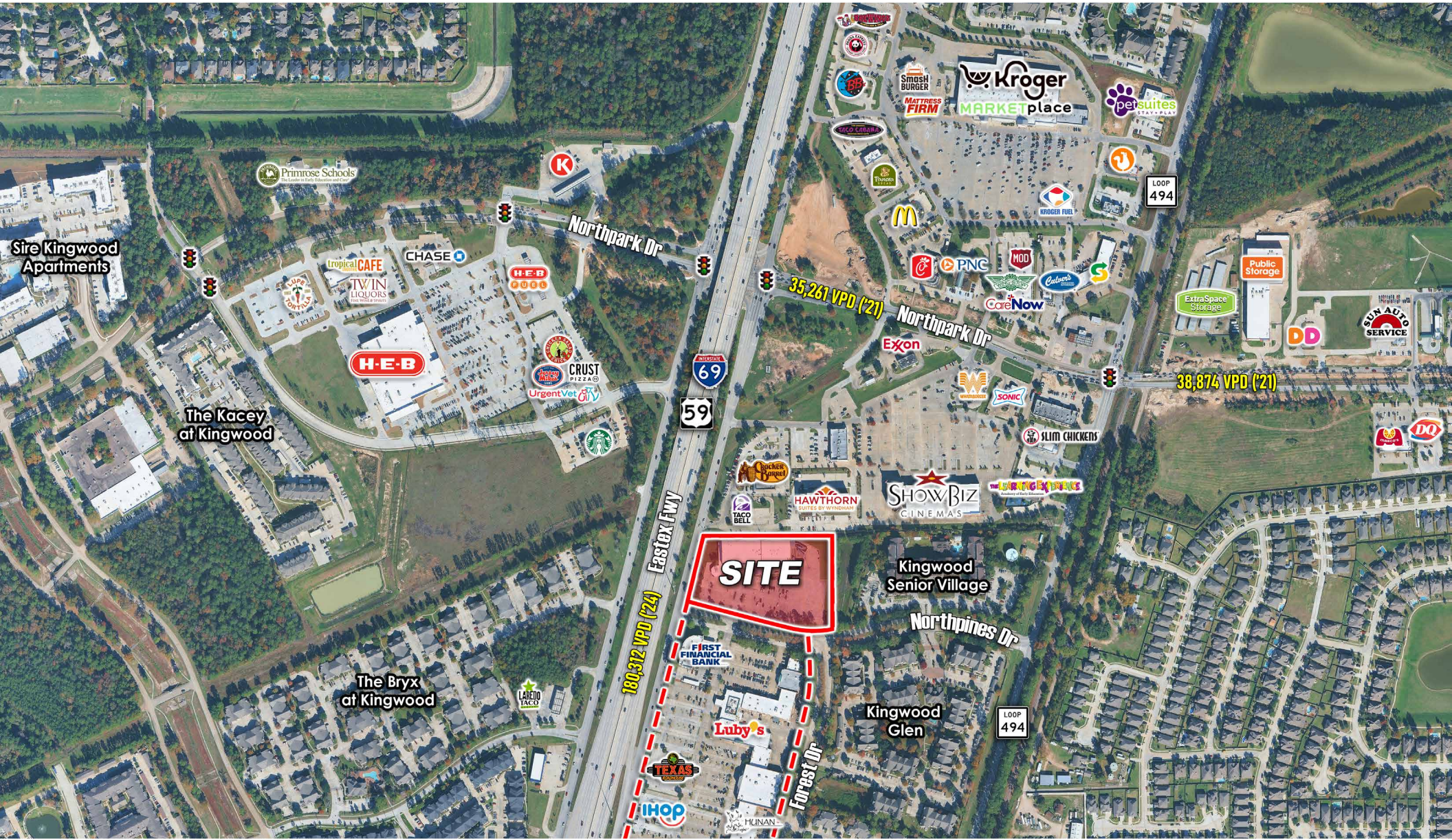


FREESTANDING BUILDING FOR LEASE

LOCATED IN THE KINGWOOD TRADE AREA



CHODROW
REALTY ADVISORS

ALAN CHODROW
832.741.7553
achodrow@chodrowrealty.com

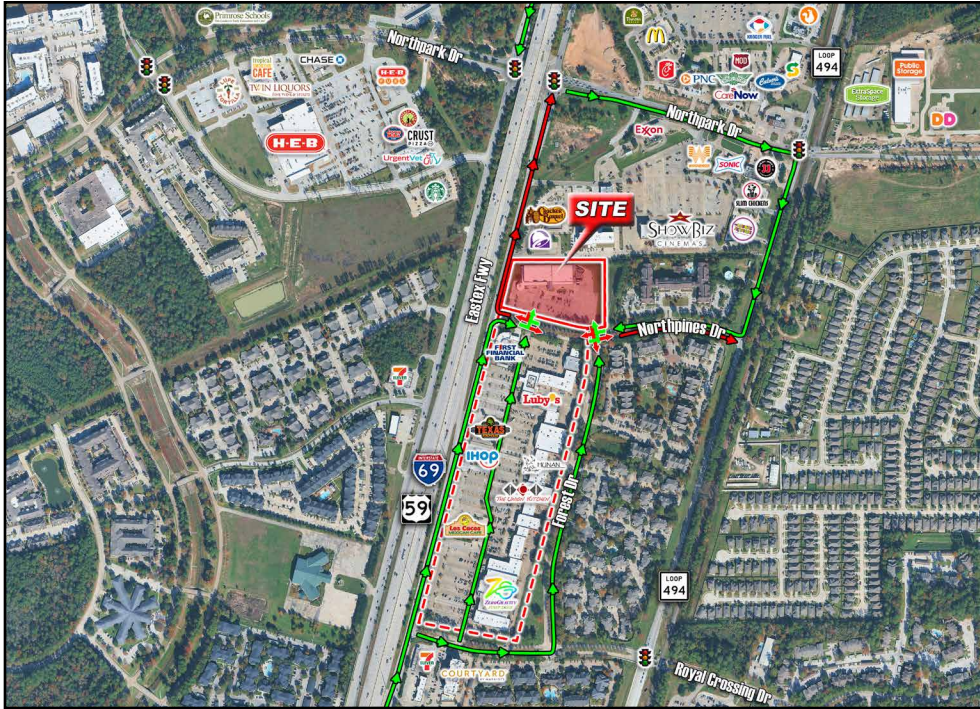
ZACHARY GREEN
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FREESTANDING BUILDING FOR LEASE

111 Northpines Dr, Kingwood, TX 77339

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PROPERTY HIGHLIGHTS

- Located on 7 acres
- Easily accessible from both sides of US-59
- Ample parking
- Highly visible from US-59
- Loading dock in back of building
- Located near highly trafficked restaurants, retailers and medical offices
- Near the largest Kroger in the state
- Contact Broker for additional information



LOCATION

111 Northpines Drive, Kingwood, Texas 77339



AVAILABLE

±35,020 SF



PRICING

Call for Details



DEMOGRAPHICS

2025 (Source ESRI)	1-Mile	3-Mile	5-Mile
Total Population	13,996	54,935	130,305
Median HH Income	\$91,521	\$86,370	\$93,008
Total Household	6,228	21,421	47,458
Daytime Population	11,814	54,880	129,136

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NEXT DOOR TENANT LIST

Retail:

- First Financial Bank
- Ascentium Capital
- H&R Block
- State Farm Insurance
- Railcar Logos and Lettering
- Cyndy's Nail Salon
- Welchko Insurance Services
- Houston Custom Carpets Flooring & Remodeling
- Paul Terry Savoie Insurance
- Zero Gravity Jump Zone
- Pet Groomer
- Safari Legends
- A+ Foot Massage
- Phd Trading Technologies
- TNC Nutrition
- The Forest Collection, Inc
- Acousha Coins, Coin Dealer
- High Level Blendz Barber Shop

Medical:

- Quest Diagnostics
- Her Healthcare
- SimonMed-Northpark
- Mary Jackson OBGYN
- Complete Dental Care Group PLLC
- IPR Healthcare System, Inc.
- Paige Orthodontics
- Silver Fox Medicare
- U.S Renal Care Dialysis
- Pharmacy Texas
- SarahCare of Kingwood
- NewSound Hearing Center
- Drees Kathleen Physical Therapy
- MediSpa Texas

Restaurants:



