FOR LEASE

2ND GEN RESTAURANT



4360 KINGWOOD DR
KINGWOOD, TX 77339

CIP

THE RMR GROUP

Robby Eaves, CCIM

Principal

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FOR LEASE

SUMMARY

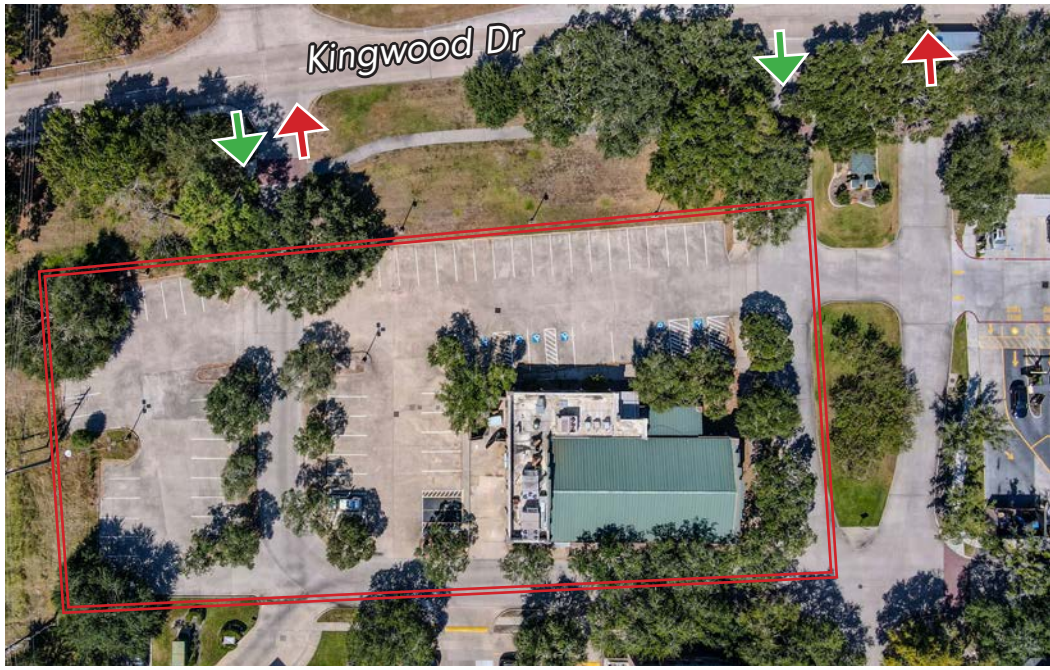
4360 Kingwood Dr | Kingwood, TX 77339



ADDRESS:	4360 Kingwood Dr, Kingwood, TX (Humble)
BUILDING SIZE:	±5,678 SF
LOT SIZE:	±1.53 acres
YEAR BUILT:	1994
LEASE RATE:	Contact Broker
FRONTAGE	±160' on Kingwood Drive
ACCESS:	Excellent ingress and egress from both westbound and eastbound traffic
ZONING:	Commercial
PARKING:	70 parking spots 12.33/1,000 RSF
2023 PROPERTY TAXES	$18,725
SURROUNDING TENANTS:	The Brass Tap, La Madeleine, Crust Pizza, Flying Biscuit Café, Chachi's Mexican Restaurant, nearby medical offices, and banks
NEARBY HOTELS:	Courtyard, Homewood Suites by Hilton, La Quinta, Extended Stay America, all within a 5-mile radius

PROPERTY OVERVIEW:

4350 Kingwood Drive is a prime commercial real estate opportunity for Ground Lease or Lease, located in the heart of Kingwood, Texas. This +/- 5,678 square foot property sits on a spacious +/- 1.53-acre lot with high visibility along Kingwood Drive. The building, constructed in 1994, is in good condition and features brick and stucco construction. The property is surrounded by a vibrant mix of retail, dining, and office establishments, offering strong foot traffic and an ideal location for a variety of businesses. With proximity to Houston's CBD, this site benefits from excellent access and high local demand.



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AERIAL

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Kingwood, Texas, often called the "Livable Forest," is a master-planned community located about 25 miles northeast of downtown Houston. Known for its lush greenbelt trails, natural beauty, and strong community atmosphere, Kingwood offers an appealing suburban lifestyle. With a population of approximately 85,000, it provides a mix of residential, retail, and commercial spaces, making it an ideal location for families and businesses alike. Its proximity to Houston and George Bush Intercontinental Airport enhances its convenience while maintaining a peaceful, nature-oriented environment.



