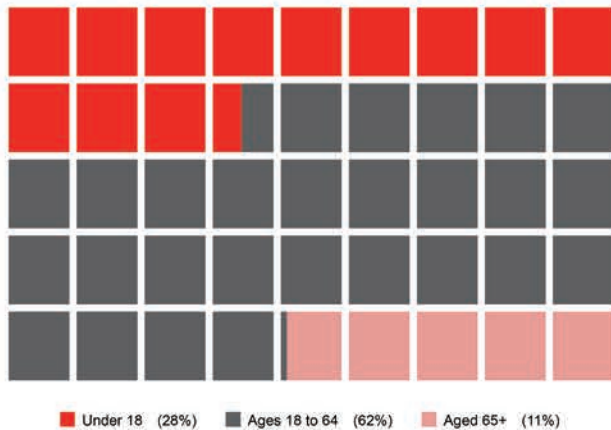
## POPULATION TRENDS AND KEY

<b>69,320</b>	<b>22,151</b>	<b>3.13</b>	<b>35.2</b>	<b>\$95,748</b>	<b>\$278,983</b>	<b>149</b>	<b>133</b>	<b>69</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

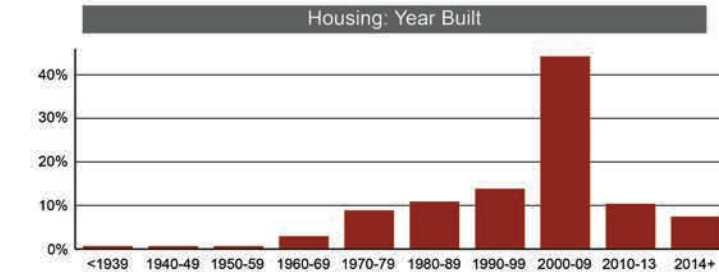
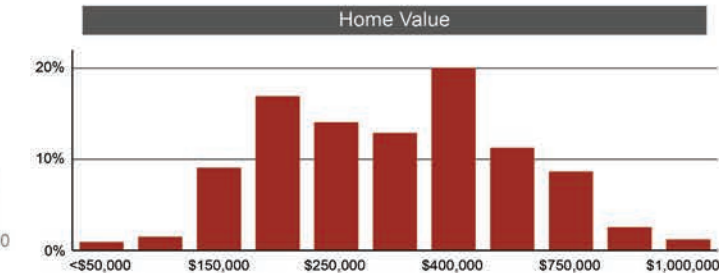
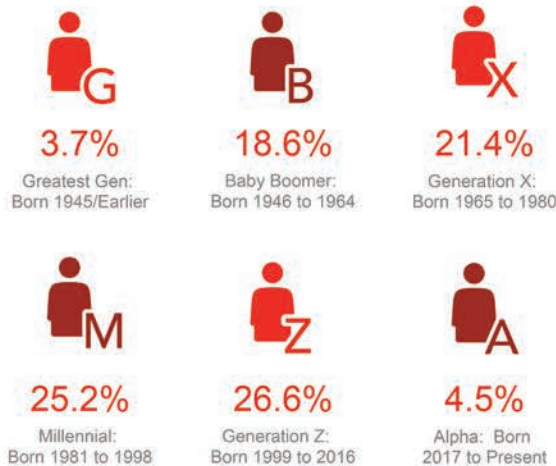
### MORTGAGE INDICATORS



### POPULATION BY AGE



### POPULATION BY GENERATION



esri THE SCIENCE OF WHERE™ U.S. Census Bureau, Esri forecasts for 2019 and 2024, Esri Vintage 2019 Time Series

Source: This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2013-2017, 2019, 2024.

# TRADE AREA

## Grand Parkway Marketplace



\* We know Houston retail.

3003 W. Alabama St. | Houston, TX 77098 | 713.595.9500 | streetwisetail.com

# ACCESS

## Grand Parkway Marketplace



\* We know Houston retail.

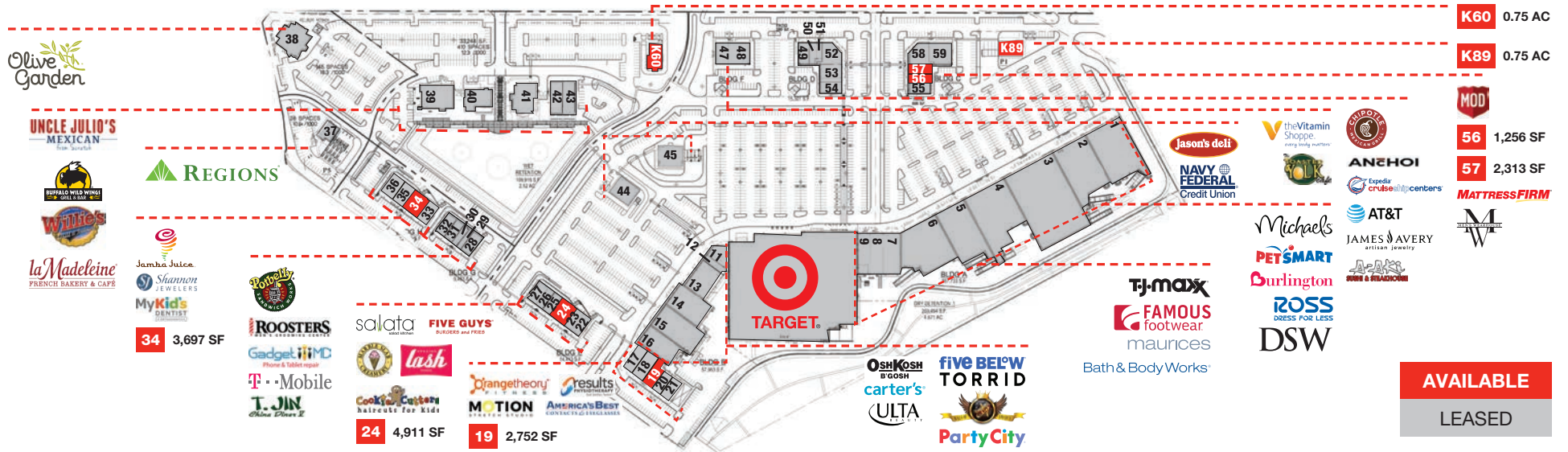
3003 W. Alabama St. | Houston, TX 77098 | 713.595.9500 | streetwisereetail.com





