

# Grand Parkway Kuykendahl

SEC of SH 99 and Spring Stuebner Road

7025 N. Grand Parkway West | Spring, Texas 77379



**Available:** 5,200 SF Available

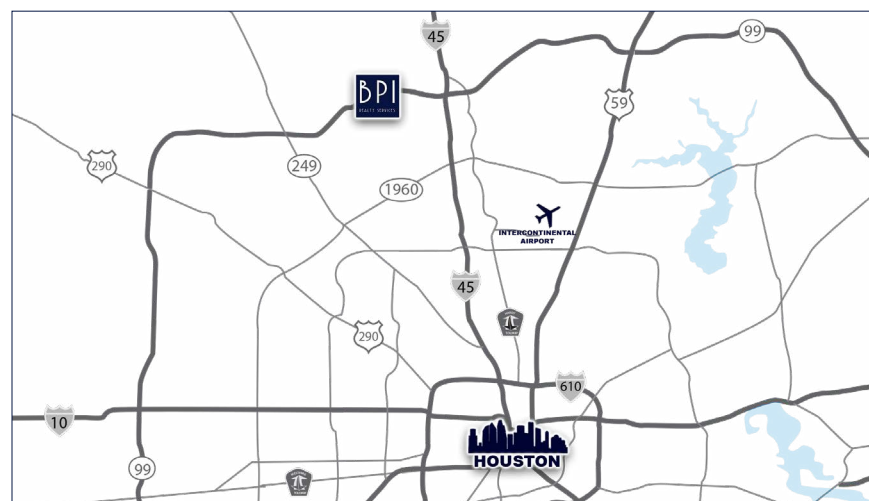
**Lease Rate:** Call for Pricing

**Description:**

- Brand New 5,200 SF Retail Building
- Prime Retail Space with Easy Access
- Perfect Egress and Ingress on to Grand Parkway
- Has access from all three roads it fronts: Grand Parkway frontage road, Kuykendahl Road, and Boudreax Road

**Traffic Counts:** Grand Pkwy: 55,912 VPD east of site (TXDOT '20)  
Grand Pkwy: 54,015 VPD west of site (TXDOT '20)

<b>Demographics:</b>	1 mile	3 mile	5 mile
2021 Population	8,238	70,613	208,619
Daytime Population	8,165	61,498	191,412
Average HH Income	\$99,991	\$123,077	\$125,035



For More Information:

**Luke Durrett | BPI Realty Services**  
ldurrett@bpirealty.com | 713-350-2780



REALTY SERVICES

# Grand Parkway Kuykendahl

SEC of SH 99 and Spring Stuebner Road

7025 N. Grand Parkway West | Spring, Texas 77379





# BPI

REALTY SERVICES

# Grand Parkway Kuykendahl

SEC of SH 99 and Spring Stuebner Road

7025 N. Grand Parkway West | Spring, Texas 77379



BPI Realty Services Inc | 3800 SW Freeway Suite 304 | Houston, Texas 77027 | [www.BPIRealty.com](http://www.BPIRealty.com)

The information contained herein has, we believe, been obtained from reasonably reliable sources. No warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof. All information contained herein should be verified to the satisfaction of the person relying thereon.





REALTY SERVICES

# Grand Parkway Kuykendahl

SEC of SH 99 and Spring Stuebner Road

7025 N. Grand Parkway West | Spring, Texas 77379



BPI Realty Services Inc | 3800 SW Freeway Suite 304 | Houston, Texas 77027 | [www.BPIRealty.com](http://www.BPIRealty.com)

The information contained herein has, we believe, been obtained from reasonably reliable sources. No warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof. All information contained herein should be verified to the satisfaction of the person relying thereon.





REALTY SERVICES

# Grand Parkway Kuykendahl

SEC of SH 99 and Spring Stuebner Road

7025 N. Grand Parkway West | Spring, Texas 77379



BPI Realty Services Inc | 3800 SW Freeway Suite 304 | Houston, Texas 77027 | [www.BPIRealty.com](http://www.BPIRealty.com)

The information contained herein has, we believe, been obtained from reasonably reliable sources. No warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof. All information contained herein should be verified to the satisfaction of the person relying thereon.



