KINGWOOD
ROW



A NEW GATHERING PLACE FOR KINGWOOD

NEQ OF Butterfly Lane and US Highway 59

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NewQuest

THE EXPERIENCE

A place made for more.

A true community gathering place, Kingwood Row brings together students, active families, young professionals, and longtime residents in a vibrant, welcoming atmosphere. With energy that carries from day to night, it's a destination where people naturally come together to connect, unwind, and enjoy the best of the neighborhood.

KINGWOOD ROW



CURATED RETAIL
A thoughtful mix of local favorites and national brands.

DINING DESTINATION
From casual bites to elevated dining, there's a seat for every occasion.

WELLNESS & LIFESTYLE
Spaces that support a healthy, balanced, everyday life.

YOUR BUSINESS.
IN THE HEART OF KINGWOOD.
Regional Reach. Local Reach.

143,000+
Vehicles Per Day
Along US 59

STRONG INCOMES
Established
Residential Base

Exceptional
Visibility &
Access on US 59



A Dense Kingwood Customer Base Supported By A 15-Minute Regional Draw Along US 59

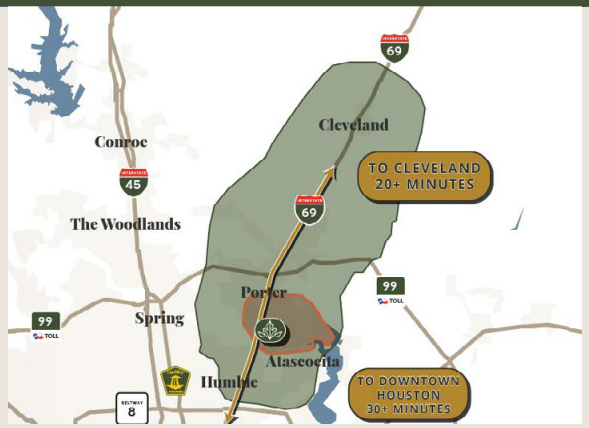
PRIMARY TRADE AREA
Kingwood Core Market

A strong local foundation with high incomes and established neighborhoods.

90,245
POPULATION

34,570
HOUSEHOLDS

$157,048
AVERAGE HOUSEHOLD INCOME



SECONDARY TRADE AREA
Regional Market

Expands north and south along US 59, capturing commuters and visitors across the region.

424,807
POPULATION

144,309
HOUSEHOLDS

$129,367
AVERAGE HOUSEHOLD INCOME

EXCEPTIONAL VISIBILITY | **EASY ACCESS TO US 59** | **STRONG TRADE AREA GROWTH** | **EXCEPTIONAL VISIBILITY**

KINGWOOD ROW

NewQuest

TRADE AREA OVERVIEW

Located along US 59 in the heart of Kingwood, Kingwood Row is positioned to serve a strong local customer base with immediate access and expanded regional reach. The primary trade area is anchored by the established Kingwood market, while the secondary trade area captures significant population growth and commuter activity along the corridor.

PRIMARY TRADE AREA
Kingwood Core Market

A dense, affluent community that provides the foundation for daily traffic and repeat business.

