



FOR LEASE SHOPPING CENTER

18551 Champion Forest Drive, Spring, TX 77379

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Looking for an amazing retail or medical space just minutes from Grand Parkway in Spring/Tomball area? Look no further. Located at the entrance of Gleannloch Farms, the site has great visibility, plenty of parking and a Median HH Income of \$166,373.

Perfect for upscale retail, medical office, wellness, and fitness concepts. You deserve an upgrade so call today to schedule your tour.

HIGHLIGHTS

- 2,500 SF Retail/Medical office space.,
- Strong Demographic with discretionary income.
- 3 Minutes to Grand parkway.



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Each Office Independently Owned and Operated.

23309 Kuykendahl Road
Tomball, TX 77375
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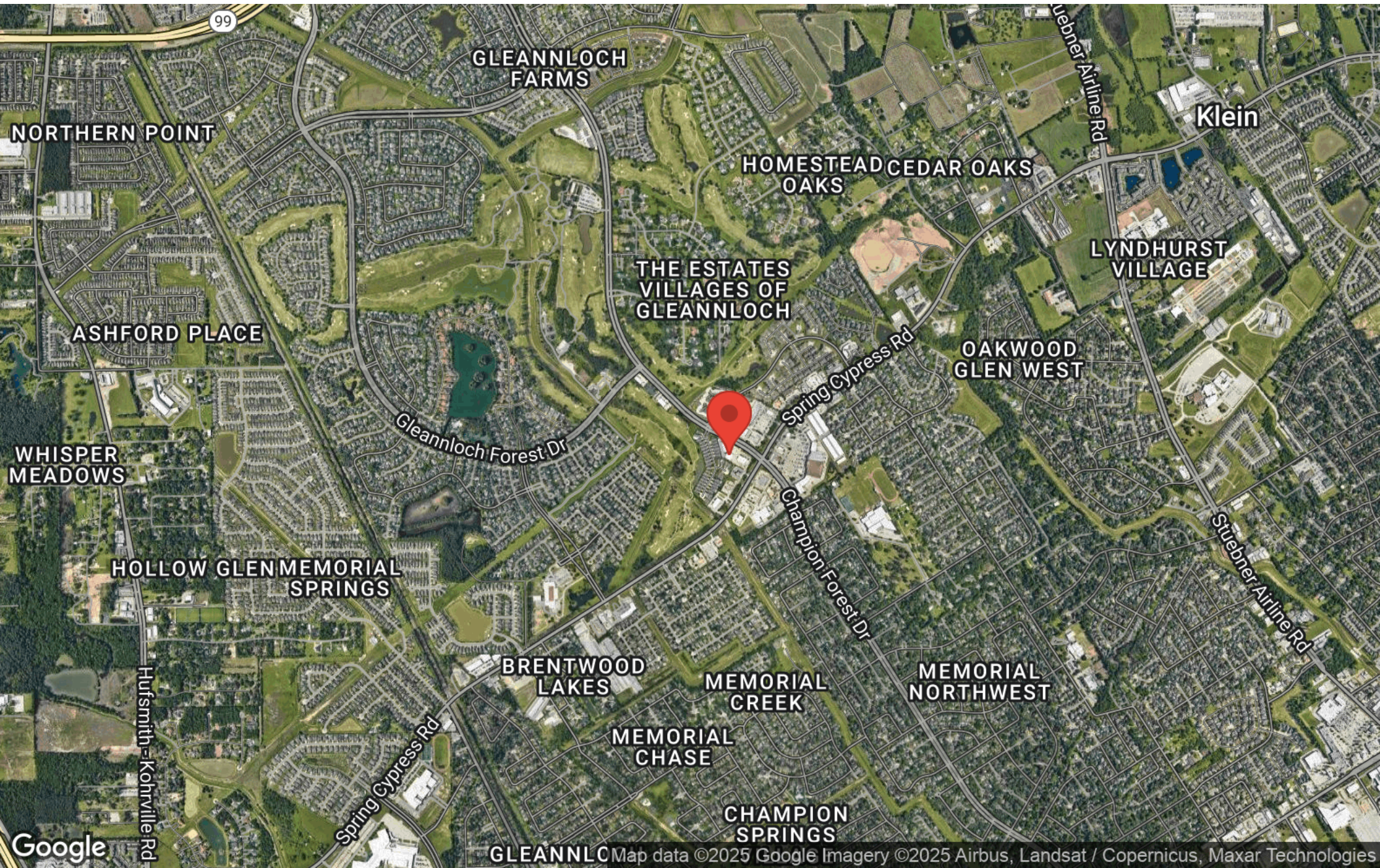
587831, Texas

