

FOR LEASE

Kingsland Plaza

18010 Kingsland Blvd | Houston, TX



Overview

LEASE RATE	Contact Broker
AVAILABLE	1,200 - 6,825 SF



Description

Kingsland Plaza is a shopping center located at the northwest corner of Kingsland Blvd & Barker Cypress Rd, less than 1 mile south of I-10

- Located in a very dense and affluent residential section of west Houston
- Easy access to I-10
- Adjacent to highly trafficked Chevron with exceptional lunchtime traffic
- Ingress/egress on both Kingsland Blvd & Barker Cypress Rd
- Close proximity to the Energy Corridor
- High income area: \$200K+ within 1 mile, \$125K + within 3, and \$110K+ within 5

Nearby Retailers



Contact

ROBERT BERNARD

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Demographics

	1 MILE	3 MILES	5 MILES
Total Population	3,733	56,340	211,268
Average Household Income	211,038	126,766	110,054
Daytime Population	10,072	74,736	240,278

Year: 2019 | Source: Esri

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Green Trails Crossing
\$296,800
Median Sale Price

Trifection Remodeling
& Construction

SITE

Five Star Montessori
School Katy

Tripp's Auto
Tech



12,948 AADT '18

Barker Cypress Rd

Amberjack Estates
Apartments

Sprout
Pediatrics

Kingsland Estates
\$626,500
Median Sale Price

Kingsland Blvd

10,713 AADT '16

Kingsland West
Apartments

Cortland Vue Kingsland
Apartments

	1 mile	3 miles	5 miles
Population			
2000 Population	3,062	39,415	139,727
2010 Population	3,733	56,340	211,268
2019 Population	6,053	66,656	254,764
2024 Population	6,977	72,606	279,430
2000-2010 Annual Rate	2.00%	3.64%	4.22%
2010-2017 Annual Rate	5.36%	1.83%	2.04%
2017-2022 Annual Rate	2.88%	1.72%	1.87%
2019 Male Population	49.1%	49.1%	48.7%
2019 Female Population	50.9%	50.9%	51.3%
2019 Median Age	43.6	35.4	35.3
Households			
2000 Households	937	13,193	49,922
2010 Households	1,302	19,608	75,461
2019 Total Households	2,104	23,134	90,279
2024 Total Households	2,417	25,166	98,742
2000-2010 Annual Rate	3.34%	4.04%	4.22%
2010-2017 Annual Rate	5.33%	1.80%	1.96%
2017-2022 Annual Rate	2.81%	1.70%	1.81%
2019 Average Household Size	2.88	2.88	2.82
Housing Units			
2019 Total Housing Units	2,140	24,083	94,548
2019 Owner Occupied Housing Units	1,424	12,863	51,917
2019 Renter Occupied Housing Units	681	10,271	38,362
2019 Vacant Housing Units	36	949	4,269
Race and Ethnicity			
2019 White Alone	62.5%	60.8%	58.0%
2019 Black Alone	5.3%	11.6%	14.2%
2019 American Indian/Alaska Native Alone	0.2%	0.5%	0.5%
2019 Asian Alone	27.8%	12.4%	12.3%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Hispanic Origin (Any Race)	11.1%	33.4%	34.5%
Income			
2019 Median Household Income	\$153,090	\$84,679	\$78,686
2019 Average Household Income	\$211,038	\$126,766	\$110,054
Per Capita Income	\$73,431	\$44,169	\$38,996
2019 Population 25+ by Educational Attainment			
Total	4,239	44,538	169,859
High School Graduate	8.6%	16.3%	16.5%
GED/Alternative Credential	1.2%	2.0%	2.1%
Some College, No Degree	14.8%	20.6%	21.1%
Associate Degree	5.2%	8.1%	8.2%
Bachelor's Degree	39.4%	29.3%	27.7%
Graduate/Professional Degree	27.5%	15.9%	15.2%
Daytime Population			
2019 Total Daytime Population	10,072	74,736	240,278
Workers	7,000	42,734	117,045
Residents	3,072	32,002	123,233

Source: Esri, U.S. Census

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 or 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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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

Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date