90,245
POPULATION

82,343
DAYTIME POPULATION

34,570
HOUSEHOLDS

$157,048
AVERAGE HOUSEHOLD INCOME

SECONDARY TRADE AREA
Regional Market

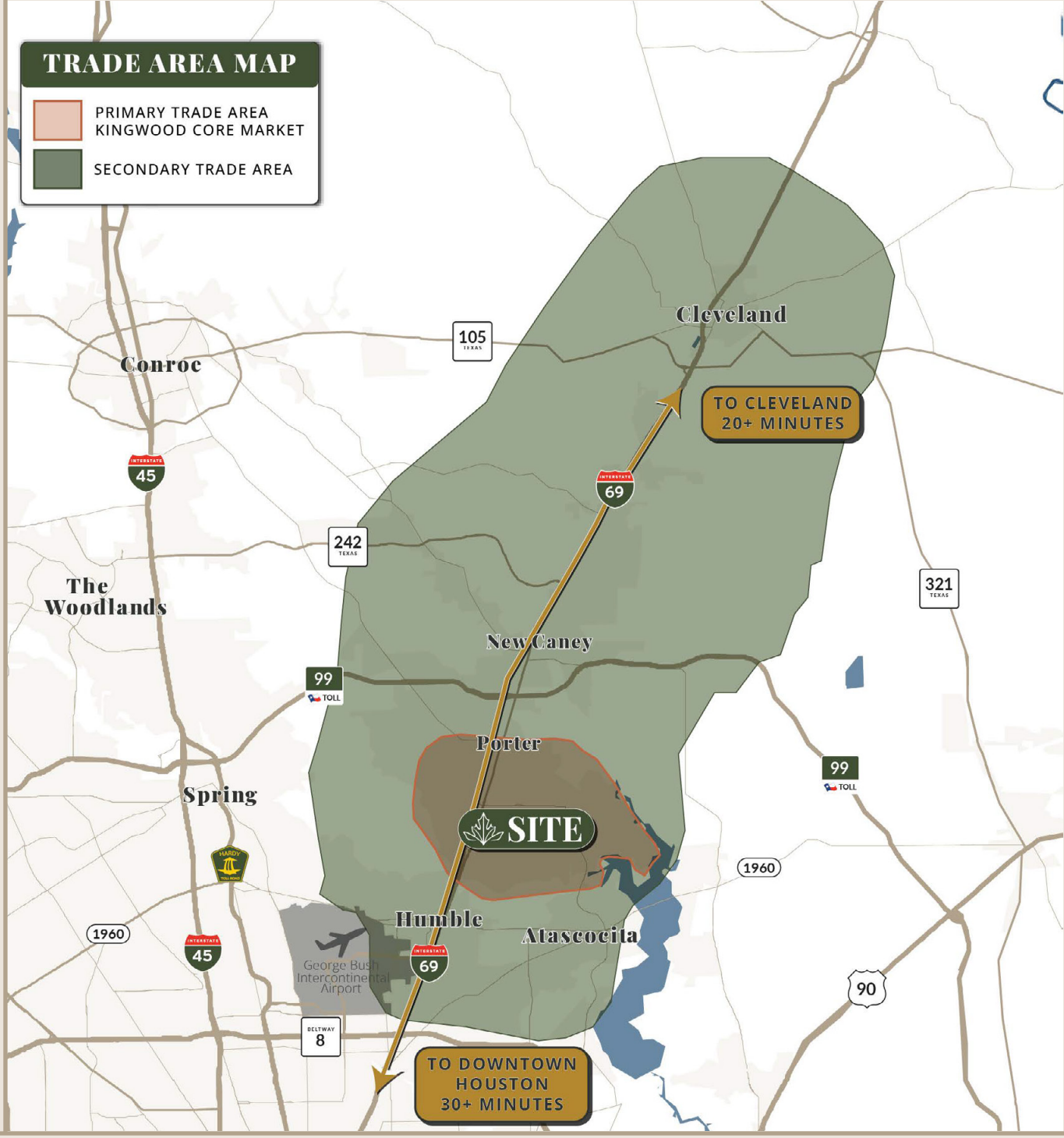
Expands north and south along US 59, capturing commuters and visitors across the region.