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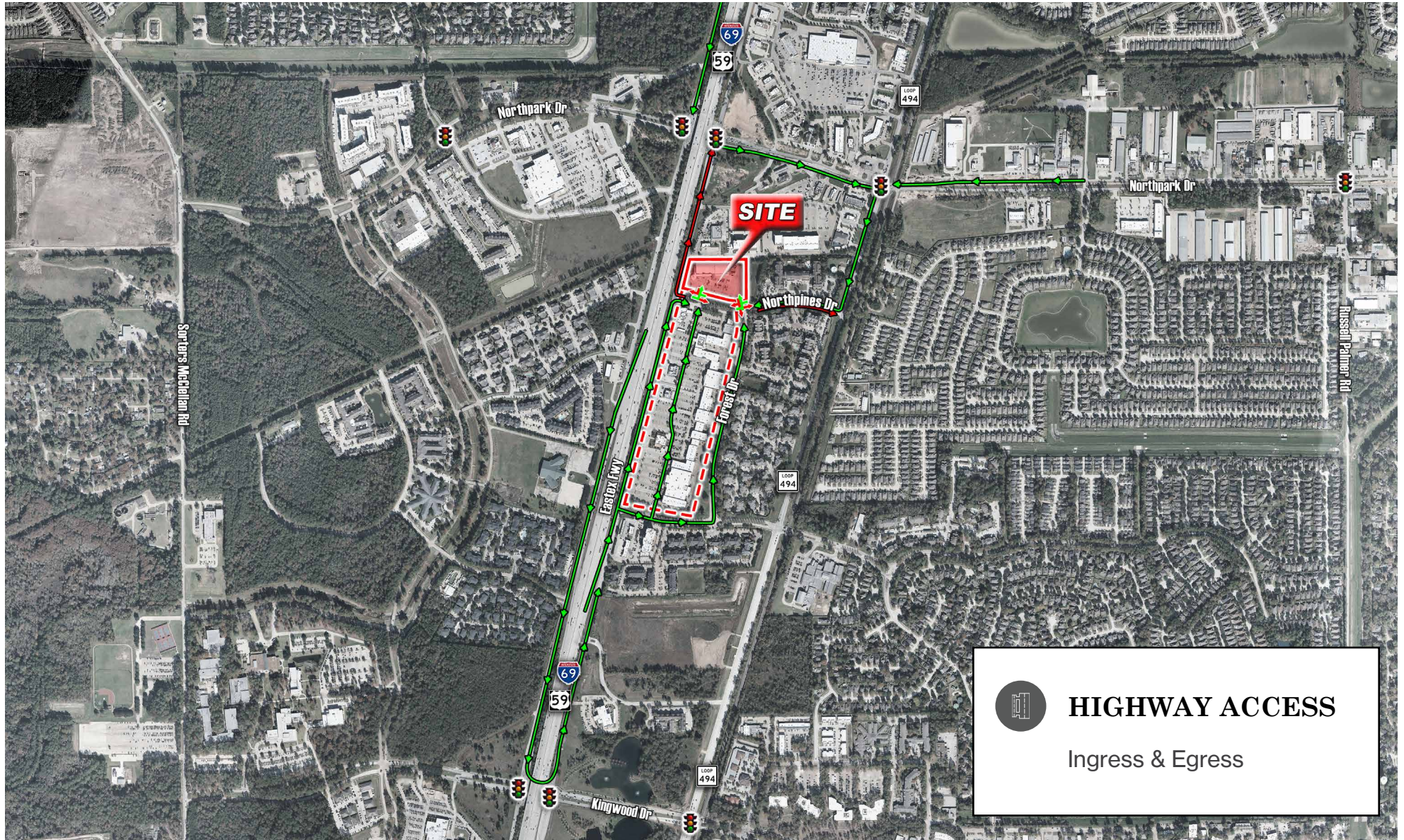
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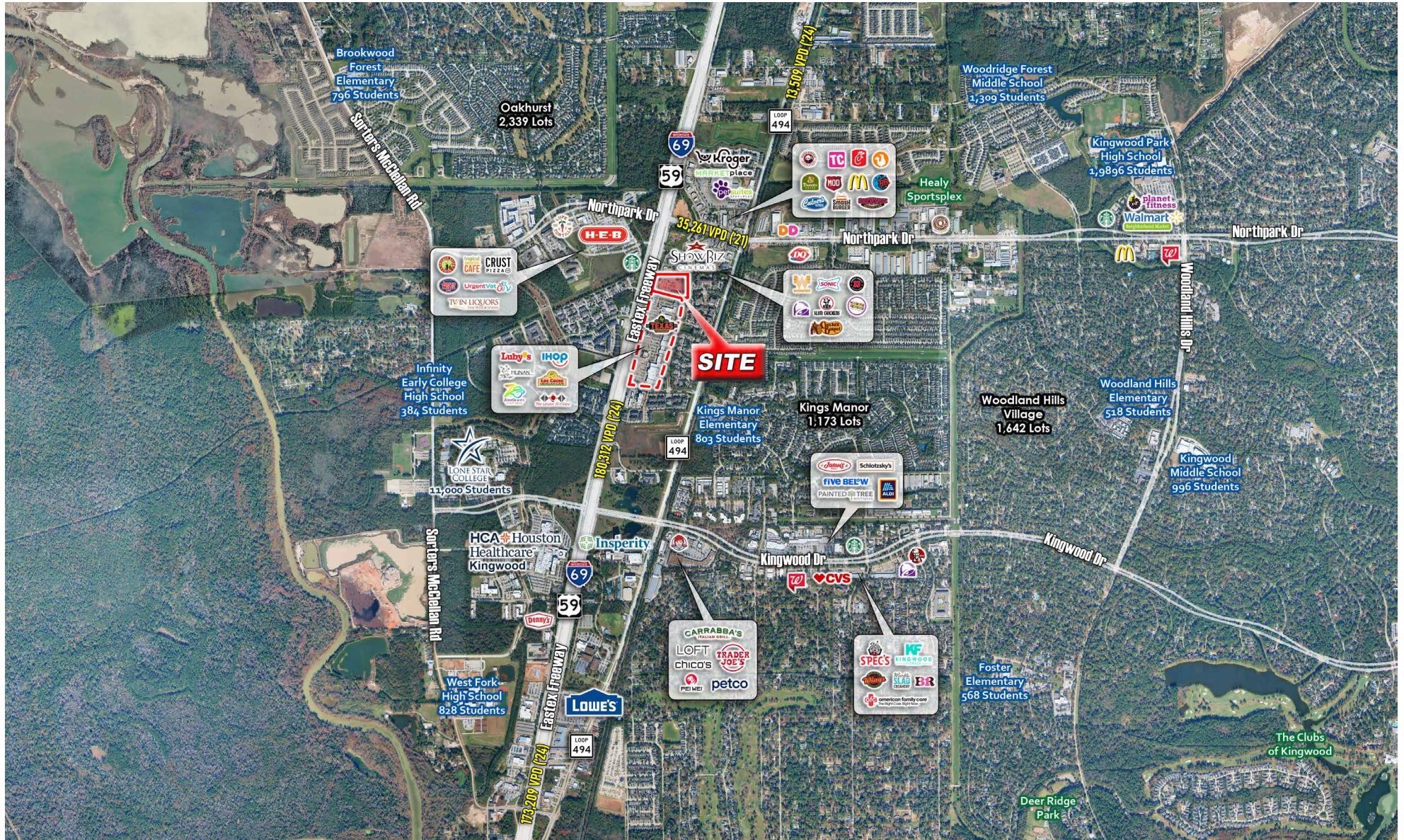
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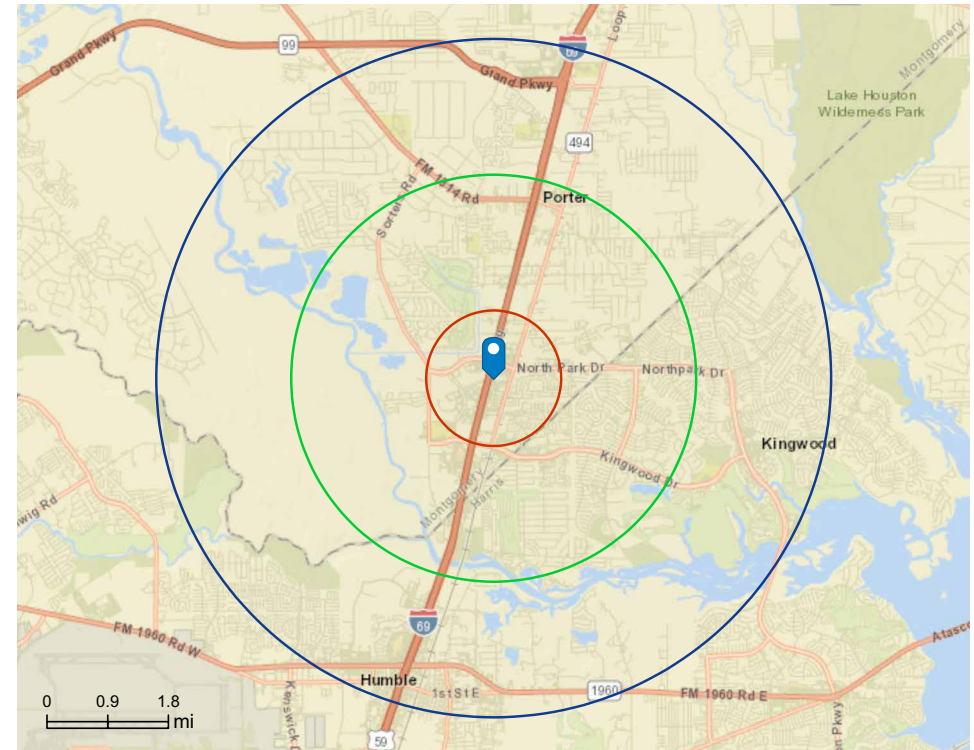
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Population Summary	1 mile	3 miles	5 miles
2010 Total Population	8,028	39,167	95,707
2020 Total Population	12,414	50,829	121,557
2020 Group Quarters	45	119	376
2025 Total Population	13,996	54,935	130,305
2025 Group Quarters	32	122	391
2030 Total Population	15,585	58,710	140,557
2025-2030 Annual Rate	2.17%	1.34%	1.53%
2025 Total Daytime Population	11,814	54,880	129,136
Workers	5,285	25,782	62,236
Residents	6,529	29,098	66,900

