

0 LAKEVILLE DR.

KINGWOOD, TX 77339

4.35 AC

NORTH PARK DR.

LAKEVILLE DR.

KINGWOOD DR.

RUSSELL PALMER RD.

INVESTMENT OPPORTUNITY | LAND FOR SALE/LEASE



PROPERTY HIGHLIGHTS

PRIMARY USE

COMMERCIAL - UNRESTRICTED

AREA OF TOWN

NORTHEAST - KINGWOOD

LOT SIZE

4.3574 ACRES

SALE PRICE

\$1,300,000 (\$6.85/SF)

LEASE RATE

\$5,000/MONTH



Approximately 434' x 437'. 434' of frontage on Lakeville Drive. Raw land. Property is fully cleared.

FOR INFORMATION, CONTACT:

ADAM MCALPINE, CCIM

OFFICE: 281.973.4562

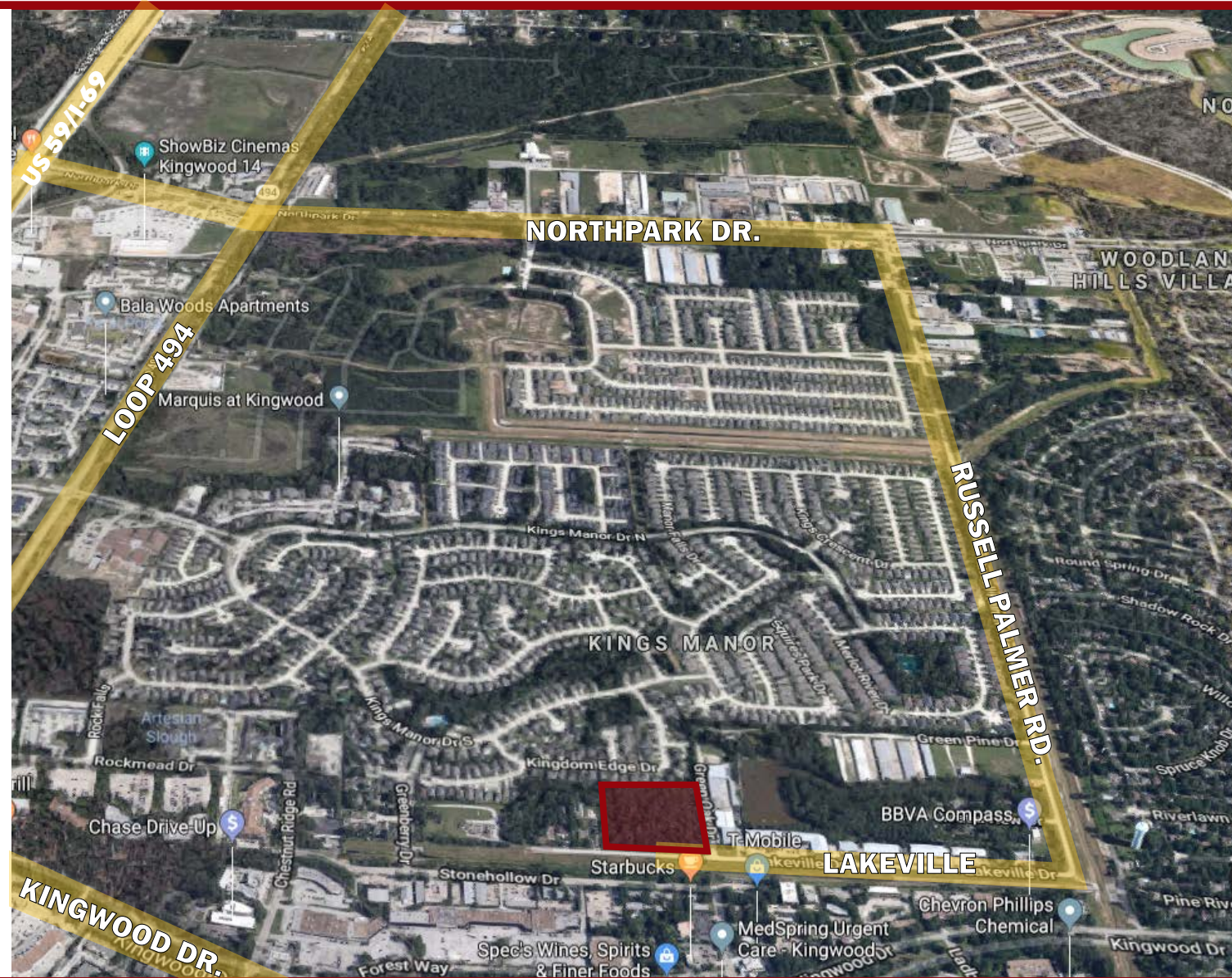
ADAM@M-CRE.COM

McALPINE  INTERESTS

WWW.MCALPINEINTERESTS.COM

LOCATION DESCRIPTION:

- Just north of the main entry into Kingwood off Northpark Drive
- In a non-congested area with easy access to Intercontinental Airport, US 59, FM 1960, and Beltway 8
- Located just off Russell Palmer Rd., which is the second lighted intersection into Kingwood from I-69 (Hwy 59)



FOR INFORMATION, CONTACT:

ADAM MCALPINE, CCIM
OFFICE: 281.973.4562
ADAM@MI-CRE.COM

McALPINE  INTERESTS

WWW.MCALPINEINTERESTS.COM



Americapital Financial
 Patrick Hubbard, Estate Planning attorney
 Cross Medical Instruments
 Farmer's Insurance
 Kingwood Screen Graphics
 Water & Power Technologies
 SaRi's Creations
 MiMutual Mortgage
 RadioKair
 North American Chrome & Alloy

The Original Kennel Of
 Kingwood
 Stacy's Dog Grooming

Kingwood Medical
 Center

Goodwill Donation
 Center
 Jiffy Lube
 Darst Funeral Home
 G&S Tire & Auto Pros
 Kenneth's Complete Car
 Care
 US Nail
 Flowers of Kingwood
 Greater Houston
 Limousine
 The Nathaniel Center
 Grace Church of
 Kingwood
 CrossWay Community
 Church
 Thermtech

RUSSELL PALMER RD.

Advance Auto Parts
 Dogs Day Inn Pet Resort
 Collision Center
 American Screen Graphics
 Shipley Donuts
 Kingwood Kwik Kar
 Swords & Superheroes Arena
 Modern Home Renovation
 Cross Fit 1836
 Best Automotive
 Theaters Plus

Sherwin-Williams
 NextCare Urgent Care
 Skero's Furniture
 Monster Gym
 Dynamic Cheer
 Kingwood Christian Academy
 Calvary Christian Fellowship
 Monster Tint
 Kolache House
 Texan Storage
 SmartStop Self Storage
 Northpark Christian Church
 warren's Southern Gardens

KINGWOOD DR.

Showbiz Cinemas
 Sonic
 Exxon
 Kingwood Pawn & Jewelry
 Chic-fil-A
 Culver's
 El Rancho Mexican
 Restaurant
 McDonald's
 Panera Bread
 taco Cabana
 Smashburger
 Panda Express
 Kroger
 Popeye's
 El Pollo Loco
 BreWings
 Whataburger

US 59/I-69

Insperty Sports
 Complex

NORTH PARK DR.

Loop 494

FOR INFORMATION, CONTACT:
 ADAM MCALPINE, CCIM
 OFFICE: 281.973.4562
 ADAM@MI-CRE.COM

McALPINE INTERESTS
 WWW.MCALPINEINTERESTS.COM

This communication, including any attachments, is intended solely for the confidential use of the person(s) name above. If you have received this communication in error, please notify the sender immediately and delete/destroy the original. Any reader other than the intended recipient is hereby notified that any review, dissemination, distribution or copying of this message is strictly prohibited. If this communication contains a proposed agreement, this delivery shall not constitute an offer. If this message contains property or listing information, no warranty or representation, express or implied, is made as to the accuracy of the information, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed to by the principal.



FOR INFORMATION, CONTACT:

ADAM MCALPINE, CCIM
OFFICE: 281.973.4562
ADAM@MI-CRE.COM

McALPINE  INTERESTS

WWW.MCALPINEINTERESTS.COM

This communication, including any attachments, is intended solely for the confidential use of the person(s) name above. If you have received this communication in error, please notify the sender immediately and delete/destroy the original. Any reader other than the intended recipient is hereby notified that any review, dissemination, distribution or copying of this message is strictly prohibited. If this communication contains a proposed agreement, this delivery shall not constitute an offer. If this message contains property or listing information, no warranty or representation, express or implied, is made as to the accuracy of the information, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed to by the principal.



FOR INFORMATION, CONTACT:

ADAM MCALPINE, CCIM

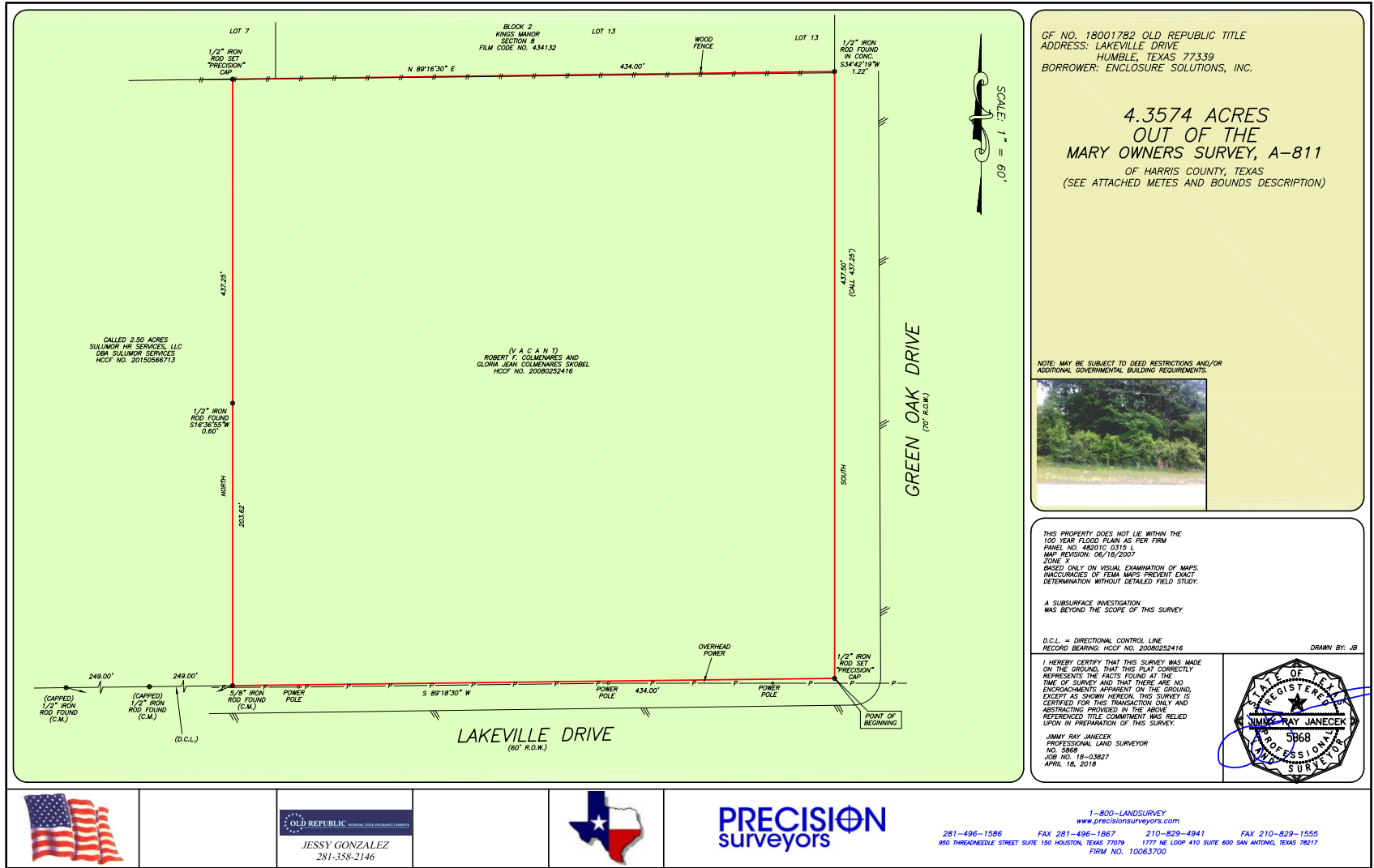
OFFICE: 281.973.4562

ADAM@MI-CRE.COM

McALPINE  INTERESTS

WWW.MCALPINEINTERESTS.COM

SURVEY



FOR INFORMATION, CONTACT:
ADAM MCALPINE, CCIM
OFFICE: 281.973.4562
ADAM@MI-CRE.COM

McALPINE INTERESTS

WWW.MCALPINEINTERESTS.COM

This communication, including any attachments, is intended solely for the confidential use of the person(s) name above. If you have received this communication in error, please notify the sender immediately and delete/destroy the original. Any reader other than the intended recipient is hereby notified that any review, dissemination, distribution or copying of this message is strictly prohibited. If this communication contains a proposed agreement, this delivery shall not constitute an offer. If this message contains property or listing information, no warranty or representation, express or implied, is made as to the accuracy of the information, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed to by the principal.

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.

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 & A BROKER SHOULD BE IN WRITING & 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.

Dapar, Inc. dba McAlpine Interests 313655 adam@mi-cre.com 281 973 4562
Licensed Broker/Broker Firm Name or License No. Email Phone
Primary Assumed Business Name

Adam McAlpine 600646 adam@mi-cre.com 281 973 4562
Designated Broker of Firm License No. Email Phone

Licensed Supervisor of Sales Agent License No. Email Phone

Sales Agent/Associate's Name License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____ IABS
1-0

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov

FOR INFORMATION, CONTACT:

ADAM MCALPINE, CCIM
OFFICE: 281.973.4562
ADAM@MI-CRE.COM

McALPINE  INTERESTS

WWW.MCALPINEINTERESTS.COM

This communication, including any attachments, is intended solely for the confidential use of the person(s) name above. If you have received this communication in error, please notify the sender immediately and delete/destroy the original. Any reader other than the intended recipient is hereby notified that any review, dissemination, distribution or copying of this message is strictly prohibited. If this communication contains a proposed agreement, this delivery shall not constitute an offer. If this message contains property or listing information, no warranty or representation, express or implied, is made as to the accuracy of the information, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed to by the principal.