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AERIAL MAP

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METRO MAP

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INTERIOR PHOTOS

4360 Kingwood Dr | Kingwood, TX 77339









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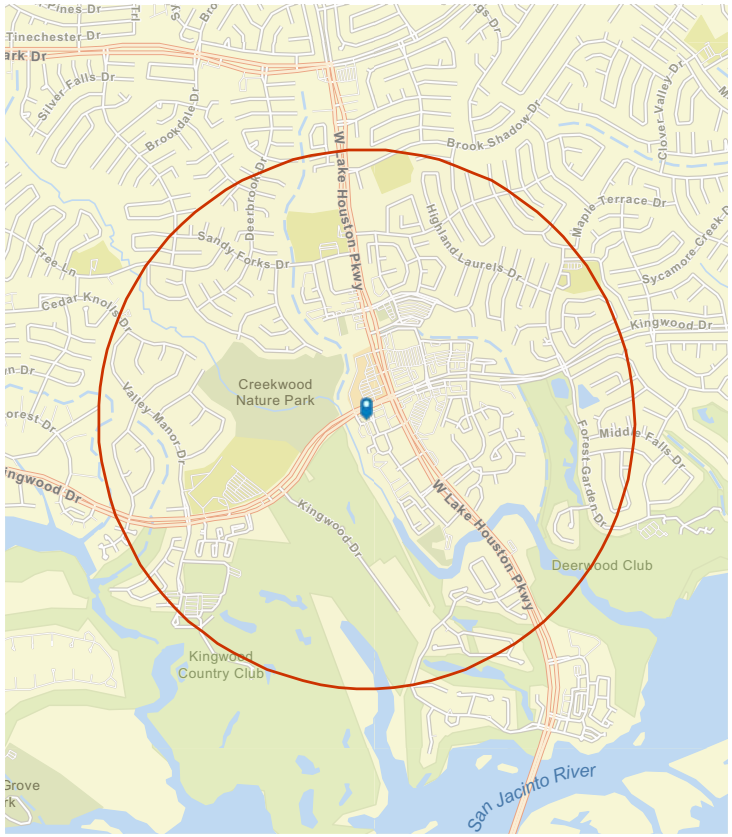
INFOGRAPHICS

4360 Kingwood Dr | Kingwood, TX 77339

DEMOGRAPHIC PROFILE

4360 Kingwood Dr, Kingwood, Texas, 77339

Ring of 1 mile



EDUCATION

4.1% No High School Diploma

11.1% High School Graduate

24.0% Some College/ Associate's Degree

60.9% Bachelor's/Grad/ Prof Degree

INCOME

$91,300 Median Household Income

$58,127 Per Capita Income

$322,263 Median Net Worth

EMPLOYMENT

72.8% White Collar

17.2% Blue Collar

10.0% Services

4.0% Unemployment Rate

KEY FACTS

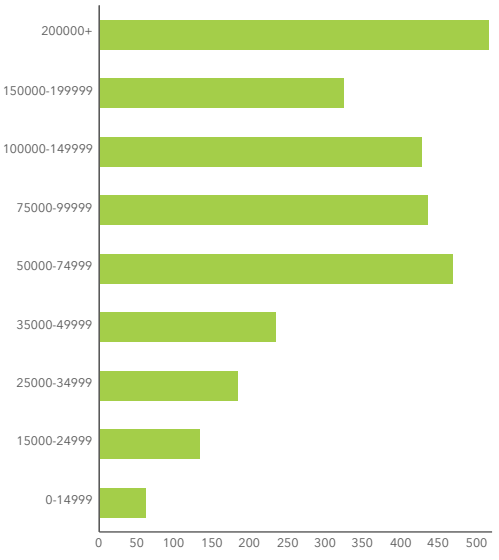
6,497 Population

42.6 Median Age

2,778 Households

$76,738 Median Disposable Income

HOUSEHOLD INCOME ($)



COMMERCIAL INDUSTRIAL PROPERTIES

Source: This infographic contains data provided by Esri (2024, 2029).

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All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

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11-03-2025

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.

EQUAL HOUSING OPPORTUNITY

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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 pares 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robby Eaves	588199	robby@cipaustin.com	(512) 682-1003
Sales Agent/ Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____