Household Summary	1 mile	3 miles	5 miles
2010 Total Households	3,842	15,351	34,994
2010 Average Household Size	2.07	2.54	2.72
2020 Total Households	5,489	19,350	43,228
2020 Average Household Size	2.25	2.62	2.80
2025 Total Households	6,228	21,421	47,458
2025 Average Household Size	2.24	2.56	2.74
2030 Total Households	7,029	23,280	51,932
2030 Average Household Size	2.21	2.52	2.70
2025-2030 Annual Rate	2.45%	1.68%	1.82%
2025 Families	3,548	14,249	33,795
2025 Average Family Size	3.09	3.24	3.31
2030 Families	3,934	15,245	36,624
2030 Average Family Size	3.09	3.22	3.29
2025-2030 Growth Rate	2.1%	1.4%	1.6%

Median Household Income	1 mile	3 miles	5 miles
2025	\$91,521	\$86,370	\$93,008
2030	\$96,569	\$94,484	\$103,151

Median Age	1 mile	3 miles	5 miles
2010	33.5	37.6	35.9
2020	36.0	38.0	36.7
2025	36.1	38.5	37.5
2030	36.9	39.3	38.2



2025 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	9,629	37,619	87,109
Less than 9th Grade	3.1%	3.0%	3.9%
9th - 12th Grade, No Diploma	2.0%	3.1%	4.4%
High School Graduate	20.6%	18.9%	18.3%
GED/Alternative Credential	6.5%	4.3%	4.3%
Some College, No Degree	24.0%	22.7%	21.5%
Associate Degree	10.3%	10.7%	9.8%
Bachelor's Degree	22.4%	23.6%	24.7%
Graduate/Professional Degree	11.2%	13.7%	13.1%

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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 have the necessary authority to place a price in writing on behalf of the party,~~ disclose:
 - 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.

Chodrow Realty Advisors

Licensed Brokers/Broker Firm Name or
Primary Assumed Business Name

Alan Chodrow

Designated Broker of Firm

Zachary Green

Licensed Supervisor of Sales Agent/Associate

Sales Agent/Associates Name

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Licensed No.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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