

For Lease

1,200 SF
Available

GINGER Robata & Sushi Bar

NAILS OF HEAVENLY

CARE FOR KIDS
PEDIATRIC DENTISTRY

JIMMY
JOHN'S

The Village at Northpark

24510 Eastex Fwy, Kingwood, TX 77339

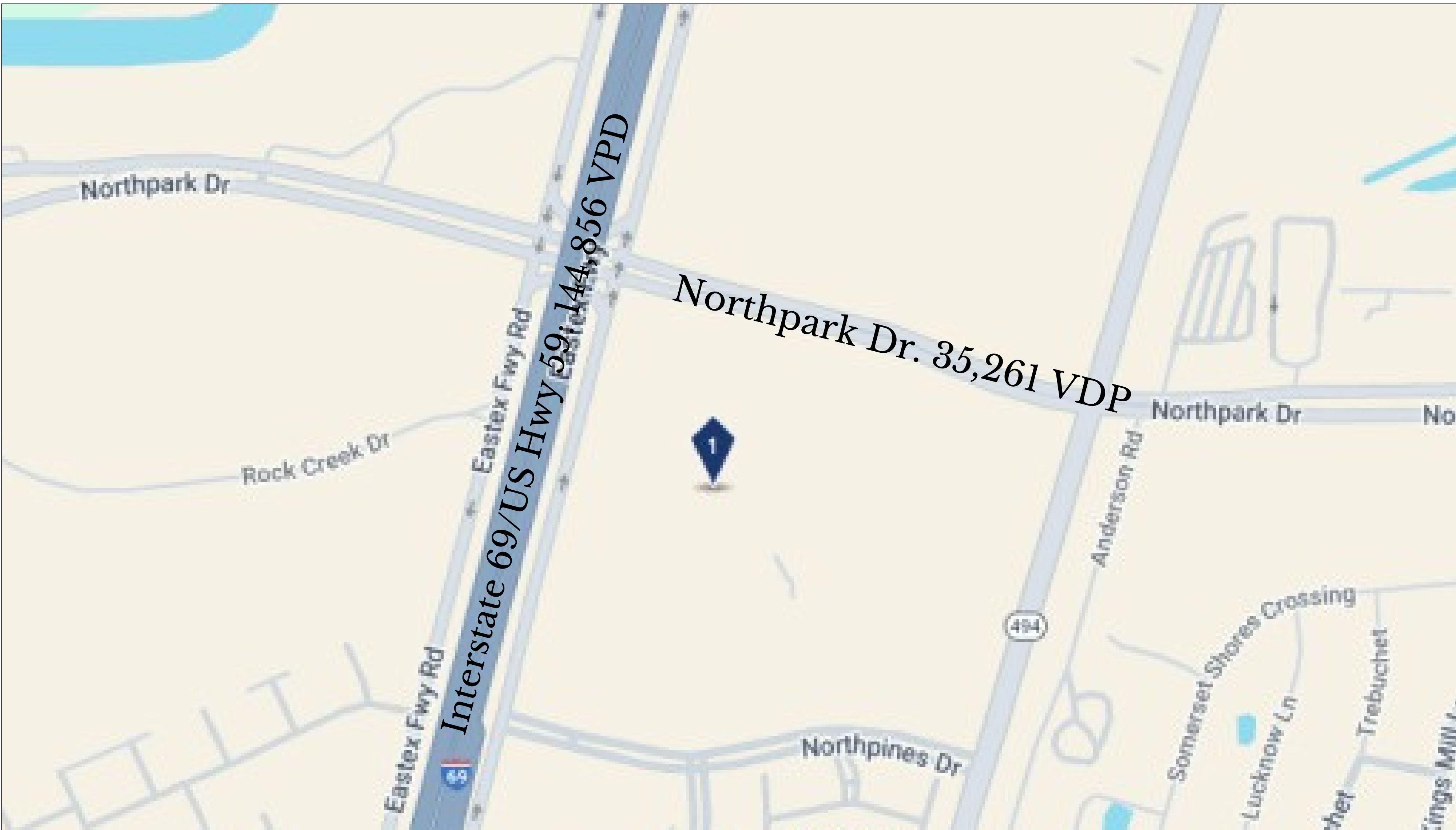


KW Commercial Texas

1220 Augusta Drive, Ste. 300, Houston, TX 77057

The Village at Northpark

For Lease



Click here for virtual tour!



Property Information

Available
1,200 SF

Rate
\$35.00/SF

NNN
\$14.50/SF

(2ND GEN. COFFEE SHOP)



Property Highlights

- Located at the intersection of Interstate 69/US 59 and Northpark Dr. in a highly desirable area with easy access to several residential communities.
- Shadow anchored by ShowBiz Cinema; part of a larger development that includes other retailers and a Hawthorne Extended Stay Hotel
- Notable area retailers include HEB, Kroger, Cracker Barrel, Whataburger, and a variety of other retailers.



