

SHOPS AT CINCO RANCH



27131 CINCO RANCH BLVD | KATY, TEXAS



MAIN STREET
COMMERCIAL PARTNERS

> KATY

DEMOGRAPHICS

TOTAL POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	15,935	115,801	252,838

FUTURE TOTAL POPULATION

2029 TOTAL POPULATION	1 MILE	3 MILES	5 MILES
	16,734	123,747	288,872

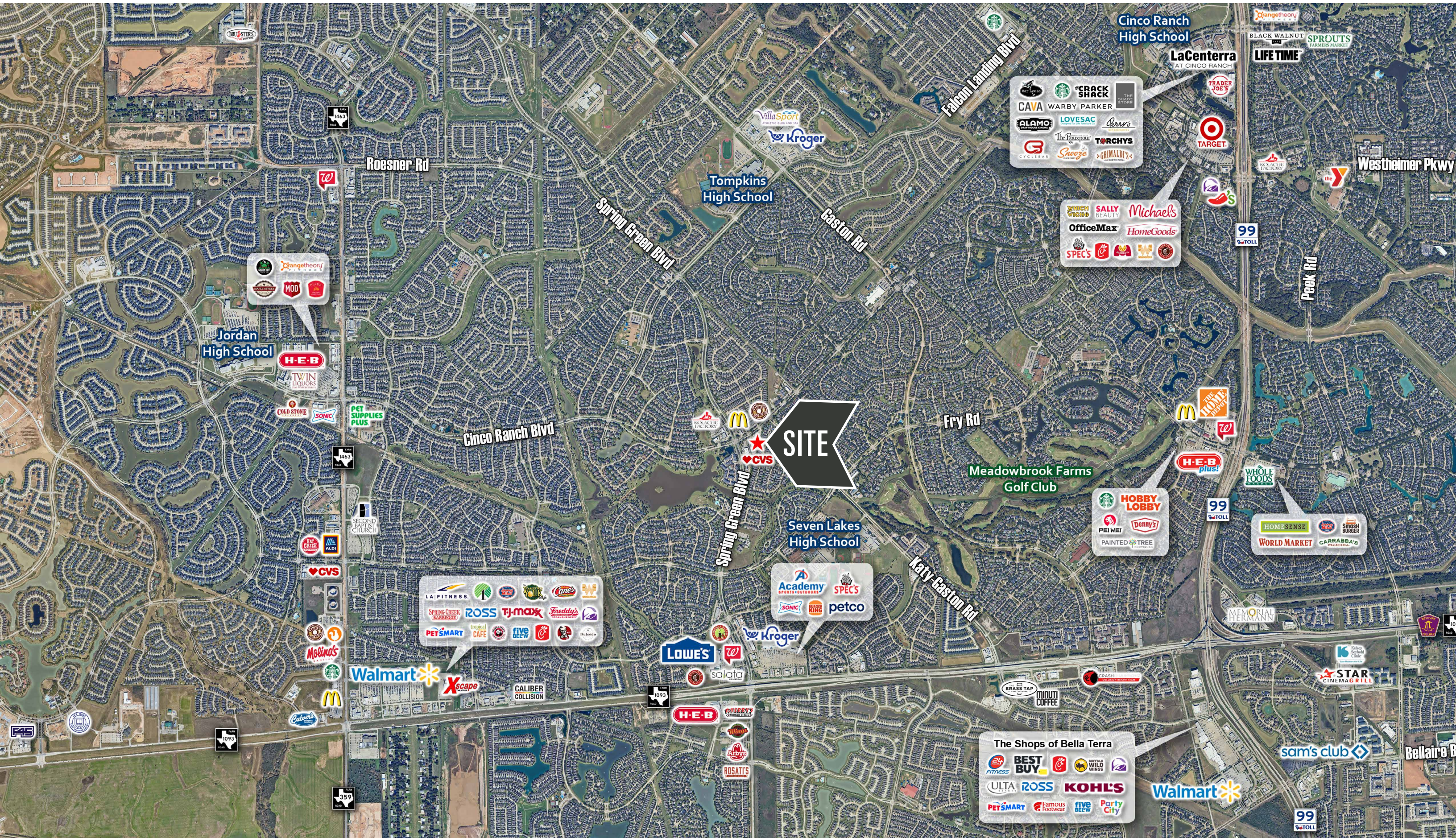
MEDIAN HOUSEHOLD INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$177,394	\$157,782	\$140,729



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> MARKET AERIAL



SITE

Starbucks
CAVA
ALAMO
CYCLAR
CRACK SHACK
WARBY PARKER
LOVESAC
Swooze
TORCHYS
GRIMALDI'S

WHICH WIGG
SALLY BEAUTY
OfficeMax
SPECS
MICHAEL'S
HomeGoods
WALMART
WALMART

Orangetheory
MOD
H-E-B

LA FITNESS
SPRING CREEK BARBECUE
PET SMART
ROSS
TJ-MAXX
FREDDY'S
TROPICAL CAFE
FIVE BEER
CINCO RANCH

Academy
SONIC
BURGER KING
SPECS
petco

Starbucks
PEI WEI
PAINTED TREE
HOBBY LOBBY
Denny's

HOMESENSE
WORLD MARKET
SMASH BURGER
CARRABBA'S

The Shops of Bella Terra
24 FITNESS
BEST BUY
ULTA
PET SMART
ROSS
FAMOUS FOOTWEAR
KOHLS
FIVE BEER
Party City