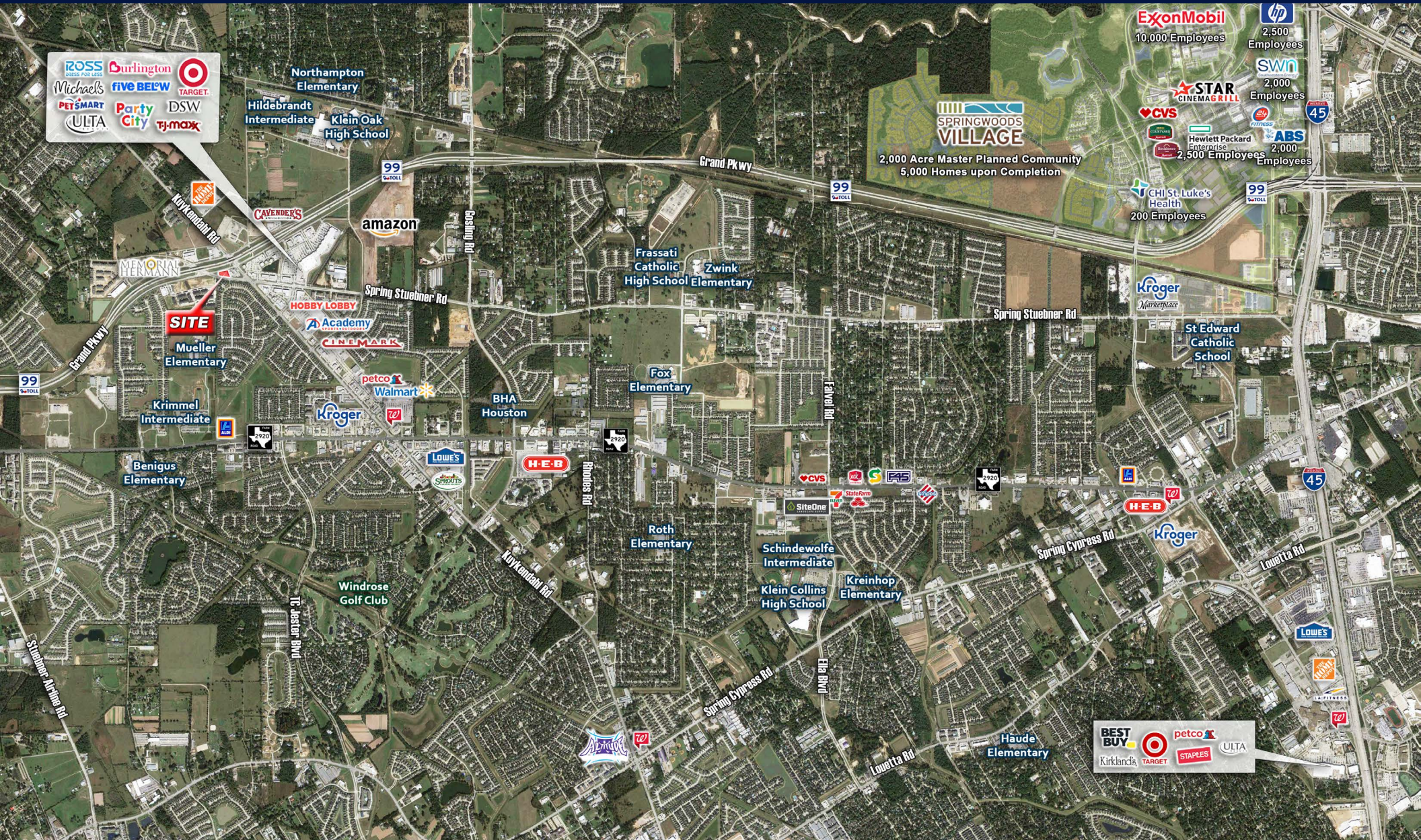


REALTY SERVICES

# Grand Parkway Kuykendahl

SEC of SH 99 and Spring Stuebner Road

7025 N. Grand Parkway West | Spring, Texas 77379



BPI Realty Services Inc | 3800 SW Freeway Suite 304 | Houston, Texas 77027 | [www.BPIRealty.com](http://www.BPIRealty.com)

The information contained herein has, we believe, been obtained from reasonably reliable sources. No warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof. All information contained herein should be verified to the satisfaction of the person relying thereon.



**2021 Population**  
(3 mi Radius)  
**70,613**

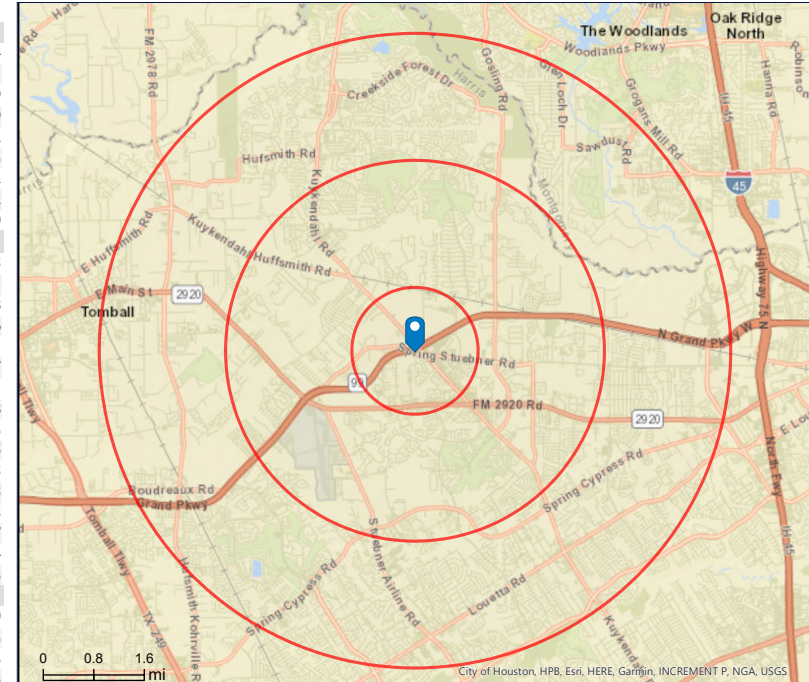
**Households**  
(3 mi Radius)  
**22,567**

