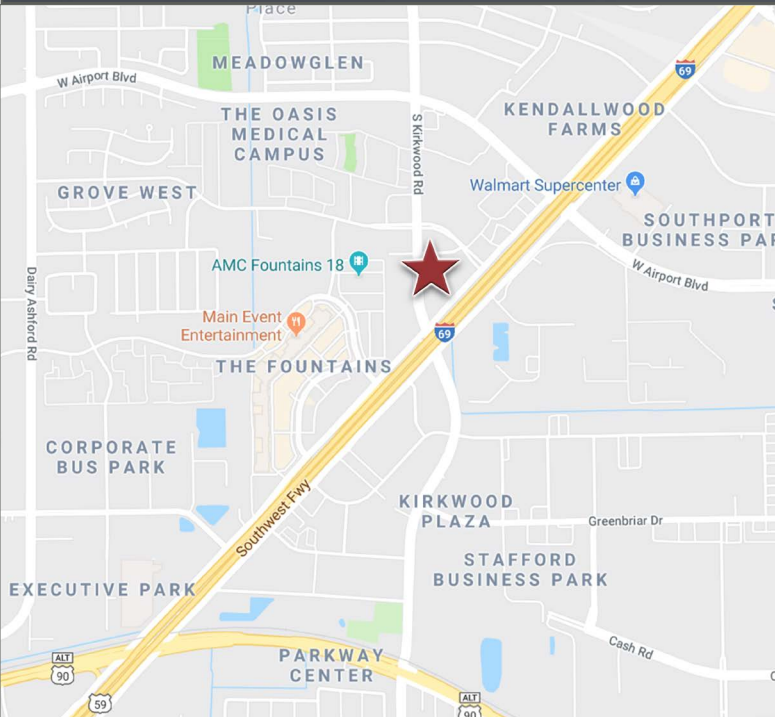


FOR LEASE

SOUTH KIRKWOOD GREENS

12520 S. KIRKWOOD RD | STAFFORD, TEXAS 77477



PROPERTY FEATURES

- 9,807 square feet available
- Easy access to and from US HWY 59
- High traffic commute and
- Strong daytime consumer population
- Not an in the floodplain
- Near the new mixed use development of new office, retail, and hotels at the former Texas Instruments campus

