

KINGS CROSSING TOWN CENTER

KINGWOOD DR. AT W. LAKE HOUSTON PKWY.
KINGWOOD, TX 77339

FOR LEASE | OFFICE / RETAIL

McALPINE INTERESTS





Property Highlights

Primary Use: Mixed use - Office / Retail / Medical

Area of Town: Northeast - Kingwood

Building Size: 48,484 SF (5 buildings)

Available Space: 8,397 SF

- **2845-B W Town Center Circle: 1,650 SF Retail**
- **2 N Main St:** 2,058 SF Office
- **17 N Main St:** 2,640 SF Office
- **4411 Town Center Pl:** 1,167 SF Office
- **4429 Town Center Pl:** 882 SF Office

Smallest Available: 882 SF

Lease Rate: $18.00 - $23.00/SF/YR + NNN*

For Information, Contact:

Jeff Bennett
Office: 281.312.0700
jeff@mi-cre.com

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Property Features:

- Prime location in the heart of upscale Kingwood
- One-of-a-kind, Main Street architecture
- Built over 1993 - 2000
- Overlooks Town Center Park where multiple weekly & seasonal events are held bringing heavy foot traffic to the center
- Well-occupied center boasting outdoor seating and multiple successful restaurants and shops, making the location a popular gathering place for locals
- Private street access/parking





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- Located in the heart of Kingwood at the prime intersection of Kingwood Drive & W. Lake Houston Pkwy with traffic counts of 59,000 vehicles/day
- Access to center via traffic light, median cuts, and left turn lanes
- Easy access to US-59/I-69 and in close proximity to Bush Intercontinental Airport

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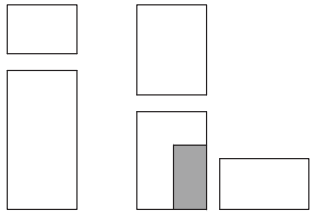
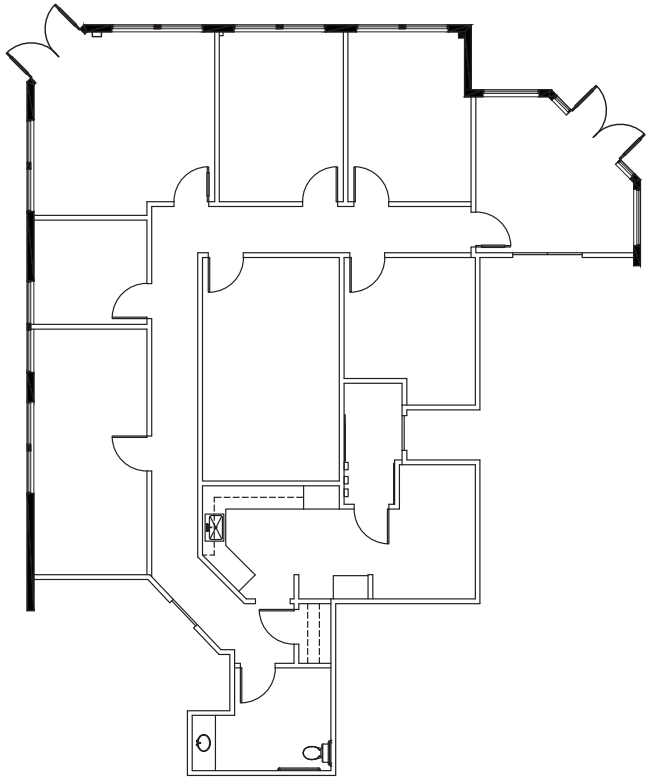
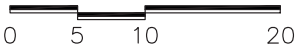


SUITE 02 N
2,058 FT





Floor plans are for conceptual purposes only; they are not to scale and may not reflect existing conditions. As-builts must be verified. Not for regulatory approval, permitting, or construction.



