BOX SPACE AVAILABLE

Kings Crossing Shopping Center Re-Development NWC of Kingwood Dr & W Lake Houston Pkwy Kingwood, Texas, 77345





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PROPERTY HIGHLIGHTS

- 126,000 SF Shopping Center in the heart of a dense master-planned suburban community that straddles US-59 North
- Shadow-anchored by one of the strongest HEBs in Houston MSA
- 450+ parking spaces
- Opportunity for the last available street-front space at West Lake Houston & Kingwood Drive Intersection

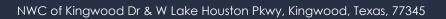
Traffic Counts:

Kingwood Dr: 30,328 VPD (TXDOT '21) W Lake Houston Pkwy: 30,669 VPD (TXDOT '23)

Demographics:	1 Mile	3 Mile	5 Mile
2024 Population	8,275	70,165	148,418
Daytime Pop.	8,864	55,065	127,117
Avg HH Income	\$135,807	\$152,464	\$138,135

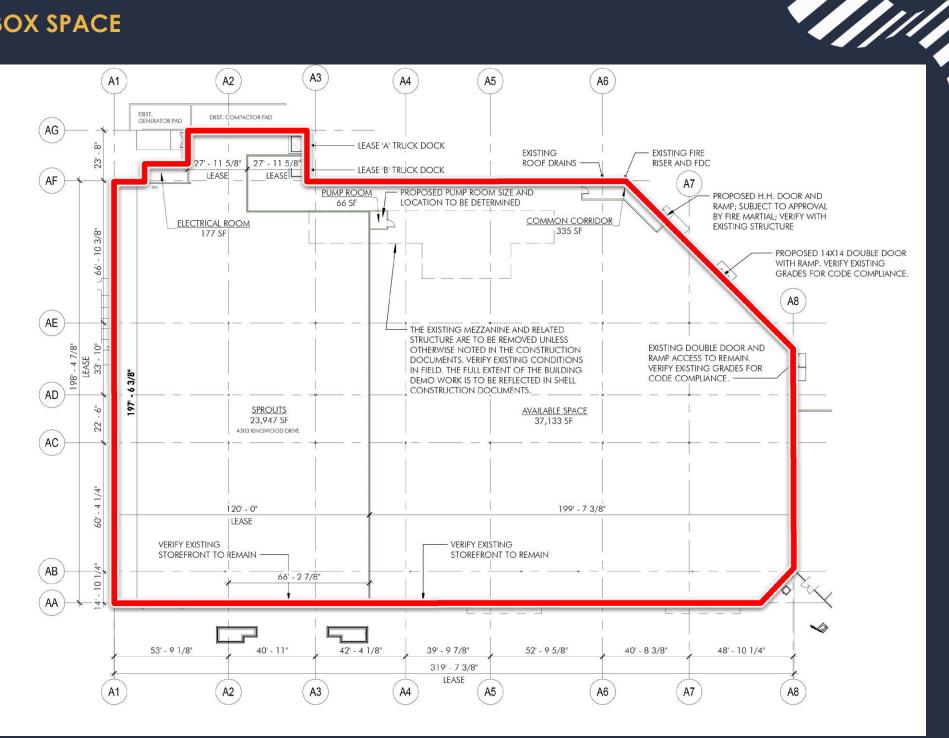
1.S	prouts
2. /	AVAILABLE- 37,388 SF
3. 1	Frek Bikes
4. H	Hallmark
5. [Dominos
6. F	Postnet
7. 9	Sylvan Learning
8. H	Hunan Garden Express
9. <i>4</i>	Ann's Teahouse
10.	Flying Biscuit Café
11.	Parry's Pizzeria & Taphouse
12.	Pet Ranch
13.	Club Champion Golf
14.	Yonutz
15.	S&A Nails
16.	H&R Block
17.	Subway
18.	Tailor
19.	Next Level Urgent Care
20.	Walgreens
21.	Sake Bon
22.	AVAILABLE - 2,991 SF
23.	James Avery





