

FOR LEASE - KINGSLAND PLAZA

\$27.00 PSF/YR + NNN

AVAILABLE ENDCAP SPACE

Address		Suite		SF
23222	-	A	-	4,500

Second-generation ABA Therapy Center, FF&E included

23222	-	J	-	1,125
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Second-generation hair salon, hair stations included

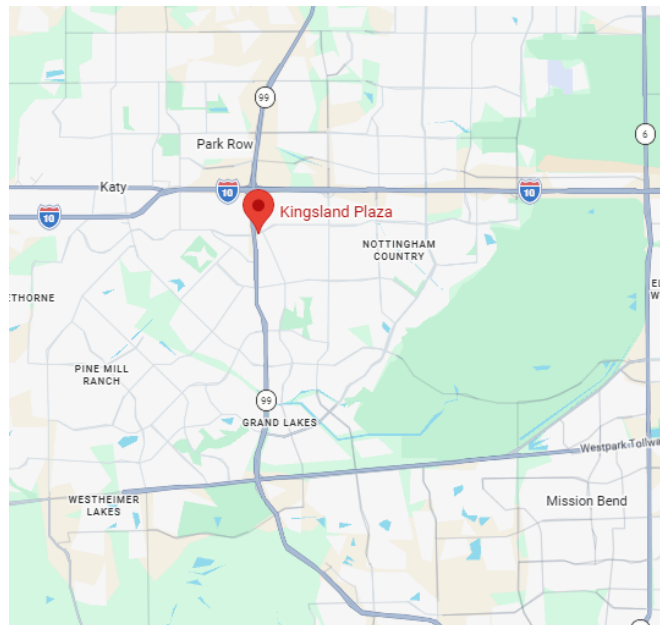
23232	-	A	-	1,125
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Second-generation pet grooming. Available 05/01/2026

23222-23232 Kingsland Blvd

Katy, TX 77450

Just off SH-99 at Kingsland and Peek Road



Property Information

- Retail Shopping strip consists of two centers with combined footprint of 22,500 SF
- The Plazas are an excellent corner location with high volume traffic just off SH-99.
- Property is surrounded by well established subdivisions.
- Easy access with 4 curb cuts and excellent visibility.