424,807
POPULATION

352,396
DAYTIME POPULATION

144,309
HOUSEHOLDS

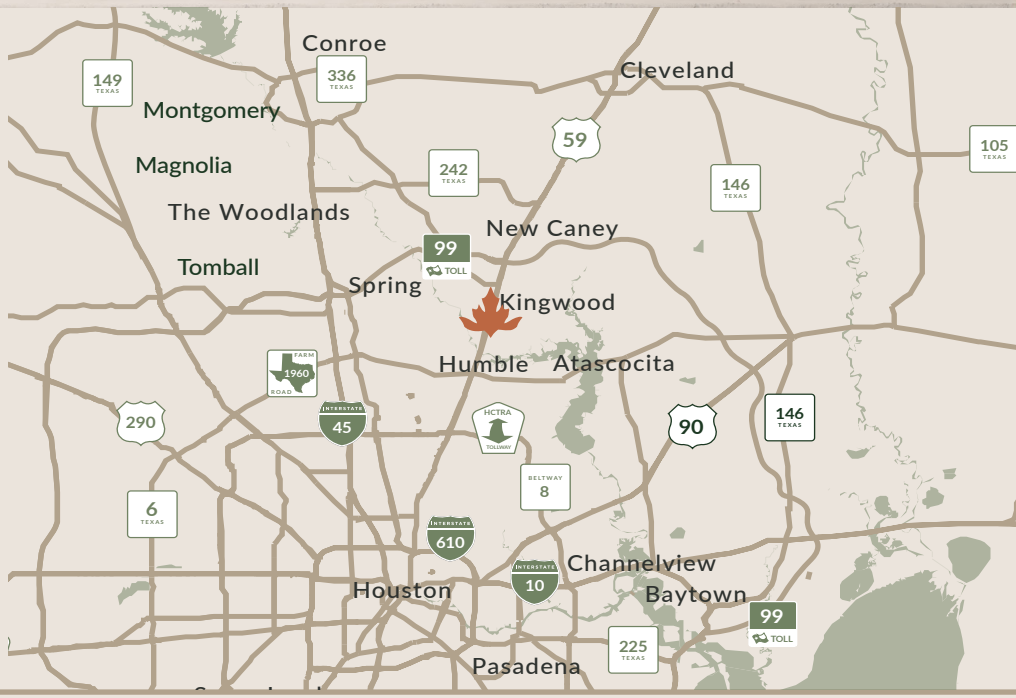
$129,367
AVERAGE HOUSEHOLD INCOME





PROPERTY HIGHLIGHTS

- 35,000 SF of retail space available for Lease. Ideal uses are retail, dining, or medical services.
- Positioned in the dynamic Kingwood trade area, including master-planned communities Oakhurst, Terramark, Northpark Lakes, and Kings Mill.
- Multiple pad sites available for ground lease. Utilities and detention to be provided.
- Situated amidst top employers Insperity, Kingwood Medical Center, Chart Industries, Lone Star College Kingwood, Chevron Phillips, and Memorial Hermann Kingwood.



KINGWOOD ROW

AERIAL


KINGS MANOR
TOTAL HOMES: 1,171
KINGS MILL
TOTAL HOMES: 915
B Kings Manor ES
803 students
LOOP
494
MEDICAL
OFFICES
morgan
FUTURE MULTIFAMILY
TOTAL UNITS: ±320
DISCOVERY AT KINGWOOD
APARTMENTS
TOTAL UNITS: 324
10,390 VPD
PROPOSED
EoS FITNESS
HOMEWOOD SUITES by Hilton
75 ROOMS/SUITES
ELITE HOSPITAL
KINGWOOD
59
143,684 VPD
MALLARD CREEK
APARTMENTS
TOTAL UNITS: 291

