

# KLEIN CHURCH CENTER RETAIL / PROFESSIONAL

5258 Louetta Road  
Just West of Kuykendahl  
Spring, TX 77379  
(Northwest Suburban Houston)

## LAST 2 SUITES FOR LEASE 5,320 SF & 1,750 SF COMBINE FOR 7,070 SF

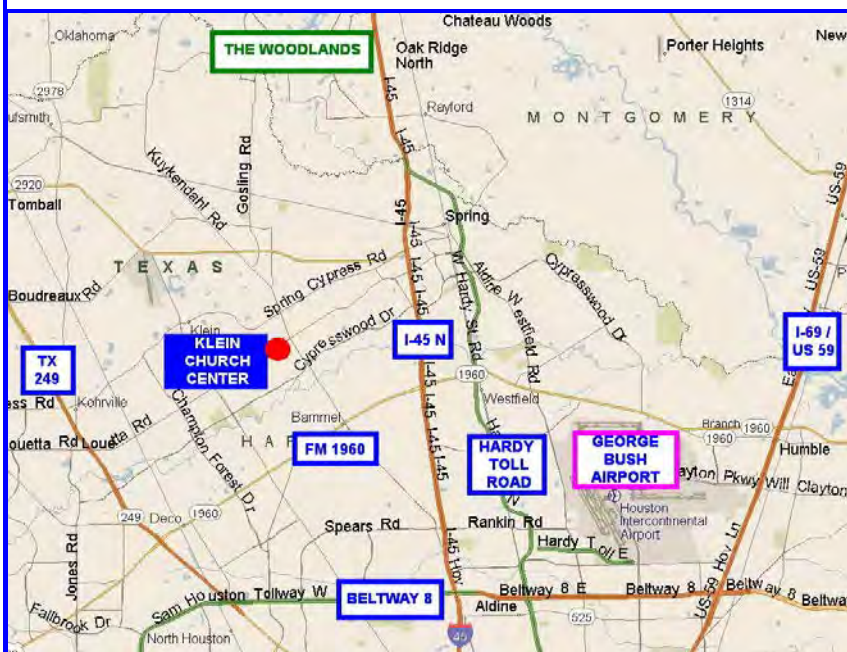


### REDUCED RENTS

STARTING AT  
\$10.75 / SF +  
\$3.65 / SF NNN

### RENOVATION ALLOWANCE

START-UP  
FREE RENT  
ASSISTANCE



### HIGHLIGHTS

- ONLY TWO SUITES REMAIN
- 5,320 SF & 1,750 SF - ADJACENT
- MAY COMBINE FOR 7,070 SF
- 23,240 CENTER WITH MULTIPLE RETAIL/PROFESSIONAL TENANTS  
+ RENOVATED 2002  
+ NEW ROOF 2009  
+ LARGE, WELL-LIT PARKING
- 8 TENANTS: DENTIST, DAY CARE, INSURANCE, CLEANERS, NAILS, HAIR, MASSAGE, REMODELING
- LARGE FASCIA SIGNAGE & TOP OF PYLON SIGN FOR ANCHOR
- HEART OF RAPIDLY GROWING SUBURBAN NW HOUSTON
- STRONG 3-MILE DEMOGRAPHICS  
+ 99,000 POPULATION  
+ 34,000 HOUSEHOLDS  
+ AVERAGE HH\$ - \$127,200  
+ MEDIAN HH\$ - \$ 98,800

Exclusively Leased By McAlpine Interests

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JULY 13, 2016



# KLEIN CHURCH CENTER



MAY COMBINE ADJACENT SUITES FOR 7,070 SF SPACE



KLEIN CHURCH CENTER IS LESS THAN HALF-MILE WEST OF KUYKENDAHL RD. BOTH ARE MAJOR, FIVE-LANE THOROUGHFARES. ~34,000 VPD PASS CENTER. TRAFFIC LIGHT ACCESS FROM CENTER FOR LEFT TURNS ONTO LOUETTA.



TALL PYLON SIGN

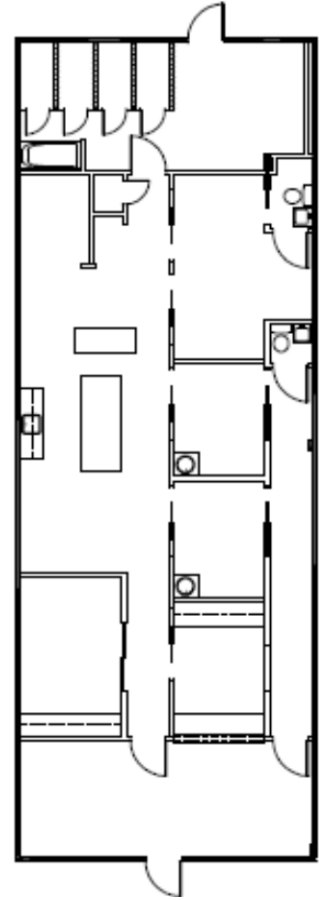
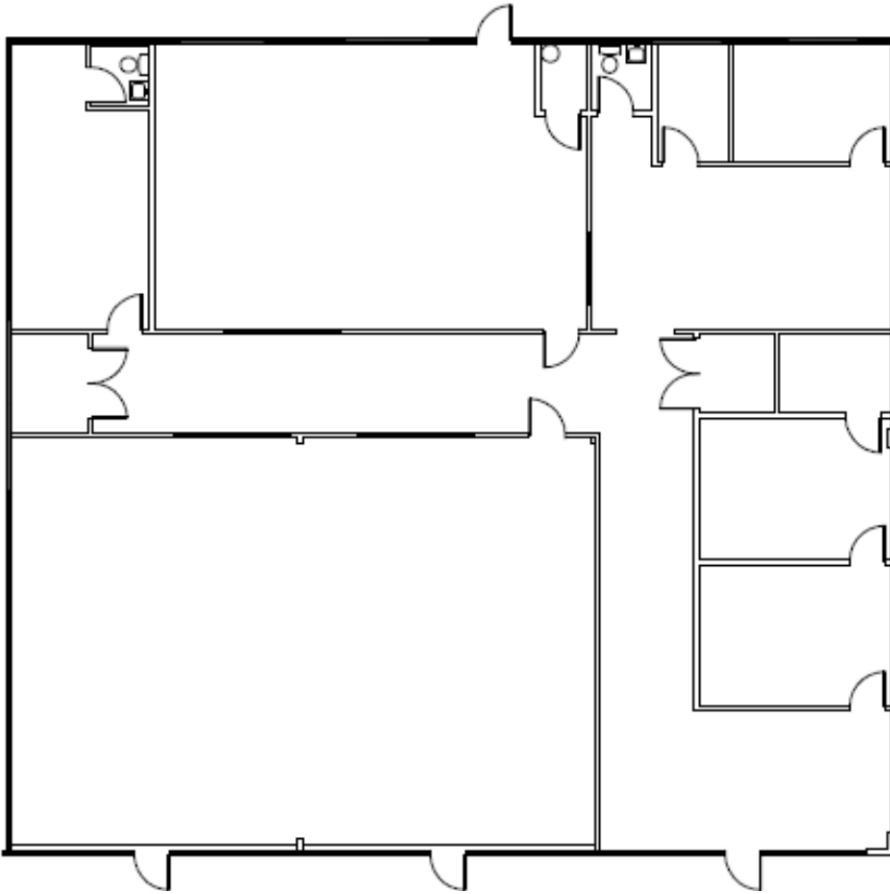


75' +/- FASCIA ALLOWS FOR BOLD SIGNAGE

# KLEIN CHURCH CENTER – LAST TWO SUITES

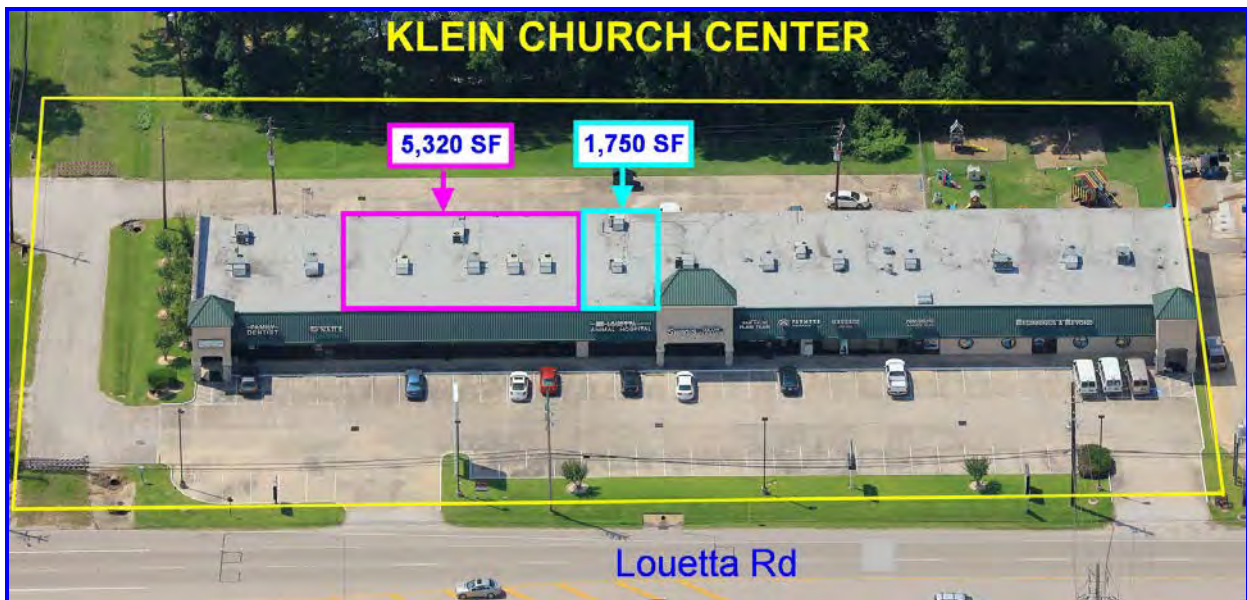
5,320 SF SUITE 130  
70' DEEP X ~ 76' WIDE

1,750 SF SUITE 150  
70' DEEP X ~ 25' WIDE



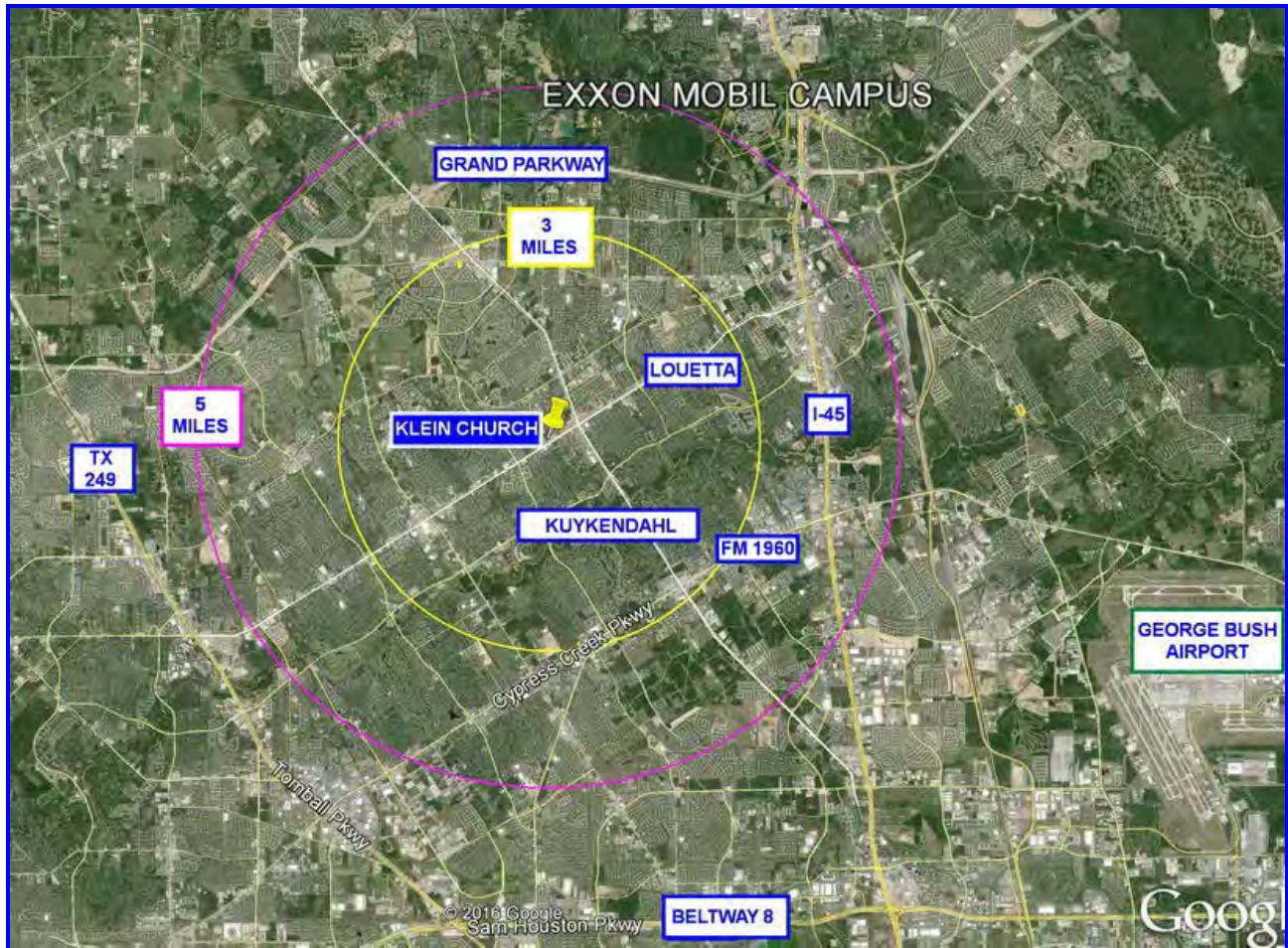
- ONLY TWO SUITES REMAIN
- 5,320 SF & 1,750 SF
- MAY COMBINE FOR 7,070 SF
- CAN RENOVATE TO SUIT

- EFFICIENT 70' BAY DEPTHS
- BACK DOOR DELIVERY ACCESS
- WIDE STORE FRONTAGE & SIGNAGE
- CLOSE CUSTOMER & EMPLOYEE PARKING





# KLEIN CHURCH CENTER – STRONG RESIDENTIAL SURROUNDINGS



RADIUS >	3-Mile	5-Mile
2016 Population <span style="color: red;">➔</span>	99,000	243,200
2016 Pop. Density /Sq. Mi.	3,348	3,136
2000-2016 Pop. Growth	47%	52%
2016 Households	34,170	85,050
2016 Avg. HH Income <span style="color: red;">➔</span>	\$127,200	\$113,900
2016 Med. HH Income	\$98,800	\$85,400
% Bachelor Degree & Higher	42%	36%

- NORTHWEST SUBURBAN HOUSTON CONTINUES RAPID GROWTH
- EXXON-MOBIL NEW CAMPUS; OTHER COMPANIES FOLLOWING NEARBY
- BUSH INTERCONTINENTAL AIRPORT EXPANSIONS
- AVAILABLE LAND AND ROAD ACCESS FOR RELOCATING EMPLOYEES
- MOBILITY IMPROVEMENTS: GRAND PARKWAY, HARDY TOLL ROAD, MAJOR THOROUGHFARE WIDENINGS
- LOUETTA HAS BEEN IMPROVED & BECOME A MAJOR EAST-WEST ROUTE
- LOUETTA RETAIL GROWTH HAS FOLLOWED

## KLEIN CHURCH CENTER – NOTICE

**NOTICE:** The information in this document has been obtained from sources we deem reliable. However, we make no guarantee, warranty or representation, expressed or implied, as to its accuracy or completeness. References to location, rentable areas and land areas are approximate and are for example only. User should investigate to verify the information and bears all risk for any inaccuracies or omissions.

**ALL PROPERTY IS SUBJECT TO PRIOR LEASING OR REMOVAL FROM MARKET.**



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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.

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

Regulated by the Texas Real Estate Commission  
TAR 2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

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