cmi brokerage



Trent Vacek, CCIM, Vice President

tvacek@cmirealestate.com

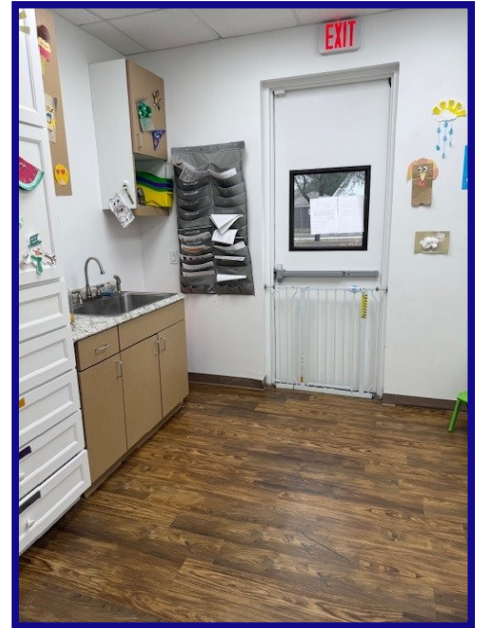
713-961-4666

820 Gessner, Ste 1525, Houston, TX 77024

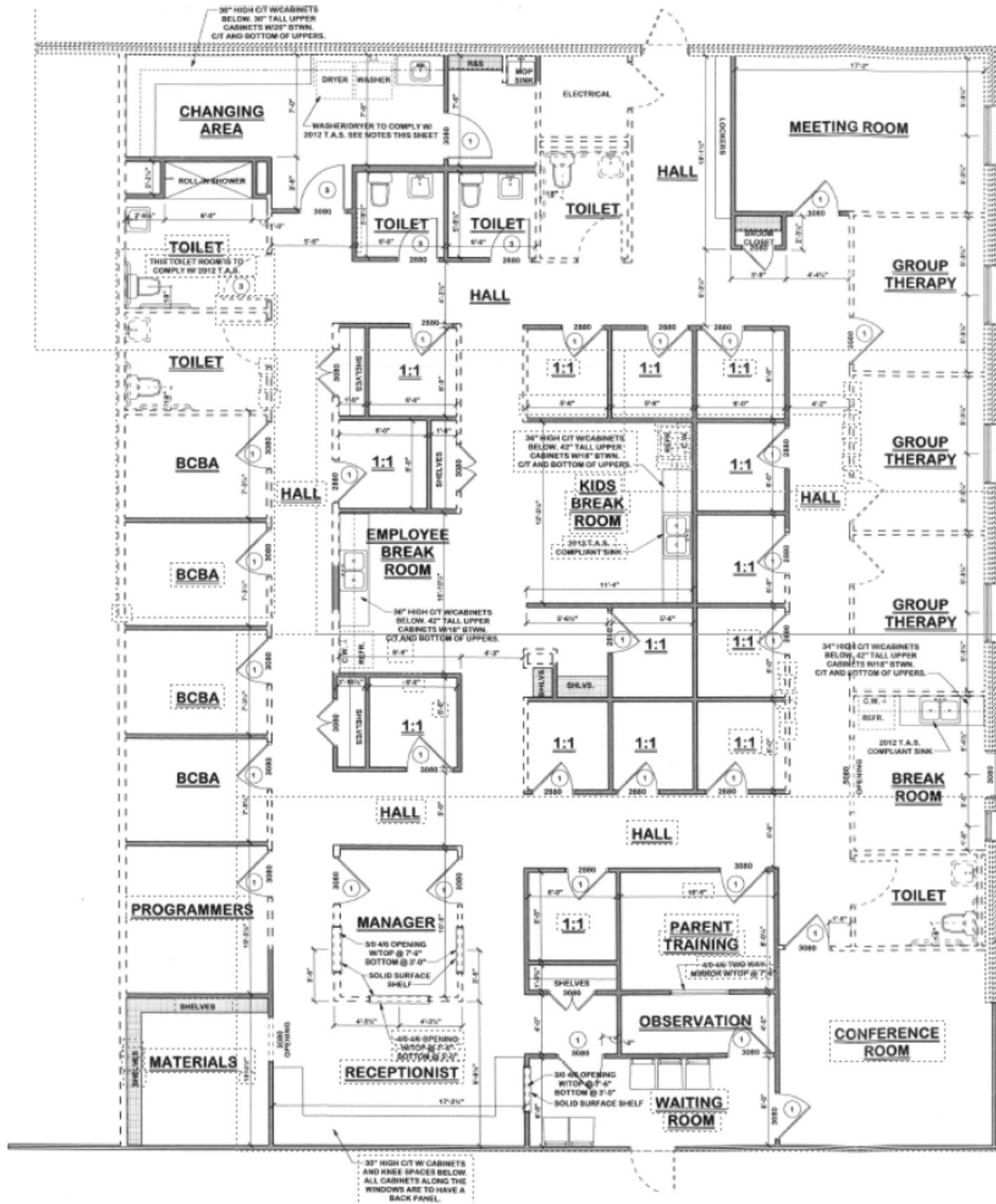
www.cmirealestate.com

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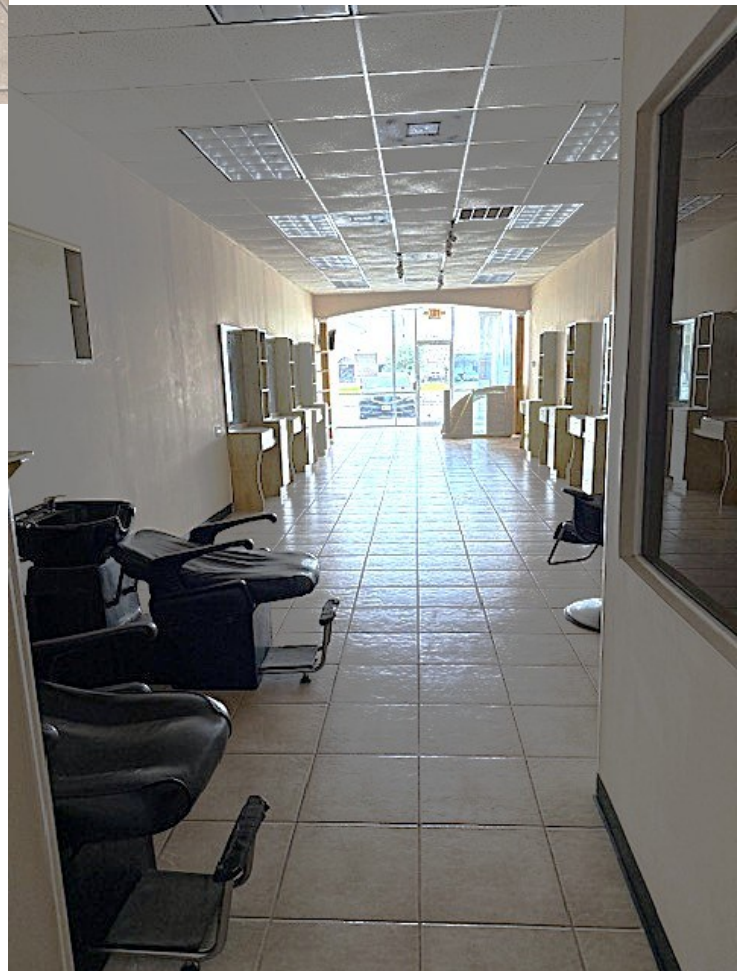
Suite A—Second Generation ABA Therapy



Kingsland Plaza - Suite A Floor Plan



Suite I—Second Generation Hair Salon



Demographic Summary Report

Kingsland Plaza - Phase II

23222 Kingsland Blvd, Katy, TX 77494

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **11,000 SF**
 Year Built: **2005**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