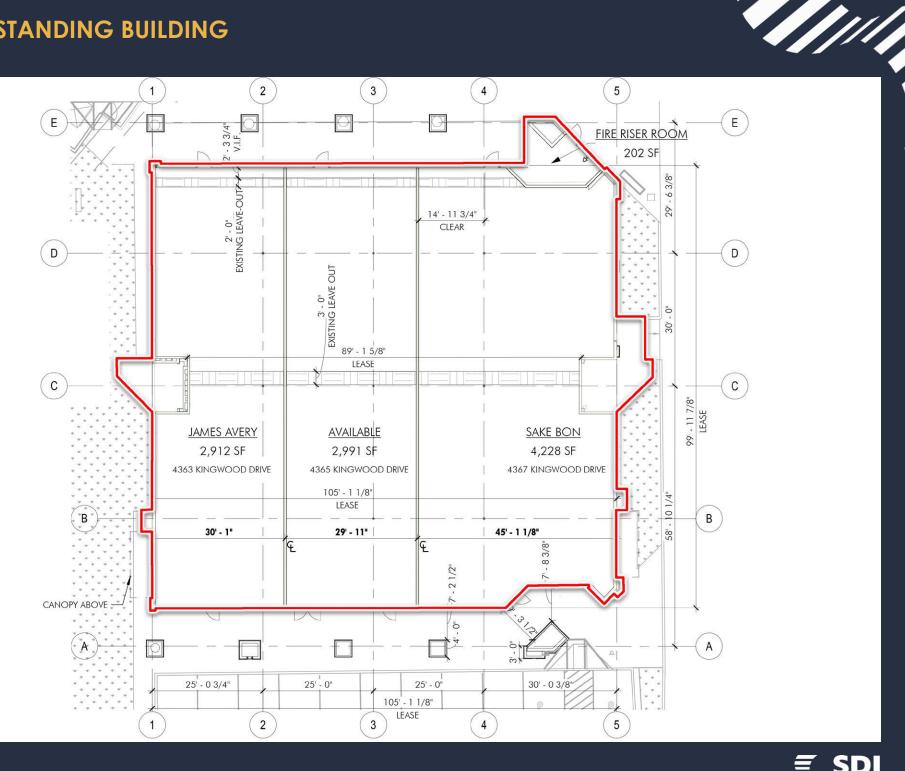


LOD - BOX SPACE



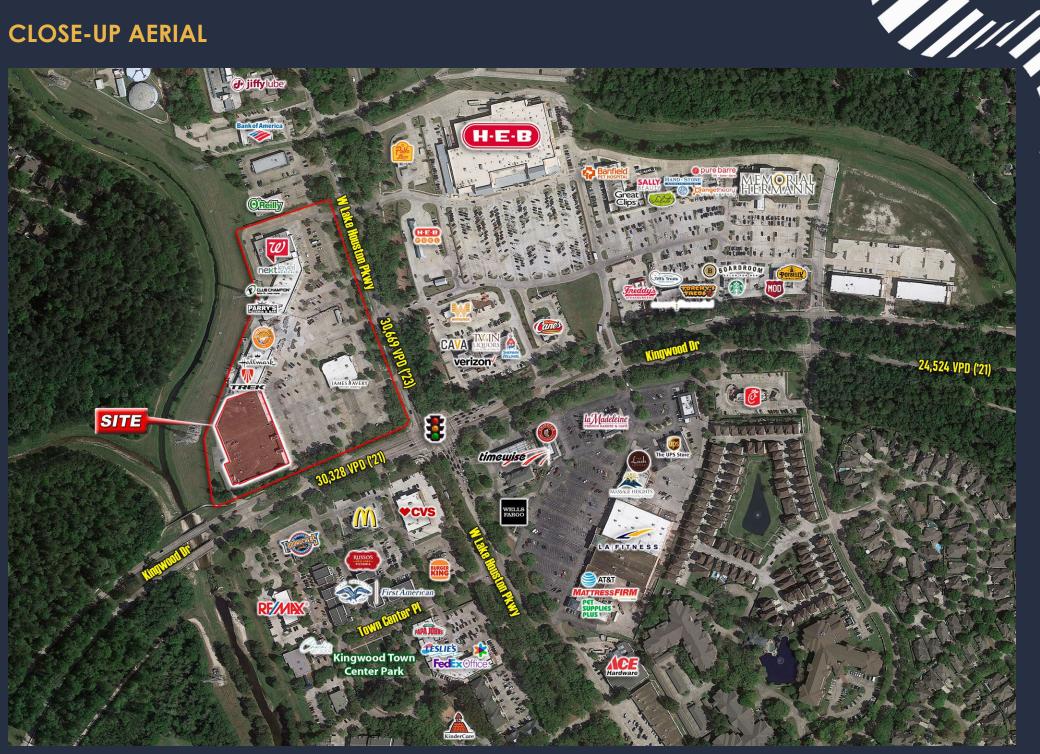


LOD - FREESTANDING BUILDING





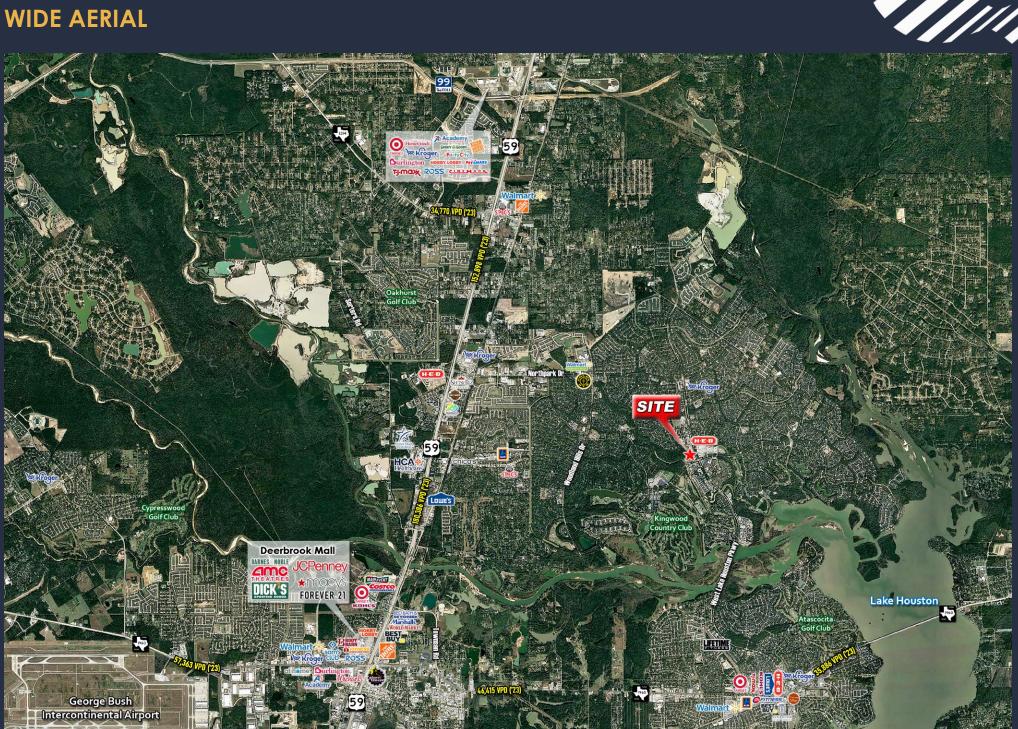
CLOSE-UP AERIAL





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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 off er to or counter-off er from the client; and •
- Treat all par ties 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 andbuyer) to communicate with, provide opinions and advice to, and carry out the instructoons 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 wriΣen 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 writting 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.

Charles W. Shears Licensed Broker /Broker Firm Name or Primary Assumed Business Name	331899 License No.	<u>cwshears@sdirealty.com</u> _{Email}	713-892-5200 Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate Felice Terrigno	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials Date		Regulated by the Texas Real Estate Commission	Information available at www.trec.texas.gov IABS 1-0