FOR INQUIRIES CONTACT

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281.489.8800

LINDSEY LEE
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281.489.8800

ANITA M. AMIN
anita@cunninghamtx.com
281.750.6329



SOUTH KIRKWOOD GREENS PROPERTY INFORMATION

LOCATION

NEQ US 59 & KIRKWOOD RD
STAFFORD, TEXAS 77477

AVAILABLE

UP TO 9,807 SF

LEASE RATE

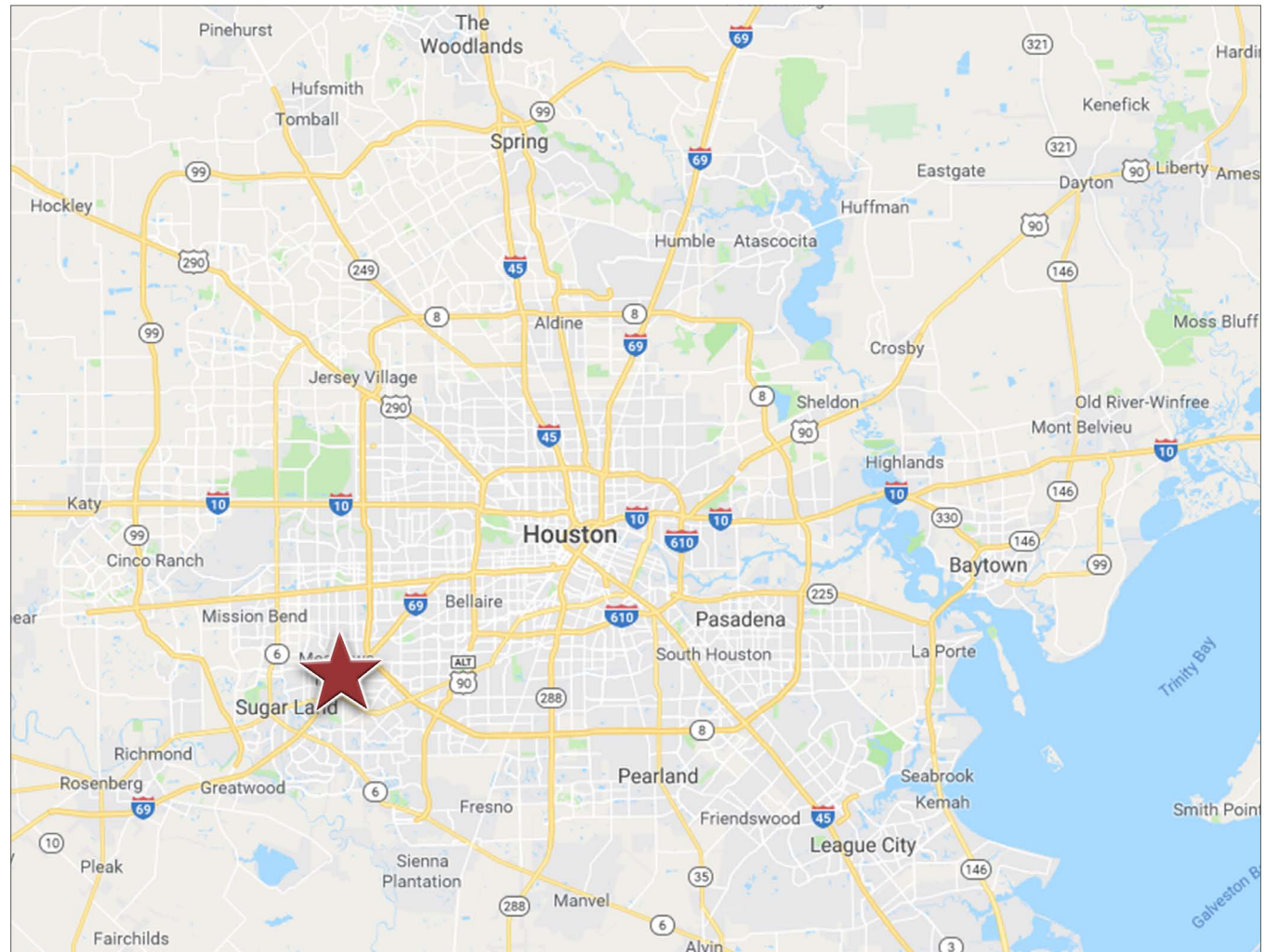
CALL FOR PRICING

AREA RETAILERS

ROOMS TO GO • SAM'S CLUB
BED BATH & BEYOND • MAIN
EVENT • HOBBY LOBBY • ROSS
CONN'S HOME PLUS • AMC
GUITAR CENTER • OLD NAVY
STEINMART • WALMART • NTB
HARLEY DAVIDSON • FIVE BELOW
THE CHILDREN'S PLACE

TRAFFIC COUNTS

US HWY 59/I-69: 163,542 VPD
KIRKWOOD RD: 10,878 VPD
(TXDOT 2017)



2018 DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES	5 MILES
TOTAL POPULATION	10,536	44,028	120,286	405,760
DAYTIME POPULATION	20,076	73,826	140,496	387,446
AVERAGE HH INCOME	\$77,272	\$75,465	\$76,608	\$74,886