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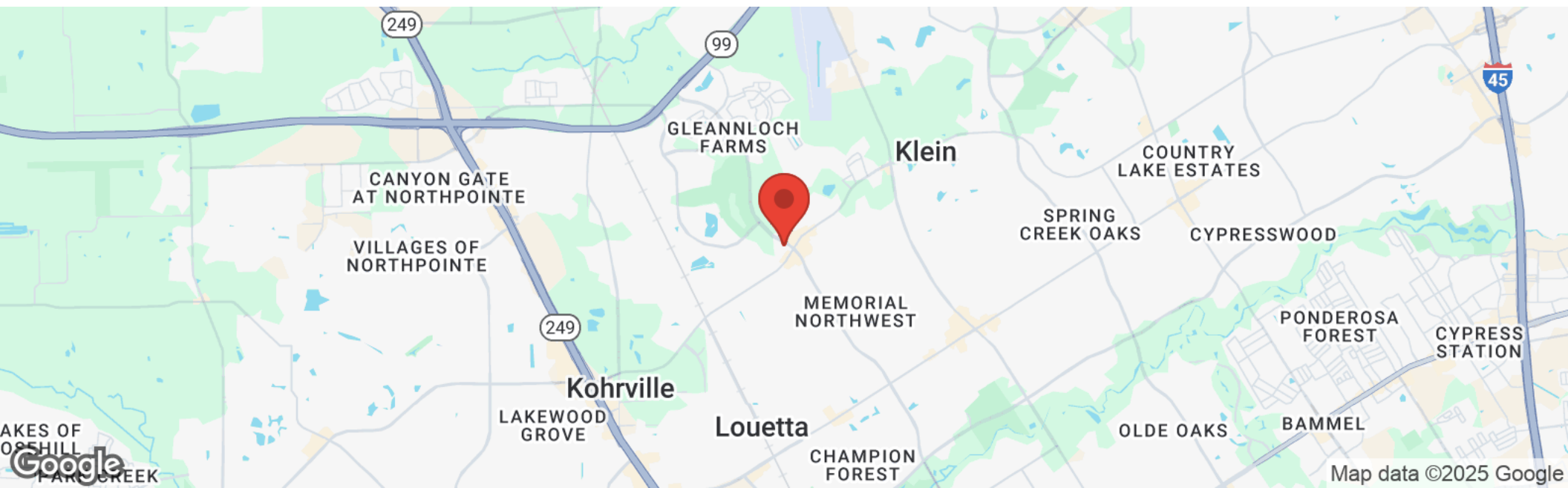
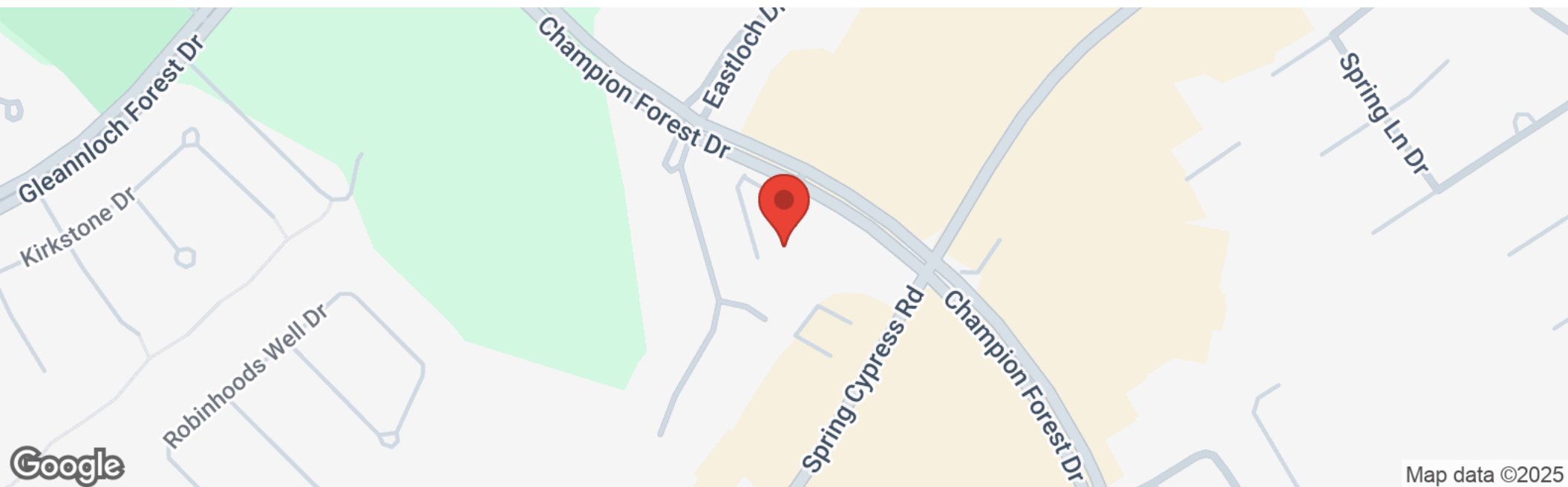
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REGIONAL MAP