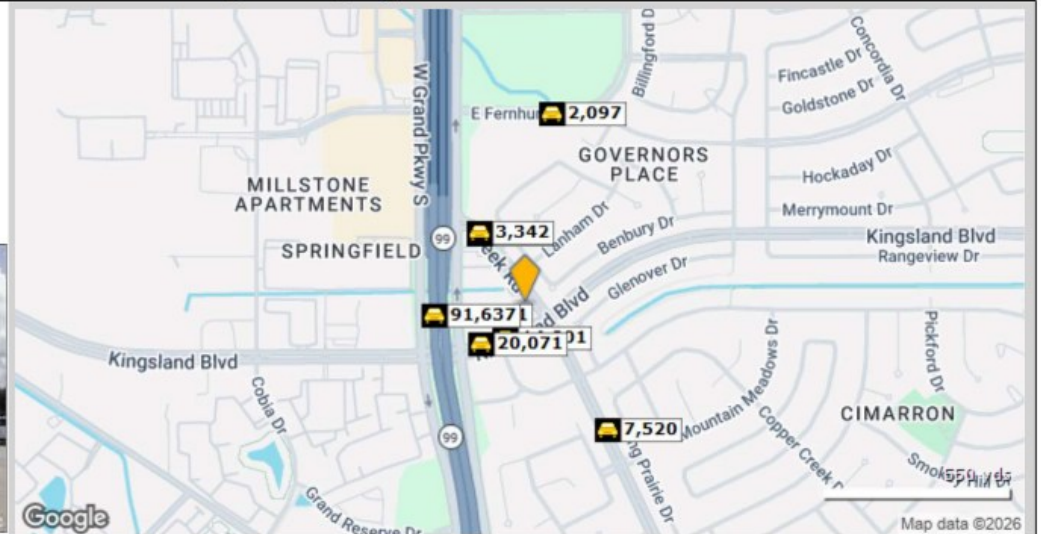
Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	21,217		123,980		325,316	
2024 Estimate	20,235		115,774		297,054	
2020 Census	18,844		112,039		278,911	
Growth 2024 - 2029	4.85%		7.09%		9.51%	
Growth 2020 - 2024	7.38%		3.33%		6.50%	
2024 Population by Hispanic Origin	7,358		37,748		94,709	
2024 Population	20,235		115,774		297,054	
White	9,104	44.99%	55,249	47.72%	129,912	43.73%
Black	2,168	10.71%	11,173	9.65%	31,331	10.55%
Am. Indian & Alaskan	104	0.51%	846	0.73%	2,306	0.78%
Asian	1,590	7.86%	11,692	10.10%	41,651	14.02%
Hawaiian & Pacific Island	18	0.09%	108	0.09%	275	0.09%
Other	7,250	35.83%	36,706	31.70%	91,580	30.83%
U.S. Armed Forces	0		75		158	
Households						
2029 Projection	7,988		43,661		105,966	
2024 Estimate	7,629		40,833		96,886	
2020 Census	7,107		39,617		91,378	
Growth 2024 - 2029	4.71%		6.93%		9.37%	
Growth 2020 - 2024	7.34%		3.07%		6.03%	
Owner Occupied	3,017	39.55%	23,205	56.83%	65,896	68.01%
Renter Occupied	4,612	60.45%	17,628	43.17%	30,989	31.99%
2024 Households by HH Income	7,627		40,833		96,887	
Income: <\$25,000	713	9.35%	4,347	10.65%	8,199	8.46%
Income: \$25,000 - \$50,000	1,295	16.98%	6,366	15.59%	13,803	14.25%
Income: \$50,000 - \$75,000	1,655	21.70%	6,503	15.93%	14,015	14.47%
Income: \$75,000 - \$100,000	1,078	14.13%	5,251	12.86%	11,745	12.12%
Income: \$100,000 - \$125,000	980	12.85%	5,600	13.71%	12,973	13.39%
Income: \$125,000 - \$150,000	408	5.35%	3,221	7.89%	8,265	8.53%
Income: \$150,000 - \$200,000	773	10.14%	4,634	11.35%	13,099	13.52%
Income: \$200,000+	725	9.51%	4,911	12.03%	14,788	15.26%
2024 Avg Household Income	\$102,126		\$111,739		\$123,809	
2024 Med Household Income	\$78,490		\$90,237		\$101,313	

Traffic Count Report

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Kingsland Blvd	Peek Rd	0.08 NE	2024	14,723	MPSI	.06
2 Kingsland Blvd	Peek Rd	0.08 NE	2025	14,801	MPSI	.06
3 Kingsland Boulevard	Hwy 99 Access Rd	0.04 W	2025	20,071	MPSI	.10
4 Peek Rd	Grand Pkwy	0.04 W	2025	3,363	MPSI	.15
5 Peek Rd	Grand Pkwy	0.04 W	2024	3,342	MPSI	.15
6 West Grand Parkway South	Cinco Ranch Blvd	0.04 S	2021	103,731	AADT	.15
7 Grand Pkwy	Cinco Ranch Blvd	0.04 S	2023	66,201	MPSI	.15
8 TX 99	Grand Pkwy	0.07 SE	2024	91,637	MPSI	.15
9 Peek Road	Willow Canyon Dr	0.04 W	2025	7,520	MPSI	.26
10 E Fernhurst Dr	Provincial Blvd	0.08 E	2025	2,097	MPSI	.33



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.

11-03-2025



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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Trent Vacek	506635-SA	tvacek@cmirealestate.com	713.961.4666
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date