# SITE PLAN

## Grand Parkway Marketplace I



Tenant	SQ FT	AC
<b>K60 AVAILABLE</b>		<b>0.75</b>
<b>K89 AVAILABLE</b>		<b>0.75</b>
1 Michaels	21,362	
2 PetSmart	20,626	
3 Burlington	43,500	
4 Ross	25,000	
5 DSW Shoe Warehouse	18,000	
6 TJ Maxx	21,500	
7 Famous Footwear	7,000	
8 Maurices	5,185	
9 Bath & Body Works	4,178	
11 Nails of America #2	3,500	
12 Torrid	2,447	
13 Carter's/OshKosh B'gosh	7,000	
14 Ulta	10,000	
15 Party City	12,500	
16 Five Below	8,000	
17 America's Best Contacts & Eye	3,500	
18 Results Physiotherapy	2,250	

Tenant	SQ FT	AC
<b>19 AVAILABLE</b>	<b>2,752</b>	
20 Motion Stretch Studio	1,750	
21 Orangetheory Fitness	3,360	
22 Five Guys Burgers and Fries	2,400	
23 Amazing Lash Studio	1,800	
<b>24 AVAILABLE</b>	<b>4,911</b>	
25 Cookie Cutters Haircuts for Kids	1,117	
26 Marble Slab Creamery	1,600	
27 Salata	2,536	
28 T-Mobile	2,500	
29 Gadget MD	1,066	
30 Roosters Mens Grooming Center	1,460	
31 T Jin's China Diner	2,000	
32 Potbelly Sandwich Shop	2,400	
33 My Kid's Dentist & Orthodontic	4,200	
<b>34 AVAILABLE</b>	<b>3,697</b>	
35 Shannon Jewelers	3,000	
36 Jamba Juice	1,540	
37 Regions Bank	2,700	
38 Olive Garden	7,750	
39 Uncle Julio's Mexican from Scratch	8,300	

Tenant	SQ FT	AC
40 Buffalo Wild Wings	5,456	
41 Willie's Grill & Icehouse	5,520	
42 LaMadeleine French Bakery	4,500	
43 Hopdoddy Burger Bar	5,005	
44 Jason's Deli	5,000	
45 Navy Federal Credit Union	4,218	
47 Vitamin Shoppe	2,800	
48 Toasted Yolk Cafe	4,650	
49 Chipotle Mexican Grill	2,200	
50 Anchoi Vietnamese House of Pho	1,618	
51 Expedia Travel	1,000	
52 AT&T	4,000	
53 James Avery	2,970	
54 A-Aki Sushi and Steakhouse	3,400	
55 MOD Pizza	2,800	
<b>56 AVAILABLE</b>	<b>1,256</b>	
<b>57 AVAILABLE</b>	<b>2,313</b>	
58 Mattress Firm	4,000	
59 Men's Wearhouse	4,881	

\* We know Houston retail.

3003 W. Alabama St. | Houston, TX 77098 | 713.595.9500 | streetwisereetail.com

# SITE PLAN

## Grand Parkway Marketplace II



Tenant	SQ FT	AC
K15 7-Eleven		
<b>K17 AVAILABLE</b>		0.66
<b>K23 AVAILABLE</b>		0.64
1 LA Fitness	34,000	
2 Hobby Lobby	55,000	
3 Academy Sports & Outdoors	63,182	
4 Marco's Pizza	1,800	
<b>5 AVAILABLE</b>	<b>1,800</b>	
<b>6 AVAILABLE</b>	<b>2,210</b>	
7 Tune Up "The Manly Salon"	1,800	
8 Smoothie King	1,200	
9 Chicken Salad Chick	2,367	
12 Whataburger	3,500	
14 Starbucks Coffee	2,000	
15 Valvoline	2,081	
16 Walk-On's Bistreaux and Bar		
17 Russo's New York Pizzeria	2,200	
18 Palace Nails & Spa	4,300	
19 Quick Weight Loss Centers	1,500	
20 Orange Leaf Frozen Yogurt	1,652	
21 Wellness Thai Massage & Day Spa	2,450	
23 Crave Hot Dogs and Barbecue	2,000	
25 Men's T Clinic	1,946	
26 Damsels & Blokes	1,500	
27 Eye Trends	2,625	
<b>28 AVAILABLE</b>	<b>3,000</b>	
<b>29 AVAILABLE</b>	<b>5,700</b>	
30 Elmer Swim School	5,500	
31 Wingstop	1,683	
<b>32 AVAILABLE</b>	<b>2,242</b>	
33 Blue Lion Salon Studios	10,000	
34 Spec's Wine & Spirits	7,552	

\* We know Houston retail.

3003 W. Alabama St. | Houston, TX 77098 | 713.595.9500 | streetwisereetail.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.

### 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.

<b>JP Retail Advisors LLC</b>	<b>9003881</b>	<b>info@streetwisetail.com</b>	<b>713-595-9500</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>V. Edward James</b>	<b>374627</b>	<b>ejames@streetwisetail.com</b>	<b>713-595-9500</b>
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