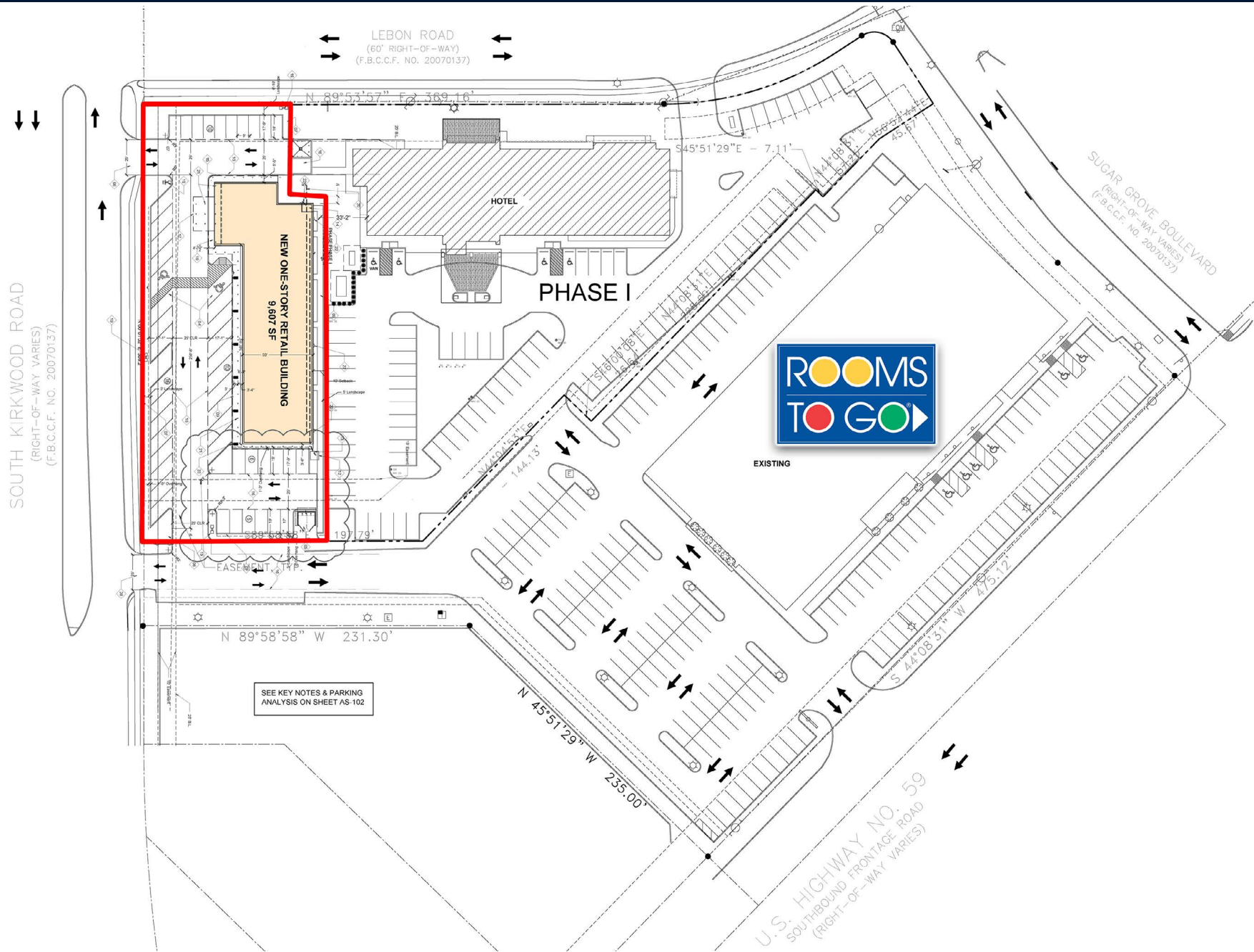


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SOUTH KIRKWOOD GREENS OVERALL SITE PLAN