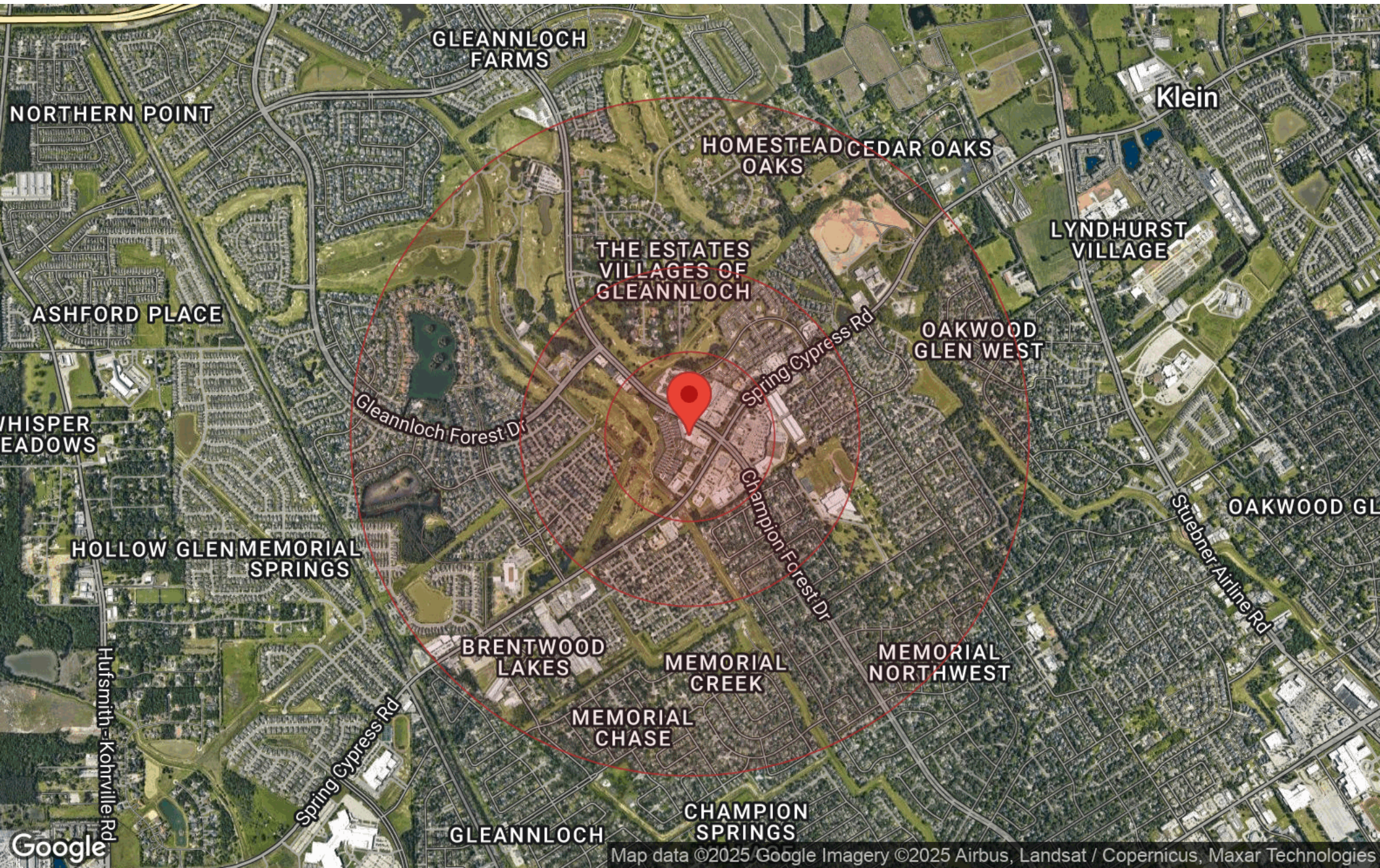
LOCATION MAPS



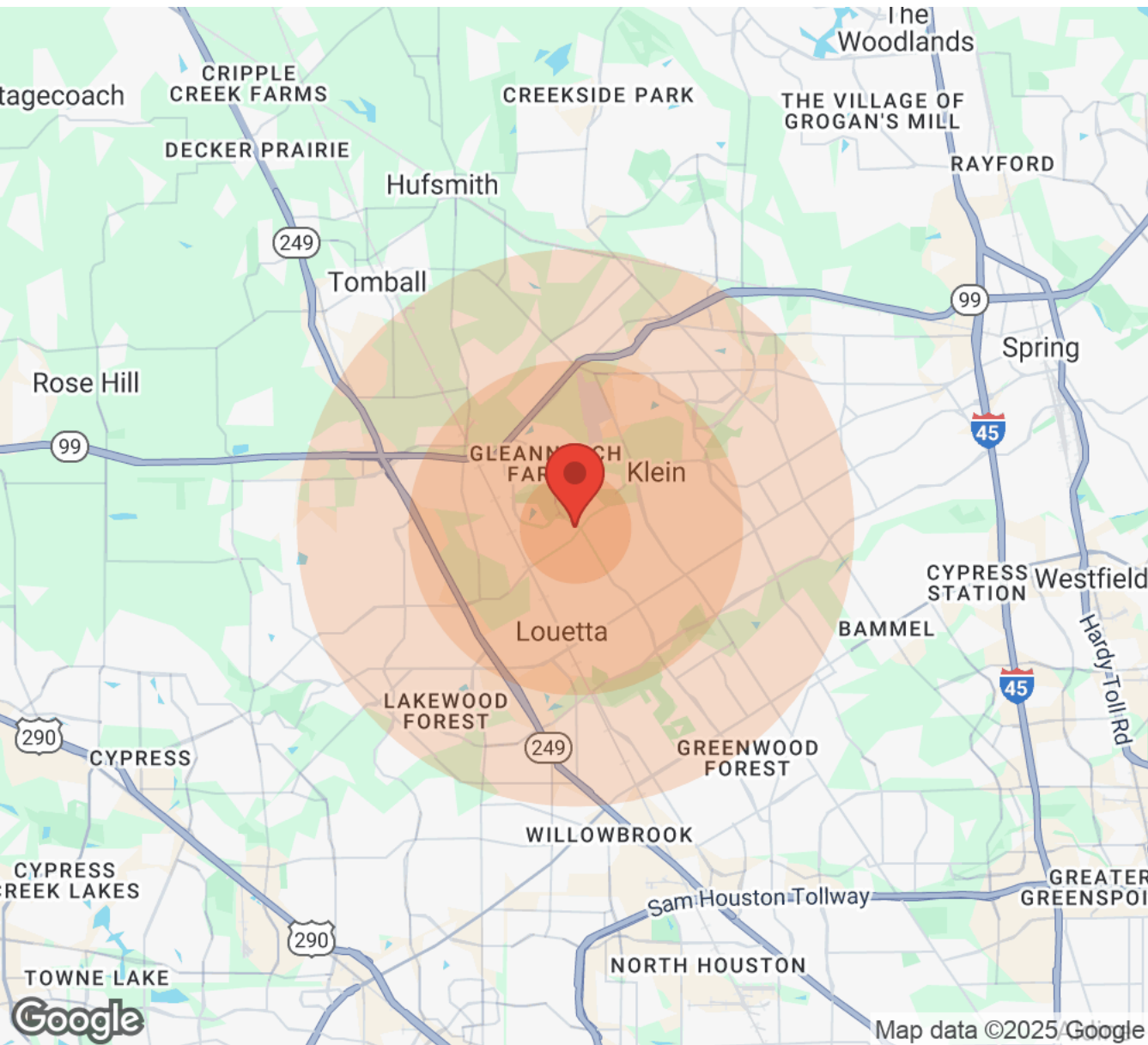
AERIAL MAP



BUSINESS MAP



DEMOGRAPHICS



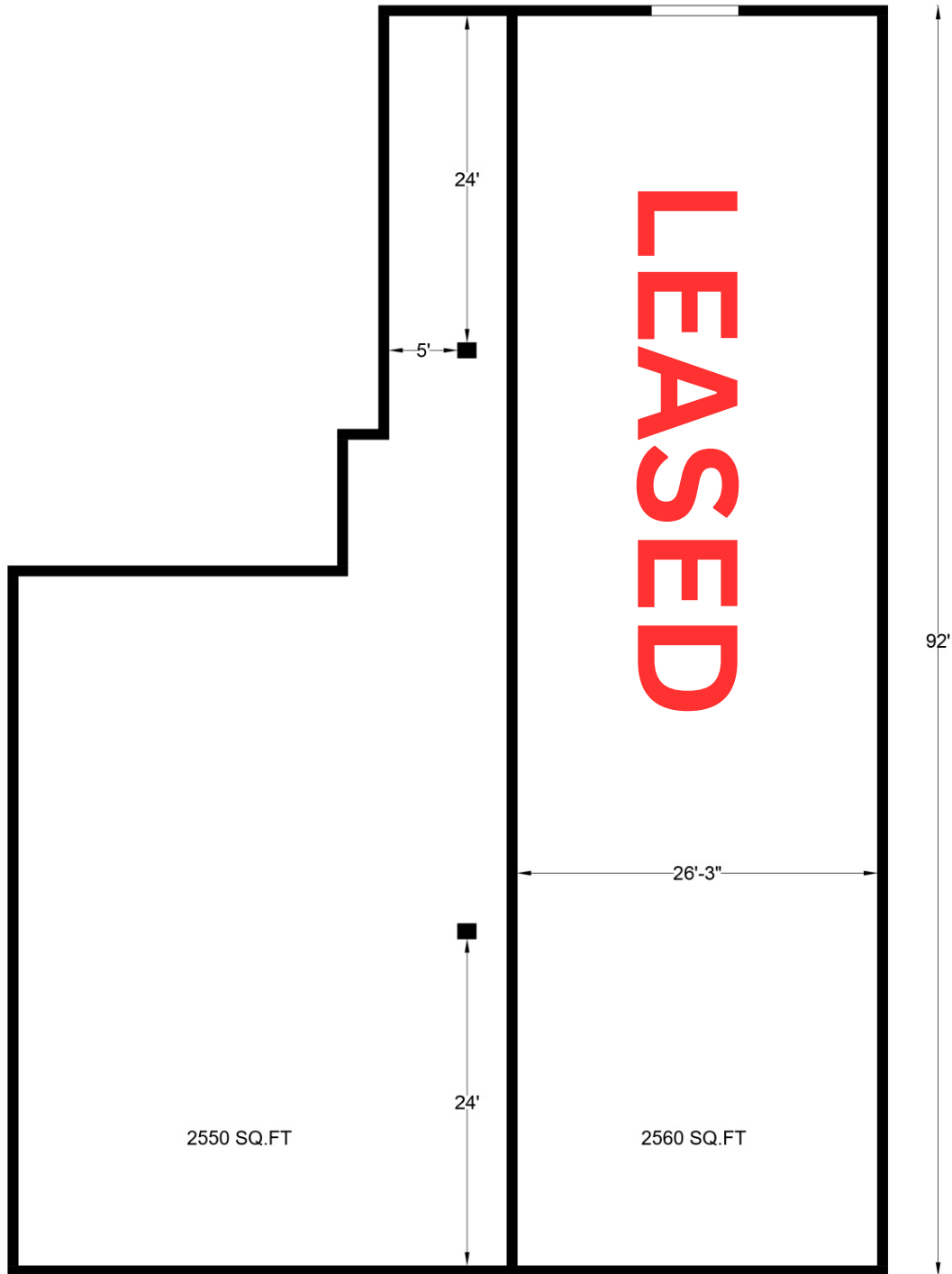
Population	1 Mile	3 Miles	5 Miles
Male	3,763	47,039	104,284
Female	3,852	48,747	108,231
Total Population	7,615	95,786	212,515