2 N MAIN ST. KINGWOOD

LEVEL 02

CB22501.88-J.D. NOVEMBER 18, 2025

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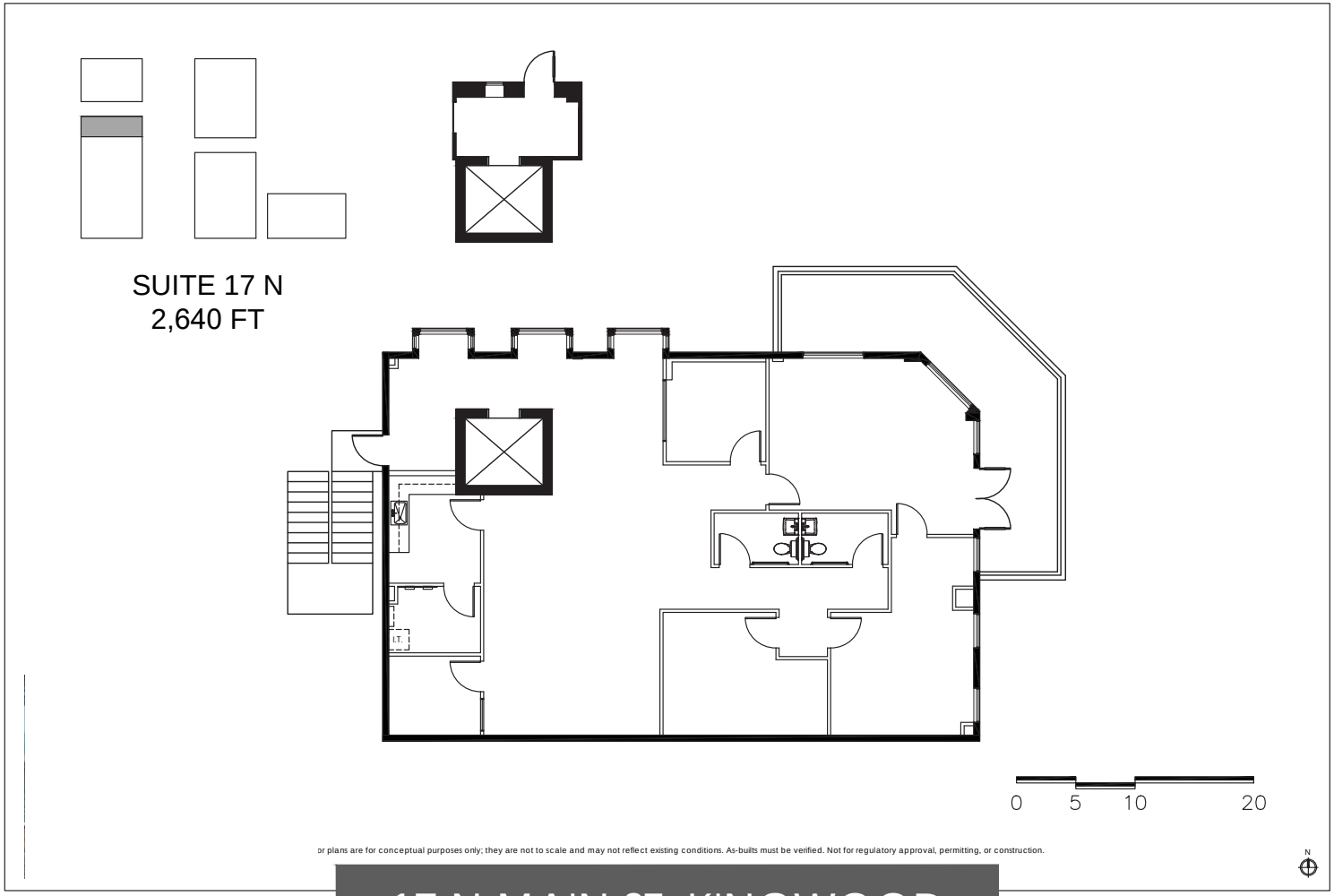