**Daytime Population**  
(3 mi Radius)  
**61,498**

**Average HH Income**  
(3 mi Radius)  
**\$123,077**

**Median Home Value**  
(3 mi Radius)  
**\$320,658**

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	980	21,109	84,254
2010 Total Population	4,180	43,815	142,641
2021 Total Population	8,238	70,613	208,619
2021 Group Quarters	0	22	339
2026 Total Population	9,691	80,876	232,862
2021-2026 Annual Rate	3.30%	2.75%	2.22%
2021 Total Daytime Population	8,165	61,498	191,412
Workers	4,362	26,309	86,202
Residents	3,803	35,189	105,210
<b>Household Summary</b>			
2000 Households	322	6,856	27,873
2000 Average Household :	3.04	3.08	3.01
2010 Households	1,218	14,166	48,078
2010 Average Household :	3.43	3.09	2.96
2021 Households	2,350	22,567	70,231
2021 Average Household :	3.51	3.13	2.97
2026 Households	2,741	25,732	78,111
2026 Average Household :	3.54	3.14	2.98
2021-2026 Annual Rate	3.13%	2.66%	2.15%
2010 Families	1,037	11,758	38,235
2010 Average Family Size	3.69	3.39	3.33
2021 Families	1,984	18,669	55,773
2021 Average Family Size	3.78	3.43	3.33
2026 Families	2,312	21,297	62,047
2026 Average Family Size	3.82	3.45	3.34
2021-2026 Annual Rate	3.11%	2.67%	2.15%
<b>Housing Unit Summary</b>			
2000 Housing Units	342	7,124	29,010
Owner Occupied Housing I	86.8%	87.9%	80.6%
Renter Occupied Housing Units	7.6%	8.3%	15.4%
Vacant Housing Units	5.6%	3.8%	3.9%
2010 Housing Units	1,286	14,903	50,948
Owner Occupied Housing I	82.1%	83.6%	76.7%
Renter Occupied Housing Units	12.6%	11.4%	17.6%
Vacant Housing Units	5.3%	4.9%	5.6%
2021 Housing Units	2,681	23,630	73,325
Owner Occupied Housing I	65.5%	78.6%	73.0%
Renter Occupied Housing Units	22.2%	16.9%	22.8%
Vacant Housing Units	12.3%	4.5%	4.2%
2026 Housing Units	3,049	26,763	81,107
Owner Occupied Housing I	61.9%	77.8%	72.2%
Renter Occupied Housing Units	28.0%	18.3%	24.1%
Vacant Housing Units	10.1%	3.9%	3.7%
<b>Median Household Income</b>			
2021	\$82,480	\$97,055	\$94,773
2026	\$86,255	\$104,256	\$103,839
<b>Median Home Value</b>			
2021	\$267,005	\$320,658	\$314,400
2026	\$350,000	\$371,342	\$367,063
<b>Per Capita Income</b>			
2021	\$29,047	\$39,756	\$42,362
2026	\$31,849	\$44,116	\$47,100
<b>Median Age</b>			
2010	29.6	33.6	34.8
2021	31.5	35.6	36.1
2026	31.1	35.5	35.9



	1 mile	3 miles	5 miles
<b>2021 Households by Income</b>			
Household Income Base	2,350	22,567	70,231
<\$15,000	5.8%	3.6%	3.5%
\$15,000 - \$24,999	3.9%	2.7%	3.6%
\$25,000 - \$34,999	6.6%	5.6%	5.9%
\$35,000 - \$49,999	5.5%	8.5%	8.9%
\$50,000 - \$74,999	22.6%	17.1%	16.5%
\$75,000 - \$99,999	15.3%	13.8%	14.0%
\$100,000 - \$149,999	21.5%	22.4%	19.8%
\$150,000 - \$199,999	11.9%	11.3%	11.4%
\$200,000+	6.9%	15.0%	16.5%
Average Household Income	\$99,991	\$123,077	\$125,035
<b>2021 Population 25+ by Educational Attainment</b>			
Total	5,023	46,224	138,444
Less than 9th Grade	5.3%	2.9%	2.3%
9th - 12th Grade, No Diploma	5.2%	3.4%	3.3%
High School Graduate	17.2%	16.8%	16.1%
GED/Alternative Credential	4.5%	2.8%	2.6%
Some College, No Degree	22.4%	21.9%	21.6%
Associate Degree	10.6%	8.9%	8.5%
Bachelor's Degree	25.2%	29.9%	30.1%
Graduate/Professional Degree	9.5%	13.5%	15.4%



## 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ 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 [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0