

For Lease



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

hpiproperties.com

Kingwood Marketplace

4550 & 4625 Kingwood Dr

Kingwood, TX 77345

For Lease



Hunington

KINGWOOD MARKETPLACE

4550 & 4625 Kingwood Dr, Kingwood, TX 77345

Property Information

Space For Lease	1,800 SF 2,790 SF (Will Divide)
Rental Rate	\$32.00 PSF
NNN	\$9.00 PSF
Total Space	28,000 SF

Property Highlights

- Situated on Kingwood Dr, the building enjoys a highly desirable and easily accessible location in the heart of Kingwood, TX.
- Shadow anchored by new HEB and 45,000 SF Memorial Hermann Care Center
- The location is surrounded by a wealth of amenities, including Starbucks, Randalls, Chick-fil-a, O'reilly, Whataburger, Cane's

Demographics

Population (2023)	1 mi. - 7,709
	3 mi. - 64,317
	5 mi. - 141,395
Average Household Income	1 mi. - \$174,060
	3 mi. - \$167,894
	5 mi. - \$139,507

Traffic Count

Kingwood Dr. : 3,771 vpd
W. Lake Houston: 3,3011 vpd

For More Information

Jonathan Aron
Principal | Brokerage
jonathan@hpiproperties.com

Hunington Properties, Inc.
3773 Richmond Ave., Suite 800 • Houston, Texas 77046 • 713-623-6944
hpiproperties.com

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.





Hunington

This site plan illustrates the proposed development for Kings Crossing Dr. and Kingwood Drive. The plan includes a large parking lot with various stalls, a central building with multiple units, and surrounding landscape buffers. A legend in the top right corner defines the status of different areas: PENDING (hatched), AVAILABLE (orange), and EXECUTED (white). The building units are labeled A through J, with specific tenants and areas marked as available. The plan also shows a 20' landscape buffer, a mitigation pond, and a 50' landscape buffer. A traffic light is shown at the intersection of Kings Crossing Dr. and Kingwood Drive.

Legend:

- PENDING (hatched pattern)
- AVAILABLE (orange pattern)
- EXECUTED (white pattern)

Building Units and Tenants:

Unit	Tenant / Area	Status
A	LOS ARCOS RESTAURANT	EXECUTED
B	YOGASIX	EXECUTED
C	STRETCH LAB	EXECUTED
D	AVAILABLE 1,800 SF	AVAILABLE
E	LashKind	EXECUTED
F	blo	EXECUTED
G	CRUST PIZZA	EXECUTED
H	CityVet	EXECUTED
I	Project Beauty	EXECUTED
J	AVAILABLE 2,790 SF (WILL DIVIDE)	AVAILABLE
K	THE BRASS TAP CANTINA BAR	EXECUTED

Other Features:

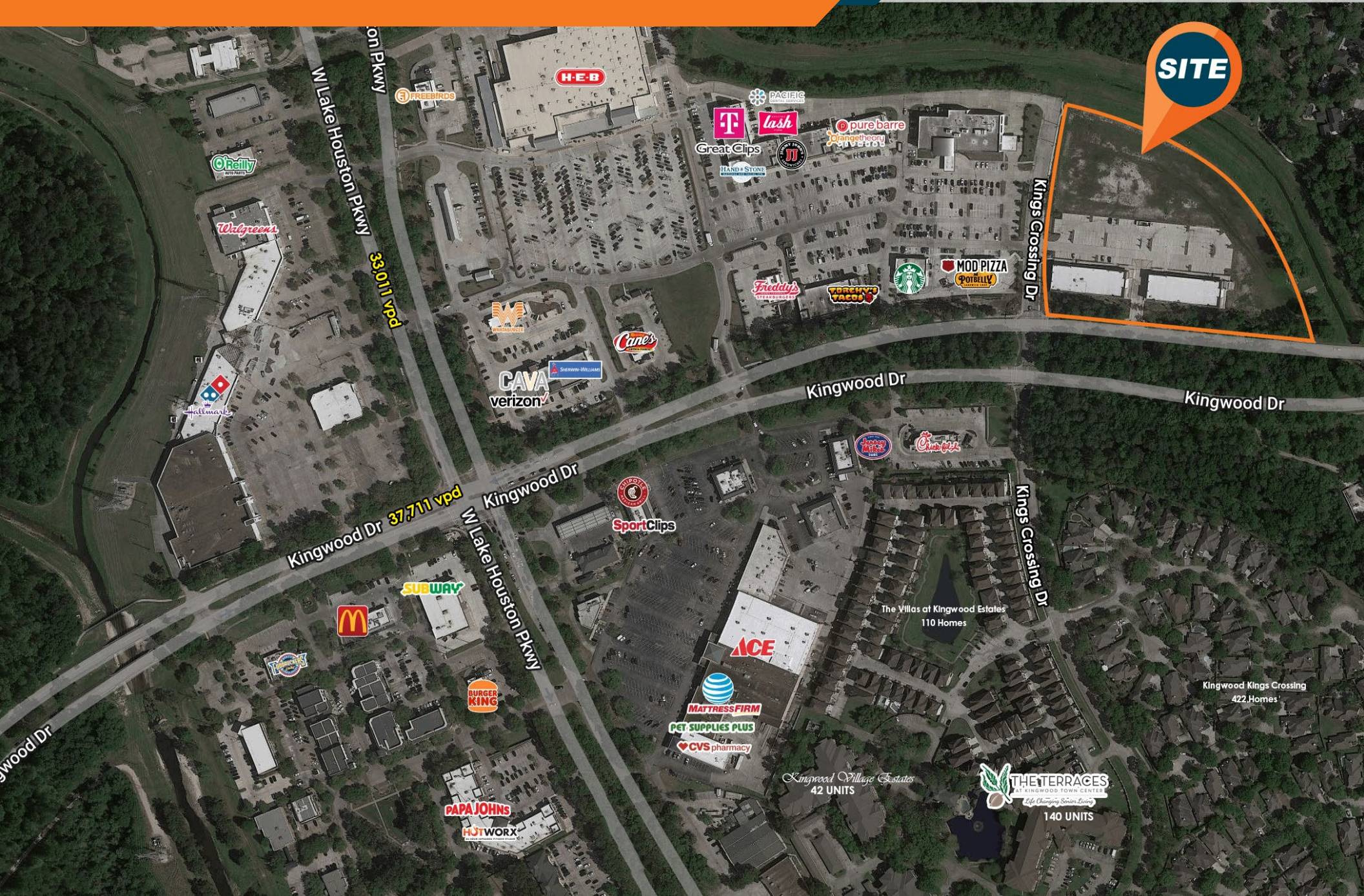
- 20' LANDSCAPE BUFFER
- MITIGATION POND (RE: C1.0)
- 50' LANDSCAPE BUFFER
- KINGS CROSSING DR.
- KINGWOOD DRIVE
- TRAFFIC LIGHT
- LP (Landscaping Plant)
- Typical (TYP.)
- Van
- Handicap Accessible

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties This information is subject to change.

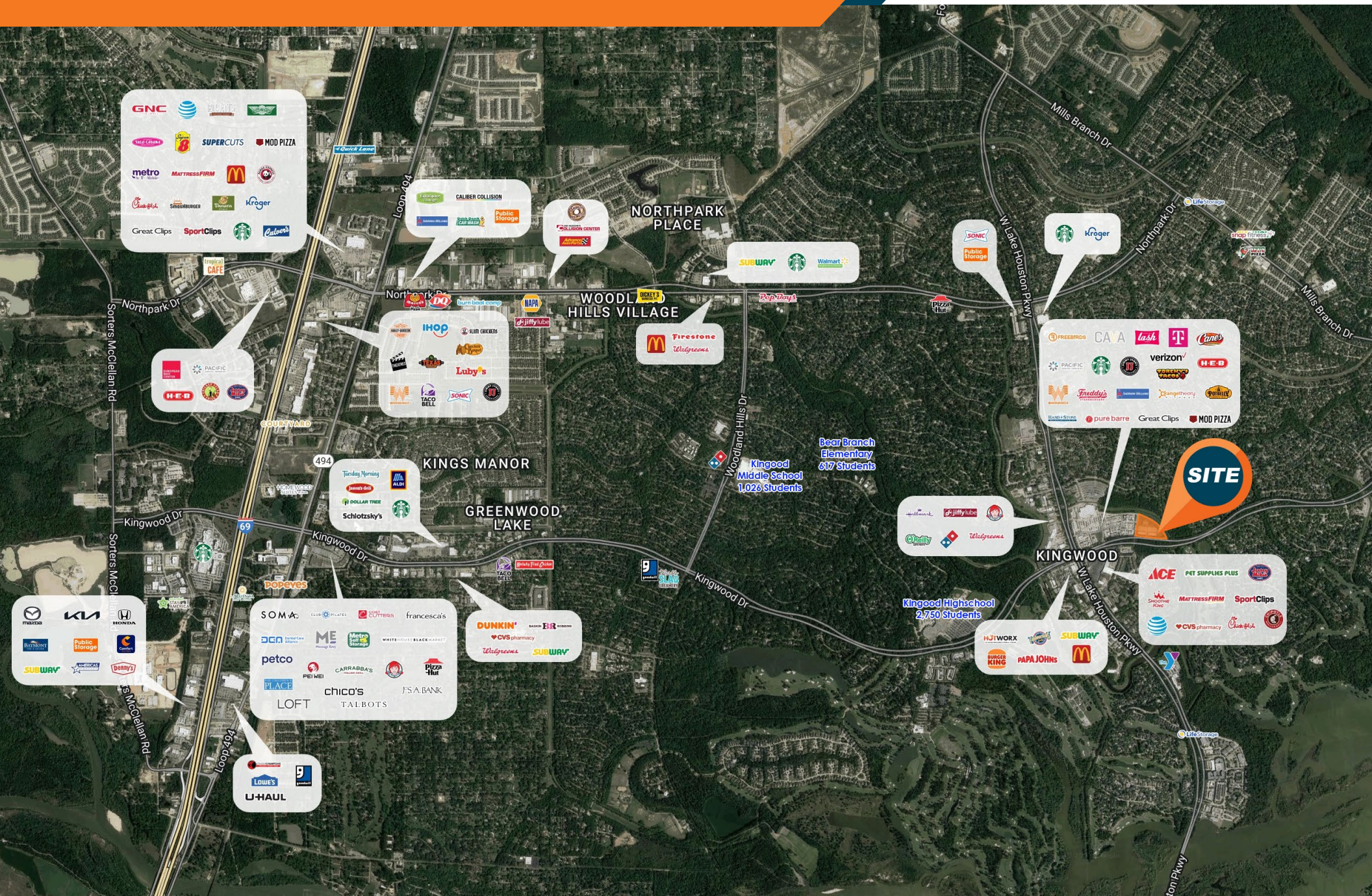
For Lease



Hunington



For Lease



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.

Hunington Properties, Inc. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	454676 License No.	sandy@hpiproperties.com Email	713.623.6944 Phone
Sanford Paul Aron Designated Broker of Firm	218898 License No.	sandy@hpiproperties.com Email	713.623.6944 Phone
N/A Licensed Supervisor of Sales Agent/ Associate	N/A License No.	N/A Email	N/A Phone
Jonathan Aron Sales Agent/Associate's Name	644676 License No.	jonathan@hpiproperties.com Email	713.623.6944 Phone

Buyer/Tenant/Seller/Landlord Initials

Date