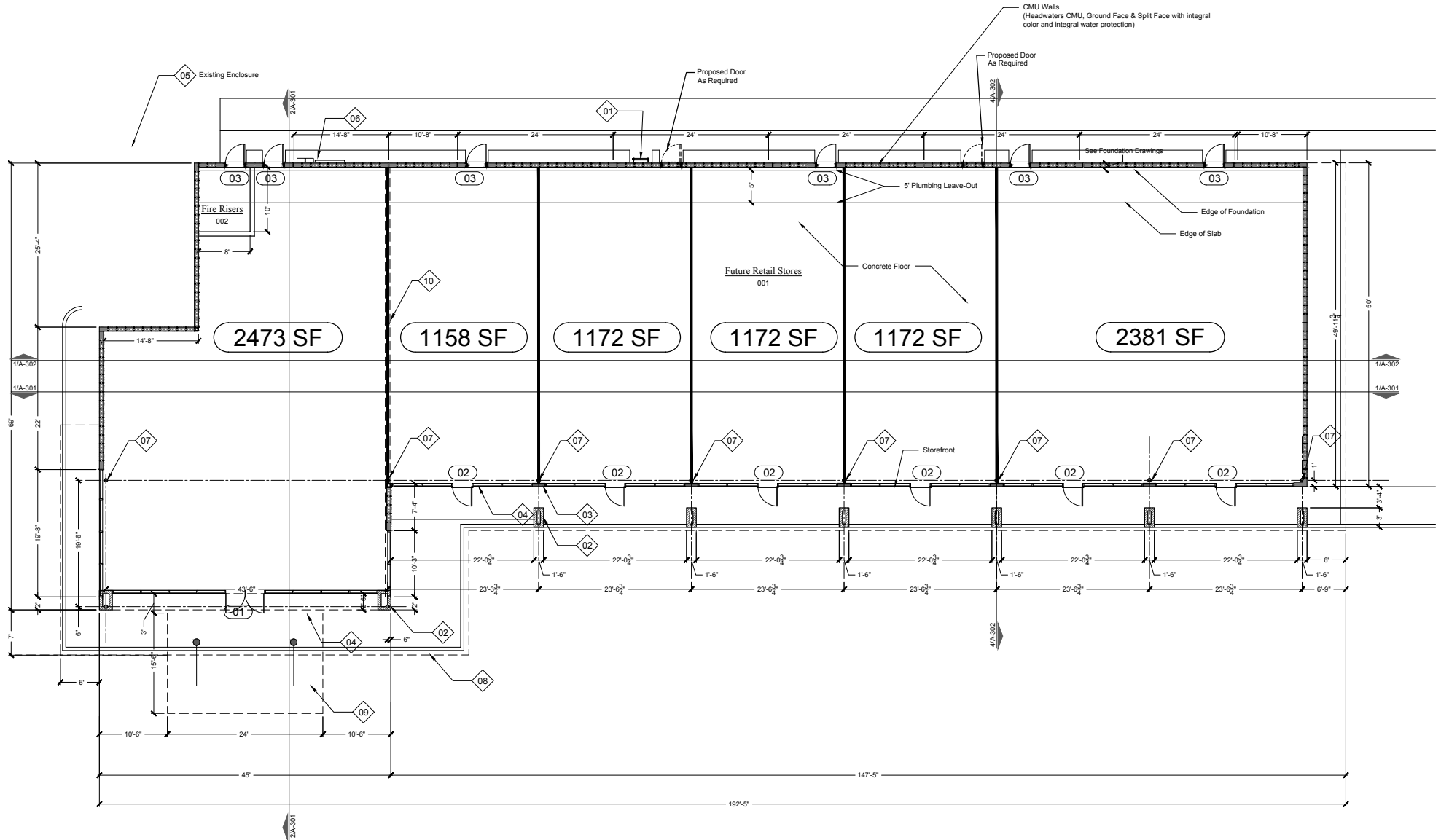


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SOUTH KIRKWOOD GREENS SITE PLAN



Maximum Allowable Exit Travel Distance per Table 1016.1: 200'
 Maximum Travel Distance in Shell Building: ~30'
 Note:
 Future Tenant Build-Out will be under separate permits.

