

# LAKEWAY RETAIL CENTER

4121 W. LAKE HOUSTON PKWY. , KINGWOOD, TX 77339



FOR LEASE | RETAIL SPACE

 **McALPINE**  
INTERESTS

## PROPERTY HIGHLIGHTS

PRIMARY USE  
RETAIL

AREA OF TOWN  
NORTHEAST / LAKE HOUSTON AREA

PROPERTY SIZE  
19,060 SF

AVAILABLE SPACE  
3,850 SF

LEASE RATE  
\$15.00/SF/YR + NNNs\*

DATE AVAILABLE  
IMMEDIATE



19,060 SF, one-story, Class B Retail shopping center located on W. Lake Houston Pkwy., one of the prime north/south thoroughfares in Kingwood, TX. Ideal property for retail or restaurant users.

\*2026 estimated NNNs are \$7.50/SF/YR

### FOR INFORMATION, CONTACT:

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# PROPERTY OVERVIEW

- Neighborhood retail shopping center with strong street presence
- Excellent visibility and frontage along W. Lake Houston Parkway
- Flexible retail, service, and professional space options
- Ample surface parking for convenient customer access
- Monument and storefront signage opportunities available

## AVAILABLE SPACE

SUITE	AVAILABLE SPACE	LEASE RATE
4145	1,050 SF	\$15.00/SF/YR + NNN
4179	2,800 SF	\$15.00/SF/YR + NNN



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# LOCATION HIGHLIGHTS

- Located at 4121 W Lake Houston Parkway in Kingwood, TX
- Positioned along a major retail and commuter corridor running north/south through Kingwood
- High traffic counts with strong daily exposure
- Surrounded by established residential communities and local businesses
- Convenient access to nearby schools, medical offices, and daily-needs retailers
- Easy access to US-59/I-69, Beltway 8/Sam Houston Pkwy., FM 1960, and SH-99/Grand Pkwy.



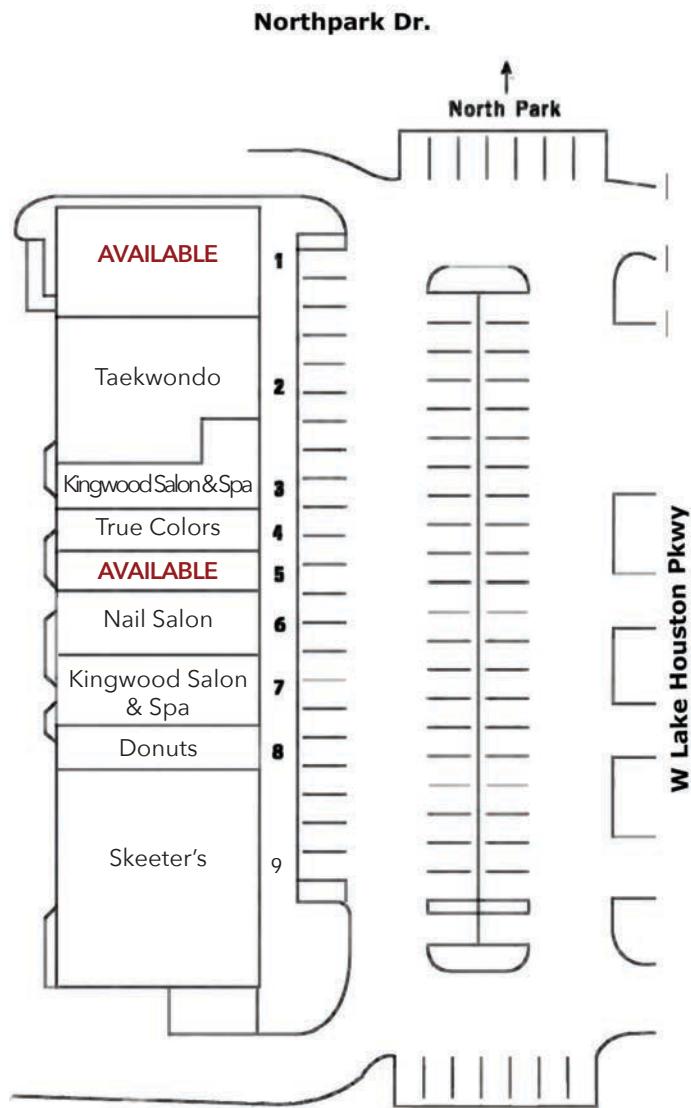
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	TENANT	SUITE	SF
1	AVAILABLE	4179	2,800
2	Taekwondo	4165	3,200
3	Kingwood Salon & Spa	4159	1,350
4	True Colors	4153	1,050
5	AVAILABLE	4145	1,050
6	Nail Salon	4137	1,400
7	Kingwood Salon & Spa	4131	1,750
8	Donuts	4125	1,050
9	Skeeter's	4121	5,250

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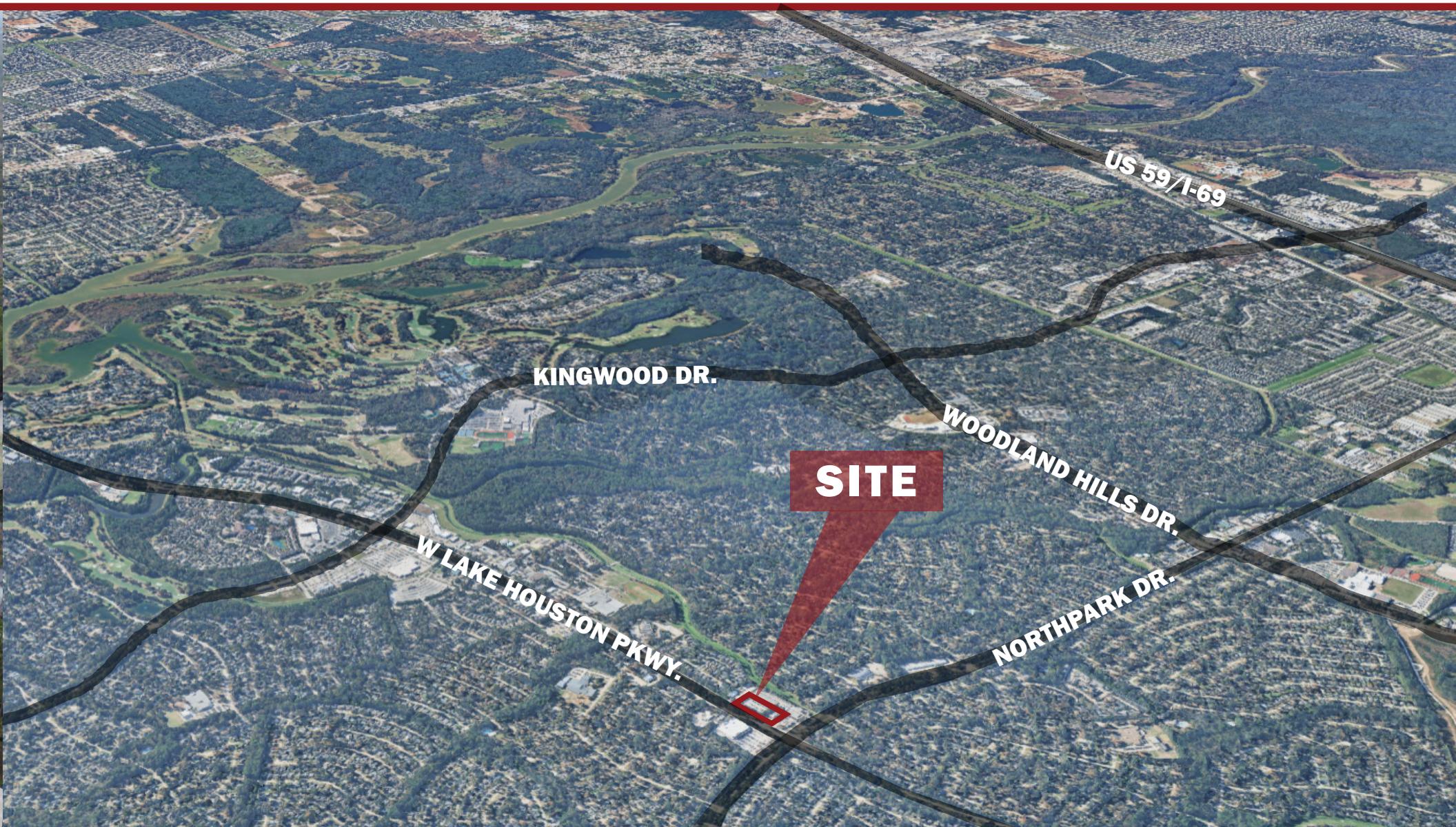
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# INFORMATION ABOUT BROKERAGE SERVICES

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.

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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
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 <a href="http://www.trec.texas.gov">www.trec.texas.gov</a>		IABS 1-1

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