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,564	22,405	46,469
Ages 15-24	1,218	15,250	31,132
Ages 25-54	2,785	35,615	80,005
Ages 55-64	1,087	11,799	27,153
Ages 65+	961	10,717	27,756

Race	1 Mile	3 Miles	5 Miles
White	6,084	71,921	157,422
Black	367	7,107	19,257
Am In/AK Nat	4	211	483
Hawaiian	N/A	17	24
Hispanic	983	18,963	42,398
Multi-Racial	698	17,832	39,962

Income	1 Mile	3 Miles	5 Miles
Median	\$110,531	\$95,781	\$84,956
< \$15,000	43	976	3,436
\$15,000-\$24,999	180	1,588	4,571
\$25,000-\$34,999	50	1,678	5,432
\$35,000-\$49,999	284	3,265	8,464
\$50,000-\$74,999	312	5,954	13,692
\$75,000-\$99,999	315	4,724	11,579
\$100,000-\$149,999	669	7,123	15,418
\$150,000-\$199,999	341	3,470	7,230
> \$200,000	311	3,523	7,210

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,843	34,284	84,001
Occupied	2,756	32,316	78,342
Owner Occupied	2,577	26,173	57,060
Renter Occupied	179	6,143	21,282
Vacant	87	1,968	5,659

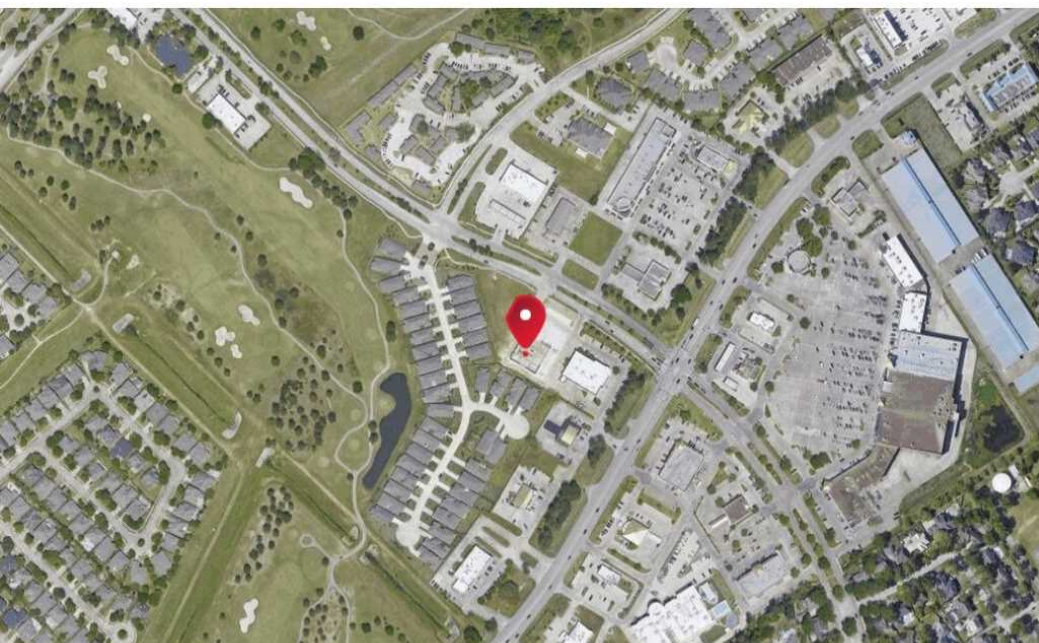


FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

18551 Champion Forest Dr

PROPERTY PHOTOS



PROPERTY PHOTOS



DISCLAIMER

All materials and information received or derived from its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active own due diligence to determine these and other matters of significance to such party. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

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PRESENTED BY:

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Information About Brokerage Services

Texas law requires all real estate licensees 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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Designated Broker of Firm	License No.	Email	Phone
Esther Cordova	0208532	esther@thecordovateam.com	(281)355-5562
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Patrick J. Buckhoff, CCIM	587831	patrick@commercialspacehouston.com	(832)560-2100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

RE/MAX Commercial Advisors Group, 19510 B Kuykendahl Rd Spring, TX 77379
Patrick Buckhoff

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

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