Proposed Demising Walls
 Scale: 1/8" = 1'



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SOUTH KIRKWOOD GREENS RENDERINGS



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SOUTH KIRKWOOD GREENS RENDERING

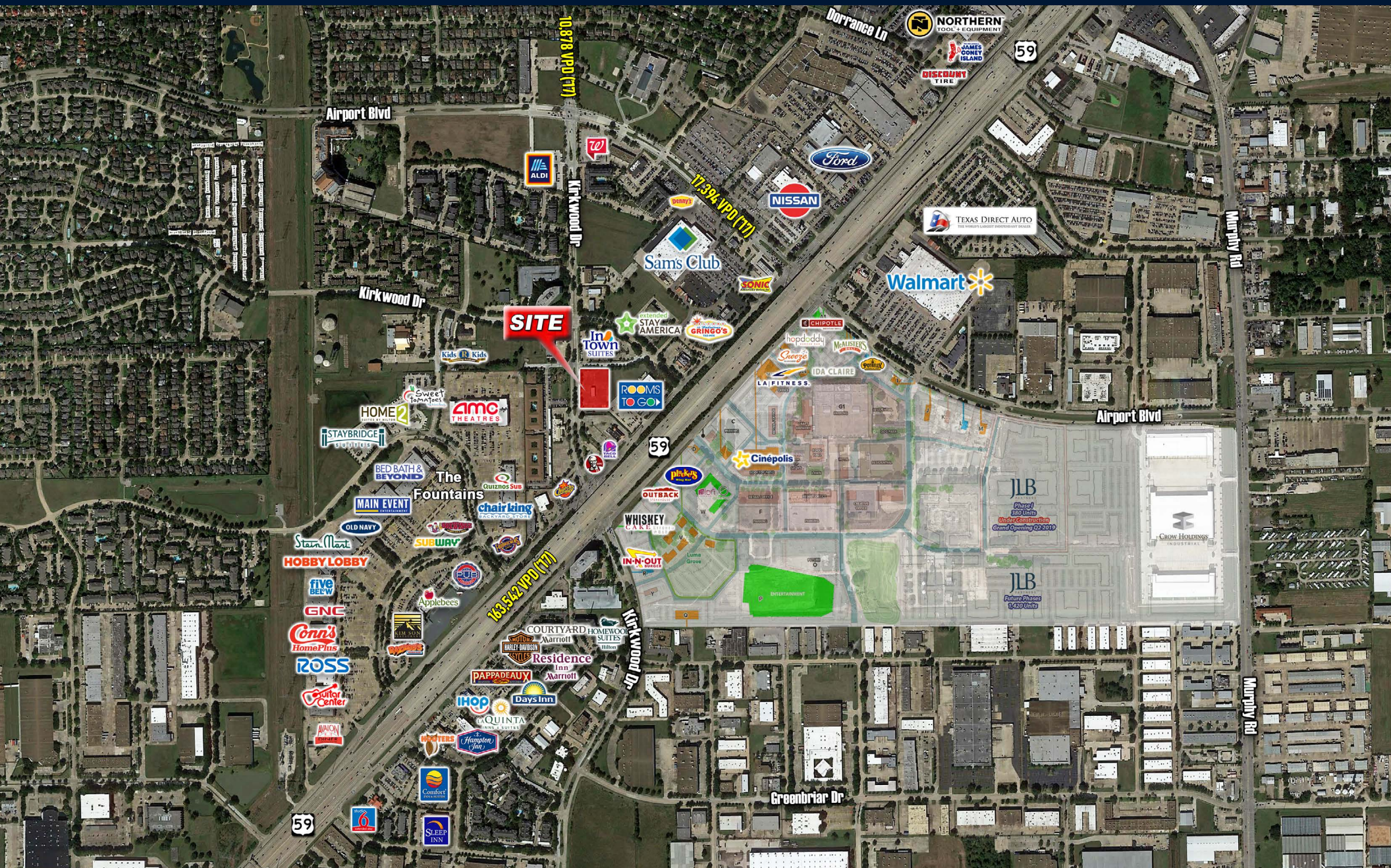


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SOUTH KIRKWOOD GREENS RETAIL AERIAL





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 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.

Preston Cunningham Ventures LLC

0590777

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281-489-8800

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

John Preston Cunningham III

0505246

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Designated Broker of Firm

License No.

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Phone

Lindsey Lee

682574

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281-489-8800

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Regulated by the
Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov