

For Lease

Proposed Façade Upgrade



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

713-623-6944

hpiproperties.com

Northpark Medical Plaza

3020 - 3090 Northpark Dr., Kingwood, TX 77339

For Lease



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NORTH PARK MEDICAL PLAZA

3020 - 3090 Northpark Dr., Kingwood, TX 77339

Property Information

Space for Lease	1,200 SF (Move-In Ready)
	1,260 SF (Occupied But Available)
	3,186 SF (Occupied But Available)
Rental Rate	\$24.00 PSF
NNN	\$8.00 PSF
Building Size	35,836 SF
Parking Spots	158
Parking Ratio	4.4 per 1,000 SF
Lot Size	4.05 AC

Property Highlights

- Renovations Planned for the Façade, Monument Signage and Parking Lot in Q3 2026
- Landlord will offer Attractive Tenant Improvement Packages & Build-Out Free Rent
- Signalized Hard Corner Intersection in the Kingwood Master Planned Community

Demographics

Population (2025)	1 mi. - 15,142
	3 mi. - 72,311
	5 mi. - 129,814
Average Household Income	1 mi. - \$132,436
	3 mi. - \$149,639
	5 mi. - \$142,481

For More Information

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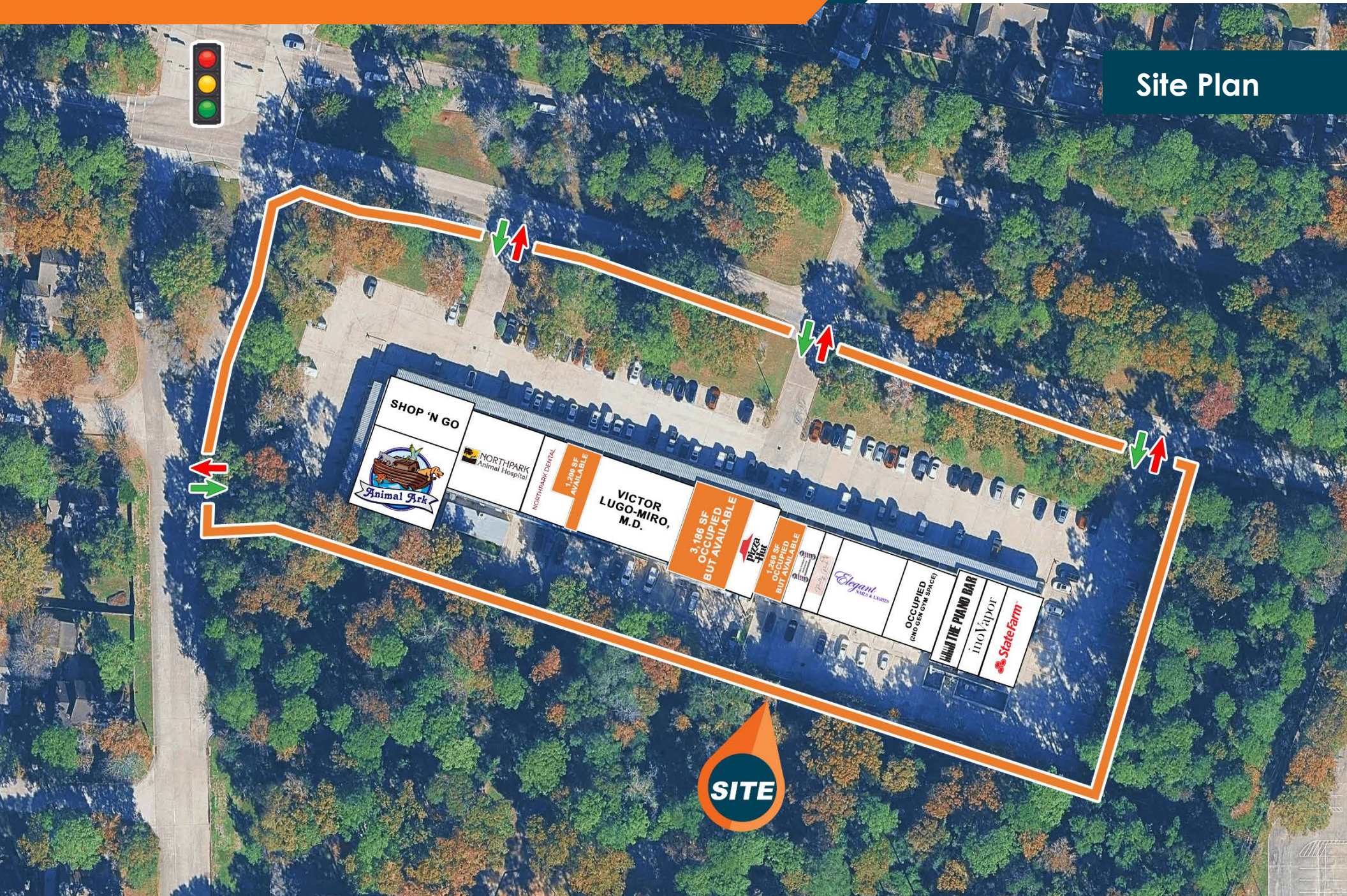
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Site Plan



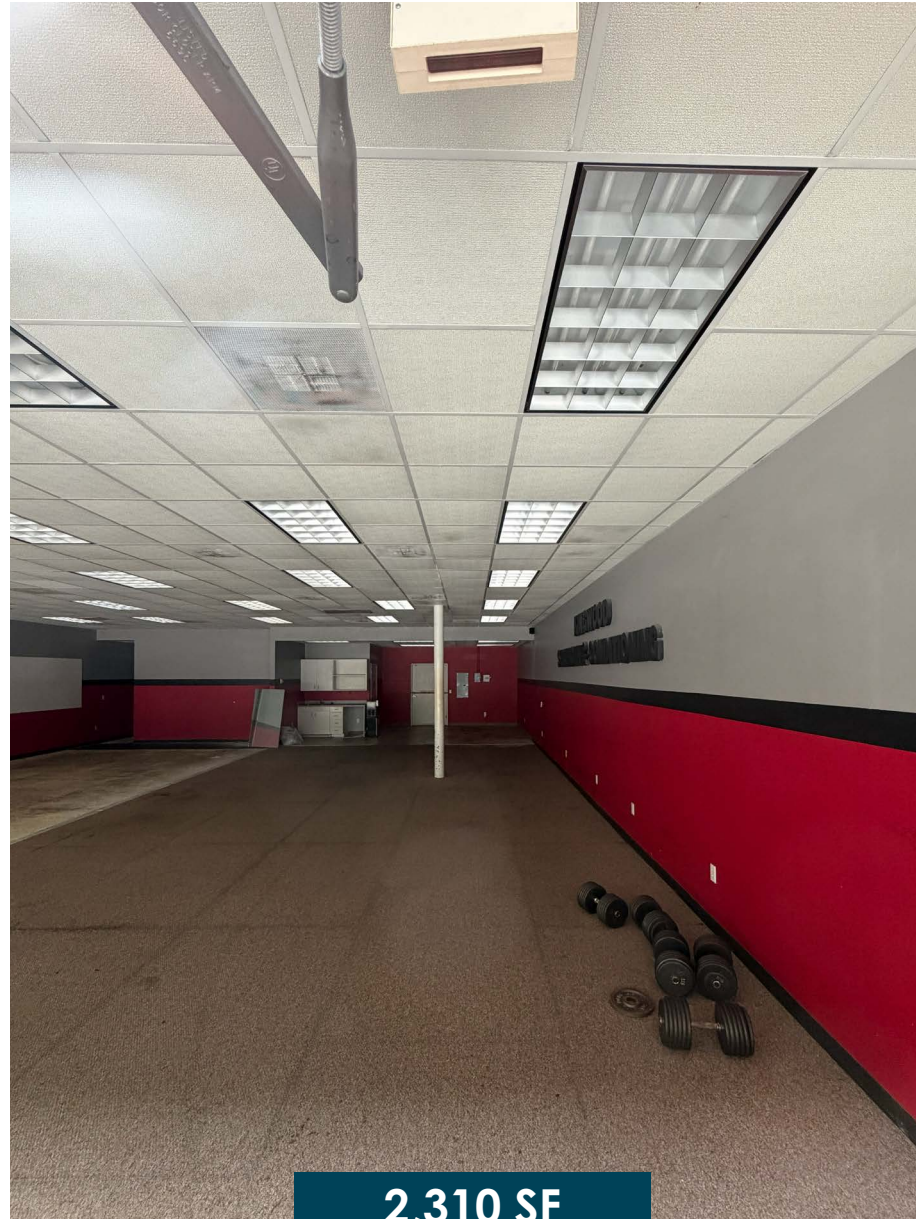
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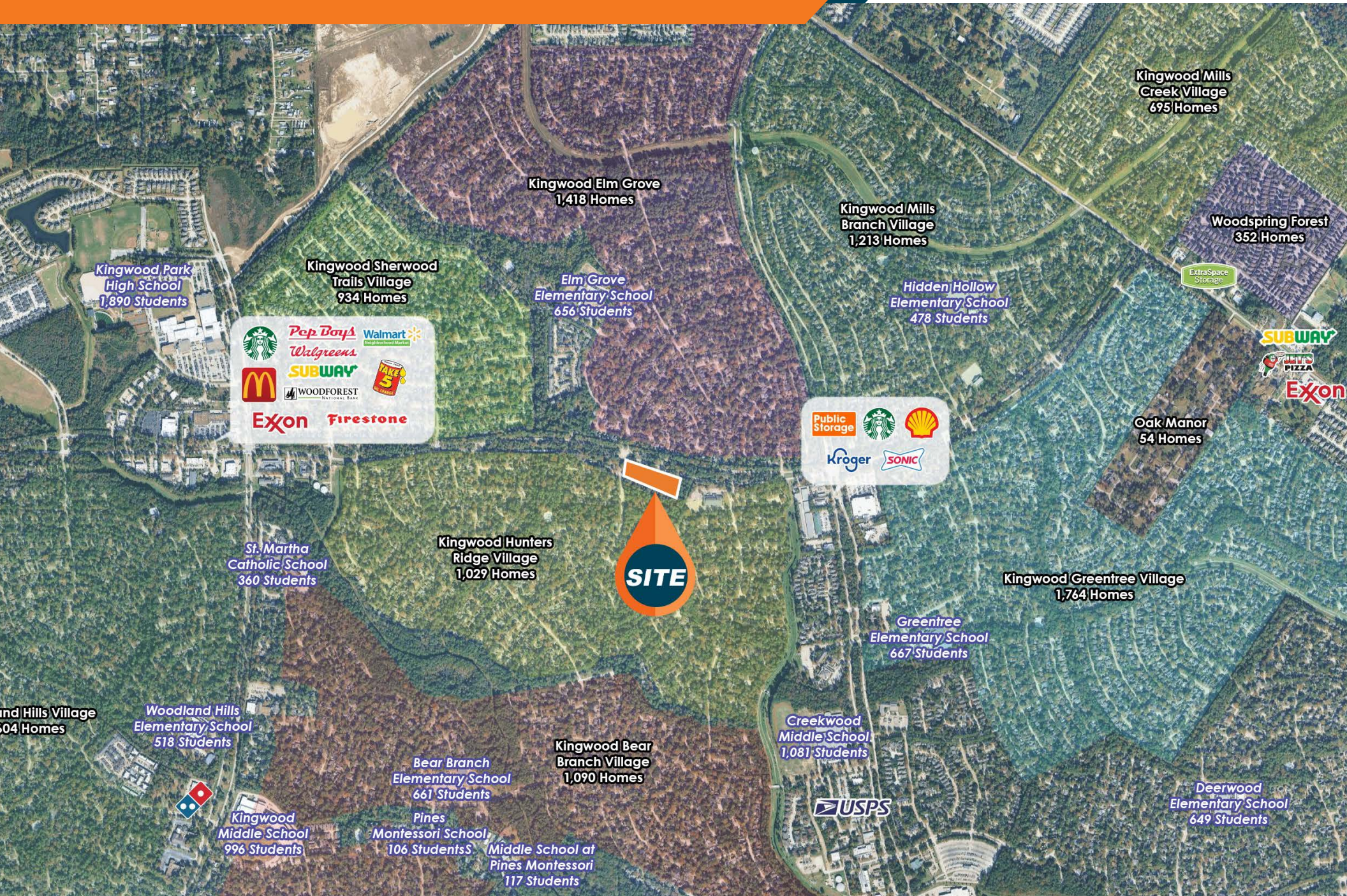


1,200 SF



2,310 SF
(2nd Gen Gym Space)

For Lease



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For Lease



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SITE

PNC **7-Eleven** **McDonald's** **Shell** **Starbucks** **WOODFOREST**
 Quick-Clean CAR WASH **Walmart** **PDS Health**
Hawthorn **EUROPEAN CENTER** **Panera** **MOD PIZZA**
GNC **Circle K** **Public Storage** **Calumet's** **SUPERCUTS**
HEB **Great Clips**
Luby's **SLIM CHICKENS** **TACO BELL** **COURTYARD**
TACO CABANA **MATTRESS FIRM** **stripes** **SportClips**
Walmart **Kroger** **tropical CAFE**
CHASE **Exxon** **metro**
Valero **TEXACO** **IHOP** **SONIC**

Valvoline **NAPA** **Walmart**
jiffylube **ADVANCE**
COLLISION CENTER

Starbucks **Pep Boys** **Walmart**
Walgreens **Subway** **Exxon** **Firestone**

Public Storage **Starbucks** **Shell**
Kroger **SONIC**

ExtraSpace Storage **Subway** **Exxon**

FedEx **USPS** **PNC** **UPS** **Exxon**
JAMES AVERY **JEREMIAH'S** **blo** **HAND + STONE**
MATTRESS FIRM **HOTWORX** **HEB**
BURGER KING **PDS Health** **Bank of America** **jiffylube**
Freddy's **Hallmark** **Frost** **Subway**
CHASE **Mister** **pure barre** **Chick-fil-dee**
AT&T **Starbucks** **WELLS FARGO** **McDonald's** **Walgreens**
ACE **Freebirds** **CAVA** **TROPHY VAGUE** **PAPA JOHN'S**
MOD PIZZA **lash** **POTBELLY** **Canes** **SportClips**
Great Clips **Walmart** **SMOOTHIE KING** **CVS pharmacy** **verizon** **OrangeTheory** **O'Reilly**

Lone Star College - Kingwood
12,000+ Students

West Fork High School
828 Students

WELLS FARGO **UPS** **ALDI** **Shell** **Marble SLAB CREAMERY**
ExtraSpace Storage **Jason's** **Subway** **Starbucks**
five BEL'W **DUNKIN'** **TACO BELL**
francesca's **CHASE** **SouthState**
CLUB PILATES **TALBOTS** **WHITEHOUSE BLACK MARKET**
ME **Pizza Hut** **PEI WEI** **Walgreens** **PLACE**
COST CUTTERS **Dental Care Alliance** **petco** **chico's**
CARRABBA'S **JPS A. BANK** **Schlotsky's**
SOMA **LOFT** **BASKIN ROBBINS**
DOLLAR TREE **Kinbak's Fried Chicken** **CVS pharmacy**

Forest Cove
393 Homes

Foster Elementary School
363 Students



Barrington
249 Homes

Kingwood High School
2,899 Students

Town Center Crossing
518 Units

Kingwood Greens Village
212 Homes

Kingwood Fosters Mill Village
547 Homes

Deerwood Elementary School
649 Students

Kingwood Sand Creek Village
1,104 Homes

Riverwood Middle School
1,143 Students

Willow Creek Elementary School
727 Students

King's Point
1,591 Homes

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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.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date