17 N MAIN ST. KINGWOOD

LEVEL 01 & 02

CB22501.88-J.D. NOVEMBER 18, 2025

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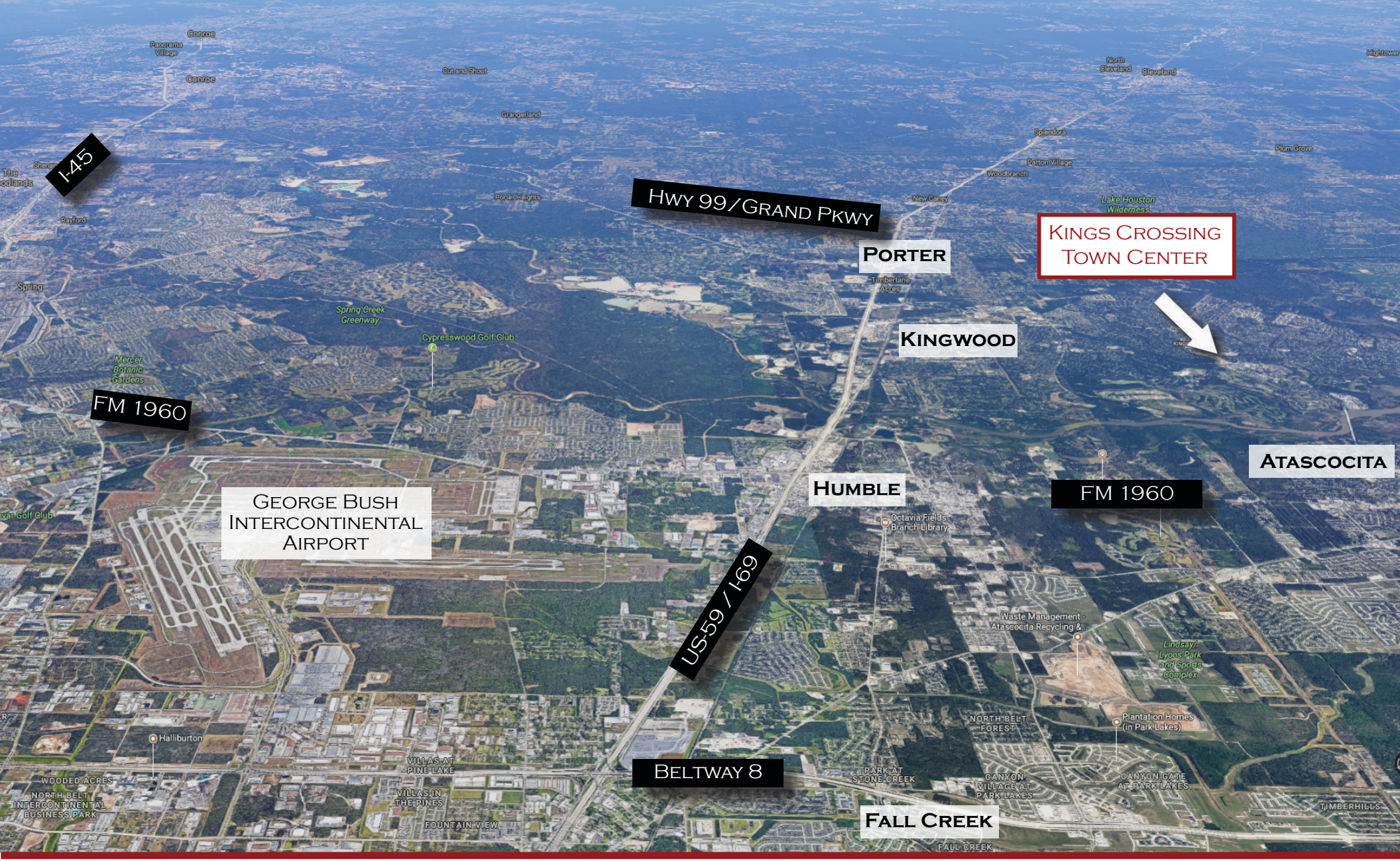

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INFORMATION ABOUT BROKERAGE SERVICES

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. **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.

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 Primary Assumed Business Name	License No.	Email	Phone
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
Jeff Bennett	602095	jeff@mi-cre.com	281 -312-0700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date_____

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

IABS 1-1

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