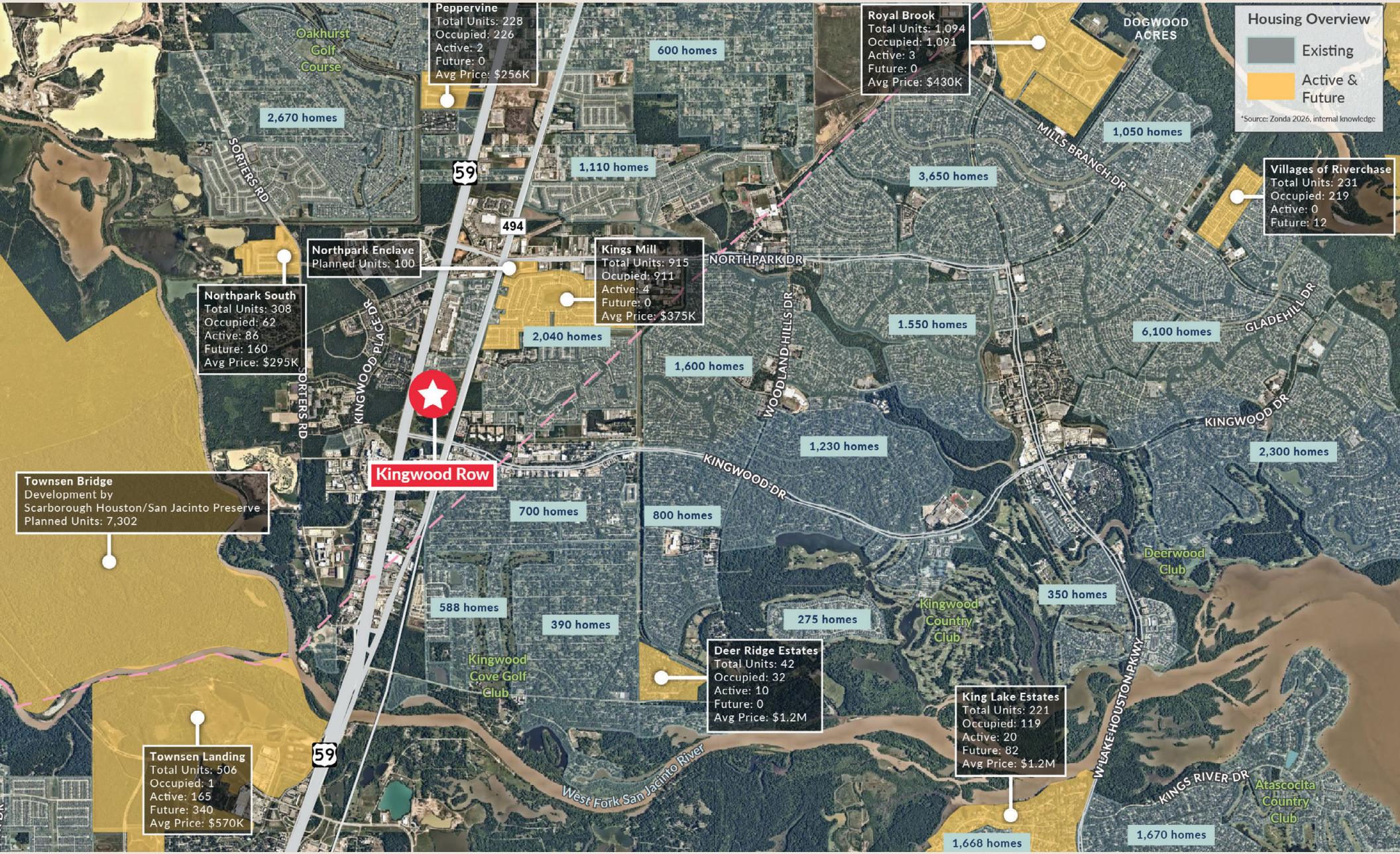
AERIAL


4 LANE EXPANSION COMPLETE
Marketplace
H-E-B
NORTHPARK DR
143,684 VPD
KINGS MILL
TOTAL HOMES: 915
B Kings Manor ES
803 students
PROPOSED
EoS FITNESS
morgan
FUTURE MULTIFAMILY
TOTAL UNITS: ±320
KINGS MANOR
TOTAL HOMES: 1,171
ELITE HOSPITAL
KINGWOOD
HOMEWOOD SUITES
75 ROOMS/SUITES
OWNED BY
Methodist
LONE STAR COLLEGE
12,764 STUDENTS
59
MEDICAL OFFICES
KINGWOOD DR
31,476 VPD
LOOP
494
10,390 VPD
TRADER JOE'S
petco
verizon
TALBOTS
LOFT
CLUB PILATES
francesca's
Pizza Hut
CARRABBA'S
HCA Houston Healthcare
100+ PHYSICIANS
Insperity
1K+ EMPLOYEES

RETAIL AERIAL



HOUSING AERIAL



SITE PLAN

KEY	BUSINESS	AREAS
1	Ground Lease Opportunity	3,000 SF
2	Available For Lease	9,100 SF
3	At LOI with Proposed Breakfast Restaurant	3,500 SF
4	Proposed Full Service Tex-Mex Restaurant	5,800 SF
5	Available For Lease	3,150 SF
6	Proposed Ice House	5,950 SF
7	Available For Lease	9,100 SF
8	Proposed EoS Fitness	40,000 SF
9	Available For Lease	6,200 SF
10	At LOI with Proposed East Coast Style Restaurant	5,600 SF
11	At LOI with Proposed Local Southern-Style Restaurant	5,000 SF
12	Ground Lease Opportunity with water front views	7,500 SF
13	Available For Lease	940 SF



LEGEND

- AVAILABLE
- LEASED
- IN NEGOTIATION
- LOI
- NOT A PART

SP129 | 07.26 | 06.26

DEMOGRAPHICS



POPULATION	3 MILES	PRIMARY TRADE AREA	SECONDARY TRADE AREA
Current Households	19,148	34,570	144,309
Current Population	48,589	90,245	424,807
Daytime Population	49,823	82,343	352,396
2020 Census Population	45,062	85,612	349,433
Population Growth 2020 to 2026	8%	0.85%	3.17%
2026 Median Age	39.0	40.2	36.1

INCOME	3 MILES	PRIMARY TRADE AREA	SECONDARY TRADE AREA
Average Household Income	$122,191	$157,048	$129,367
Median Household Income	$90,542	$114,090	$96,191
Per Capita Income	$48,195	$60,099	$44,013

RACE AND ETHNICITY	3 MILES	PRIMARY TRADE AREA	SECONDARY TRADE AREA
White	60.5%	64.62%	47.06%
Black or African American	9.5%	7.58%	14.78%
Asian or Pacific Islander	5.3%	4.94%	2.9%
Other Races	8.3%	6.66%	17.06%
Hispanic	16.4%	15.44%	16.81%

CENSUS HOUSEHOLDS	3 MILES	PRIMARY TRADE AREA	SECONDARY TRADE AREA
1 Person Households	25.6%	21.79%	18.69%
2 Person Households	32.8%	33.41%	28.8%
3+ Person Households	16.3%	16.66%	17.91%
Owner-Occupied Housing Units	79.8%	82.59%	82.42%
Renter-Occupied Housing Units	50.7%	52.67%	62.45%

2020 Census, ESRI 2026

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Home Asset, Inc., dba NewQuest	**420076**	**-**	**281.477.4300**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Lara Lee LaMendola	**766215**	**llamendola@newquest.com**	**281.640.7699**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

Regulated by the Texas Real Estate Commission (TREC) | Information available at: http://www.trec.texas.gov

NewQuest

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