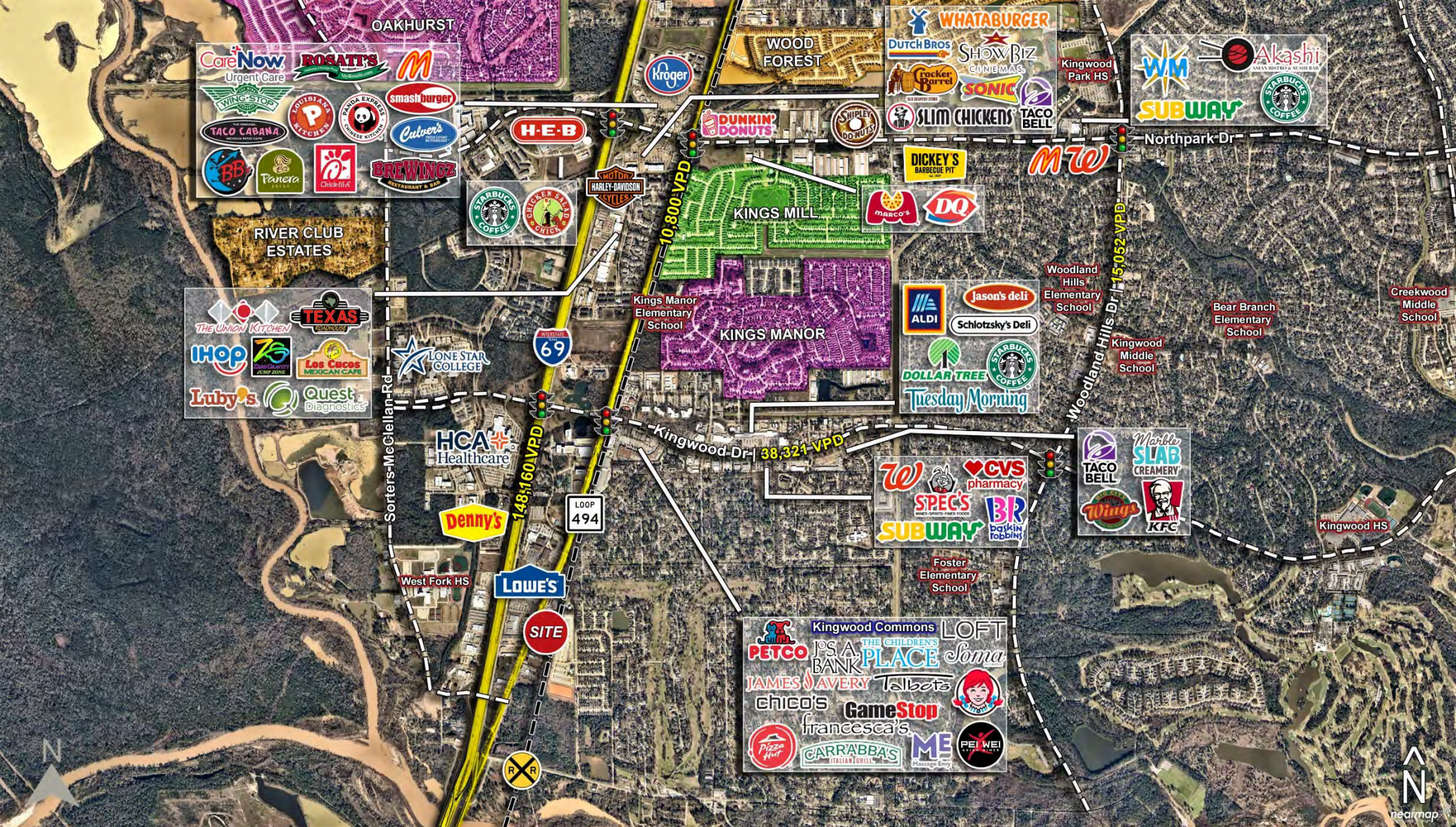




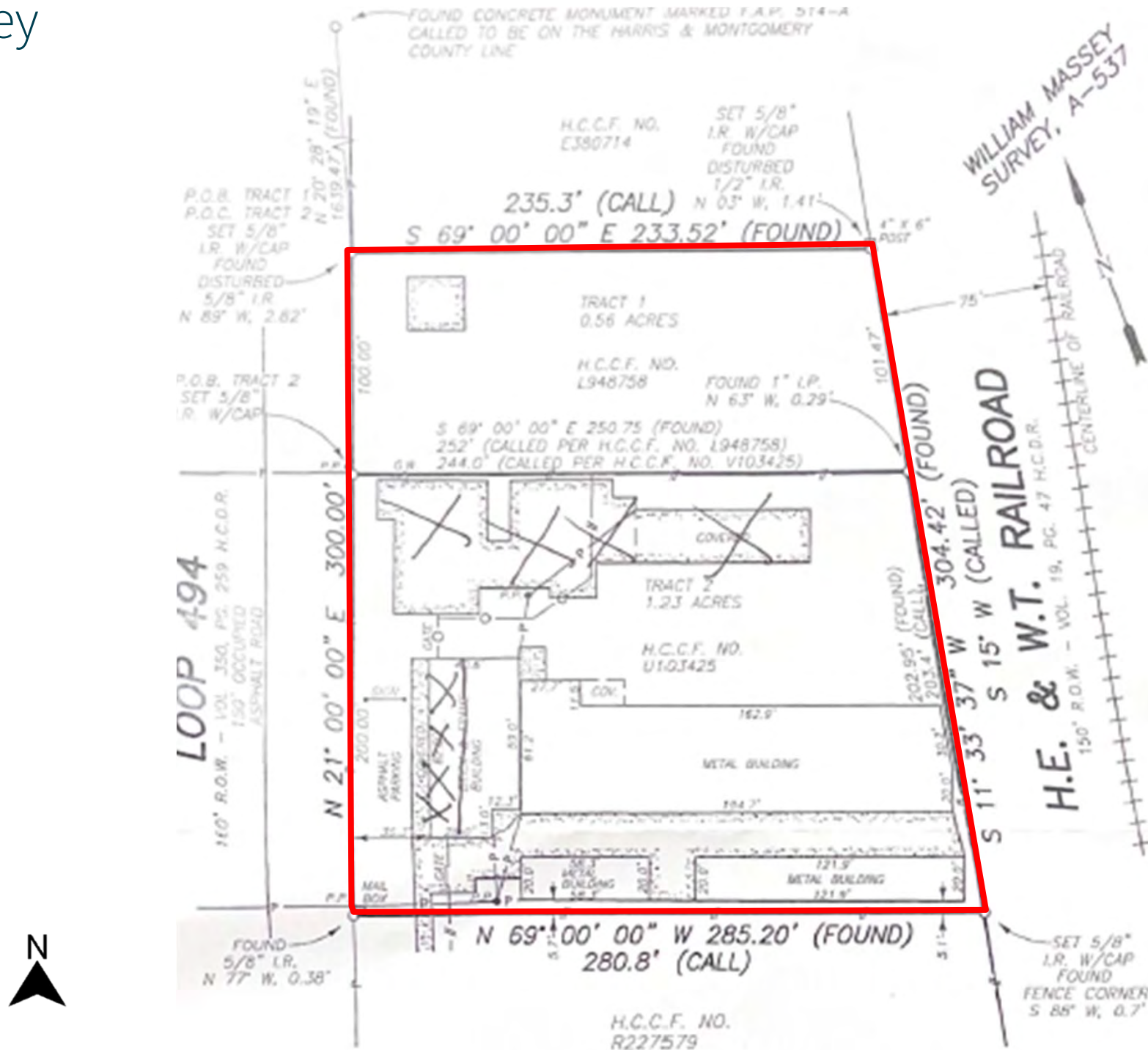
+/- 78,408 SF (1.8A) LOOP 494 LAND FOR SALE

22530 & 22522 TX-494 Loop
 Kingwood (Humble), TX 77339

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Location



Location



Property Overview

Kingwood:

- ❖ Kingwood trade area stretches over 14K acres from Hwy 59 to Lake Houston with +/-50k homes
- ❖ Within 2.5-miles, 4 elementary, 2 junior high and 2 high schools; with a student population over ~7,500
- ❖ 14-minute drive north to Grand Pkwy, 7-minutes south to Beltway 8; 12-minutes to the heart of Kingwood
- ❖ 10-minutes to IAH and 30-minutes to The Woodlands

On the “Loop” 494:

- | | |
|---|---|
| ❖ HCA Houston Healthcare Kingwood: | +/-1,500 colleagues & 600 physicians; under ~1M annual visits |
| ❖ Insperity Human Resource Consulting Firm: | +/- 4,600 employees; average of 36k annual visits |
| ❖ HEB off Hwy 59: \$60M | Kroger \$31M annual sales |
| ❖ LoneStar College: | +/- 11,200 students |
| ❖ West Fork High School: 2026 | +/- 1,350; future expansion plans to 2,250 students |
| ❖ 2 nd Baptist Church North Campus: | Sits 2800 & up to 1k students |
| ❖ Lowe’s Home Goods: | 670k annual visits |
| ❖ Amedeo’s Italian Restaurant & Nico’s Sports Bar | long time establishments |

Location:

- ❖ Excellent visibility off Loop 494; located between Kingwood Dr. & Sorters McClellan Rd.
- ❖ Directly across Loop 494 from Lowe’s Home Goods, Car Wash and sits between Nico’s Bar and an auto repair center
- ❖ Loop 494 has recently been widened per the traffic demand in the market

Features:

- ❖ 300’ fronting Loop 494 with 3 curb cuts
- ❖ Large oak tree preserved in the rear of the property
- ❖ Unimproved warehouse space
- ❖ Utilities: Yes
- ❖ Detention: N/A (grandfathered)
- ❖ County: Harris County / City of Houston
- ❖ Pricing \$20psf



Number of households

1-miles	3-miles	5-miles
1,506	16,383	52,735



Estimated population

1-miles	3-miles	5-miles
3,656	42,462	148,455



Median household income

1-miles	3-miles	5-miles
\$68,023	\$81,056	\$82,873



Median age

1-miles	3-miles	5-miles
39.2	38.7	36.3

Kingwood, TX at a Glance

Geography

30
Miles
NE from Downtown
Houston

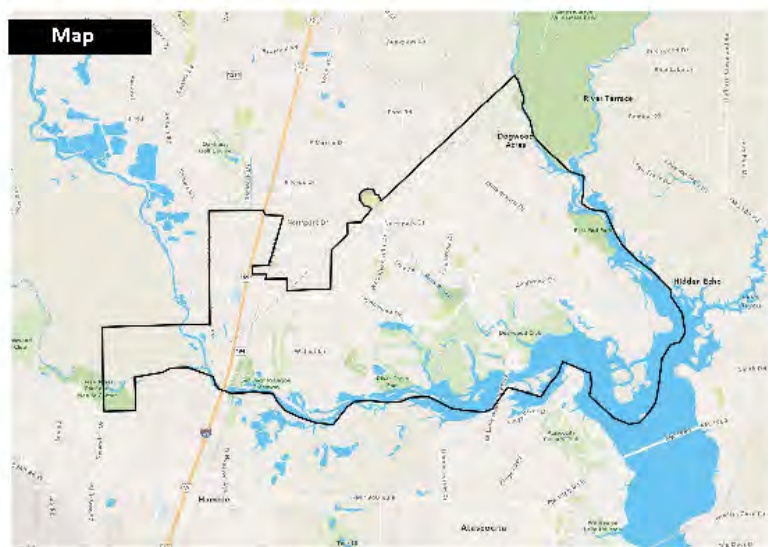
15,000
Acres
In Harris County

Population & Demos

72,126
Population (2022)
Residents in Kingwood

0.80
Percent
Projected annual
growth rate by 2027

Map



Economy



\$495.3
Billion GDP (2021)



\$135,306
Average Household
Income



\$50,480
Per Capita Income
(2022)

Employment

4.0%

Unemployment rate in Harris County as of
December 2022 and a .8% decrease YoY

73.6%

White collar workers (2022)

29,335

Housing Units (2022)

Business Summary



2,406
Total Establishments



423
Retail Trade Businesses



143
Eating and Drinking
Places



Consumer Spend 2022

Apparel & Service:
\$82,934,888

Entertainment/Recreation:
\$125,555,963

Food Away from Home:
\$148,187,289

Largest Employers



Thank you



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.

11-2-2015



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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

Buyer/Tenant/Seller/Landlord Initials

Date