Demographics

	1 Mile	3 Miles	5 Miles
Population (2024)	12,857	55,571	126,930
Projected Population (2029)	15,789	63,545	141,472
Household (2024)	5,451	21,267	45,318
Average Household Income (2024)	\$112,596	\$106,869	\$110,676



Contact Details

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281-819-1477



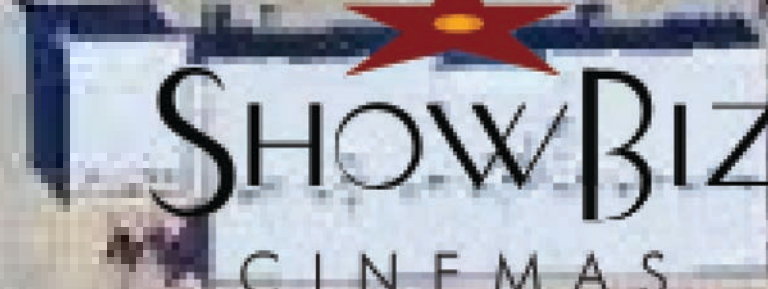
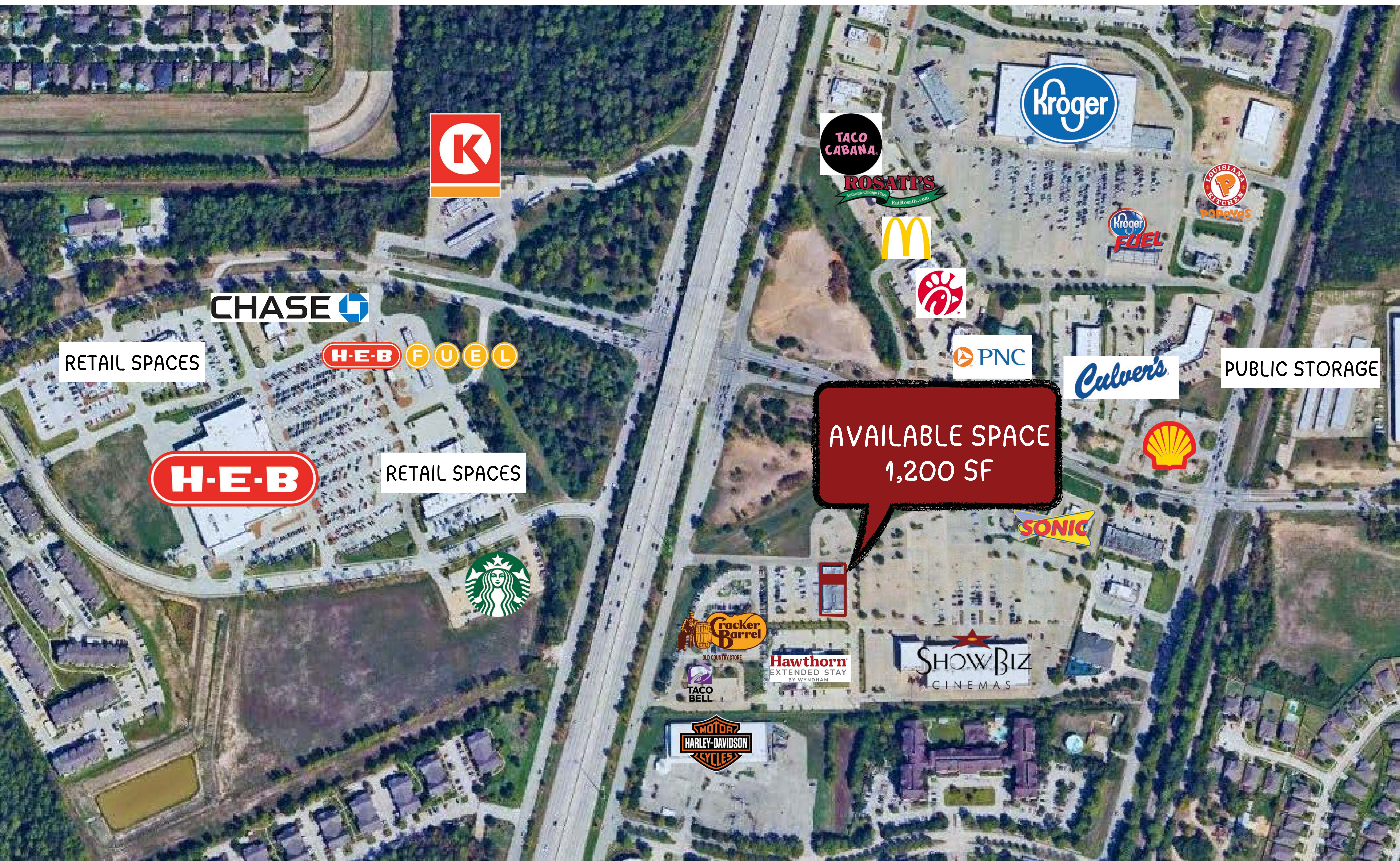
Tenant Roster



The information contained herein, while based upon data supplied by sources deemed reliable, has not been verified accuracy or completeness, and is subject to errors or omissions and is not in any way, warranted by KW Commercial or by any agent, independent associate, subsidiary, or employee of KW Commercial or its parent company. This information is subject to change. Any reliance on this information is solely at your own risk. You should conduct your own due diligence for verification of the information and property.



Aerial Map & Surrounding Establishments



RETAIL SPACES

RETAIL SPACES

PUBLIC STORAGE

AVAILABLE SPACE
1,200 SF



INTERIOR SPACE

2ND GEN COFFEE SHOP, 1,200 SF



SPACE CAN BE EASILY RECONFIGURED FOR AN ALTERNATIVE USE.



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Information About Brokerage Services

11-2-2015

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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TAR 2501

Information available at www.trec.texas.gov
IABS 1-0

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