Walmart
Xscape
CALIBER COLLISION

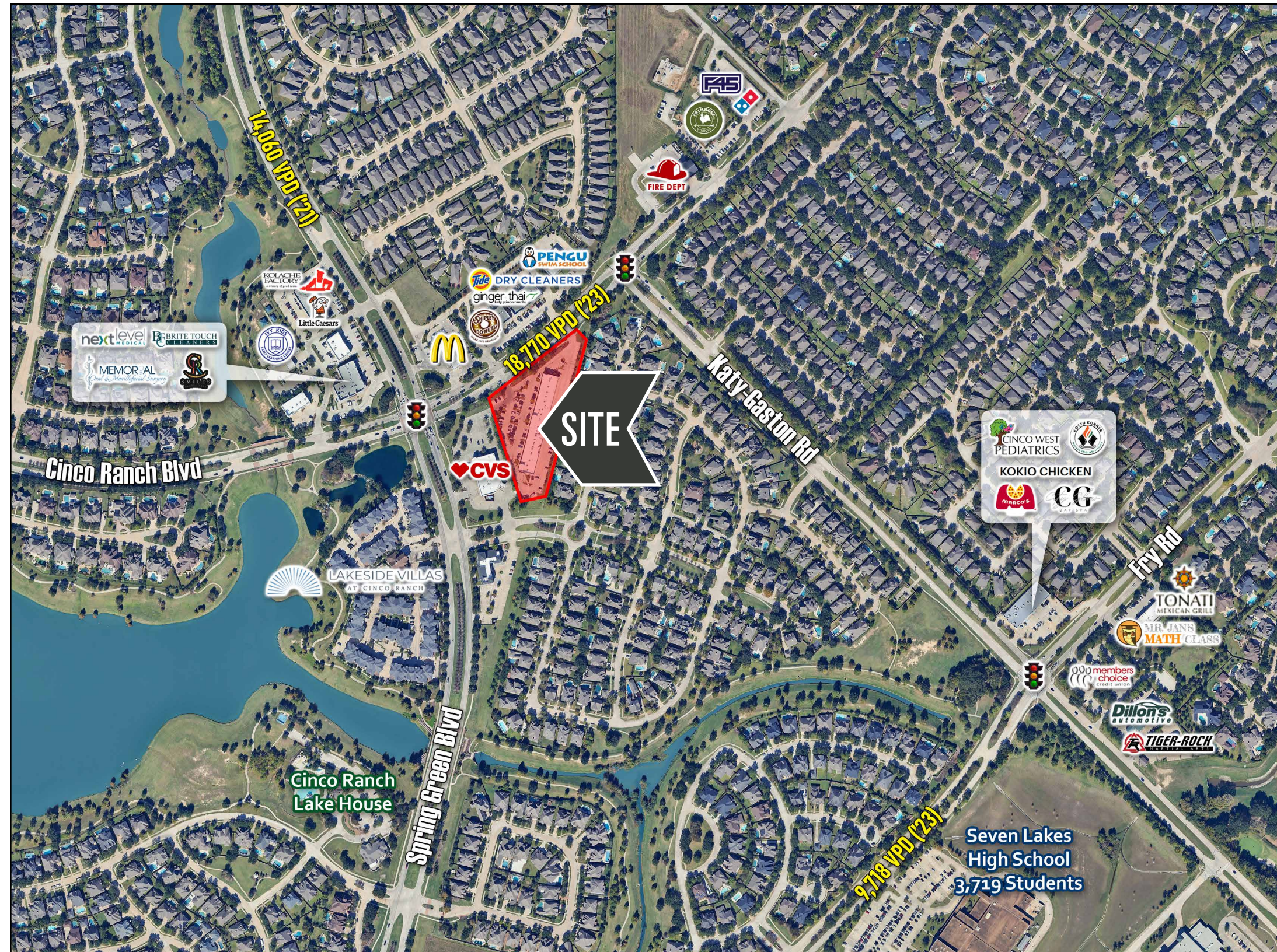
LOWE'S
salata
H-E-B
STURKEY'S

Walmart

sam's club

Bellaire B

- › Located at a signalized intersection
- › Serves 36,000 homes over a 3-mile radius
- › One of the most affluent pockets in Houston MSA and consistently ranked as a top 5 neighborhood to live in America
- › [Aerial 360° Map](#)
- › Available:
 - ›› 2,783 SF Retail Space
 - ›› 2,200 SF 2nd Gen Nail Spa
 - ›› For Lease



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> SITE PLAN

AVAILABLE

2,783 SF
2,200 SF - 2ND GEN NAIL SPA

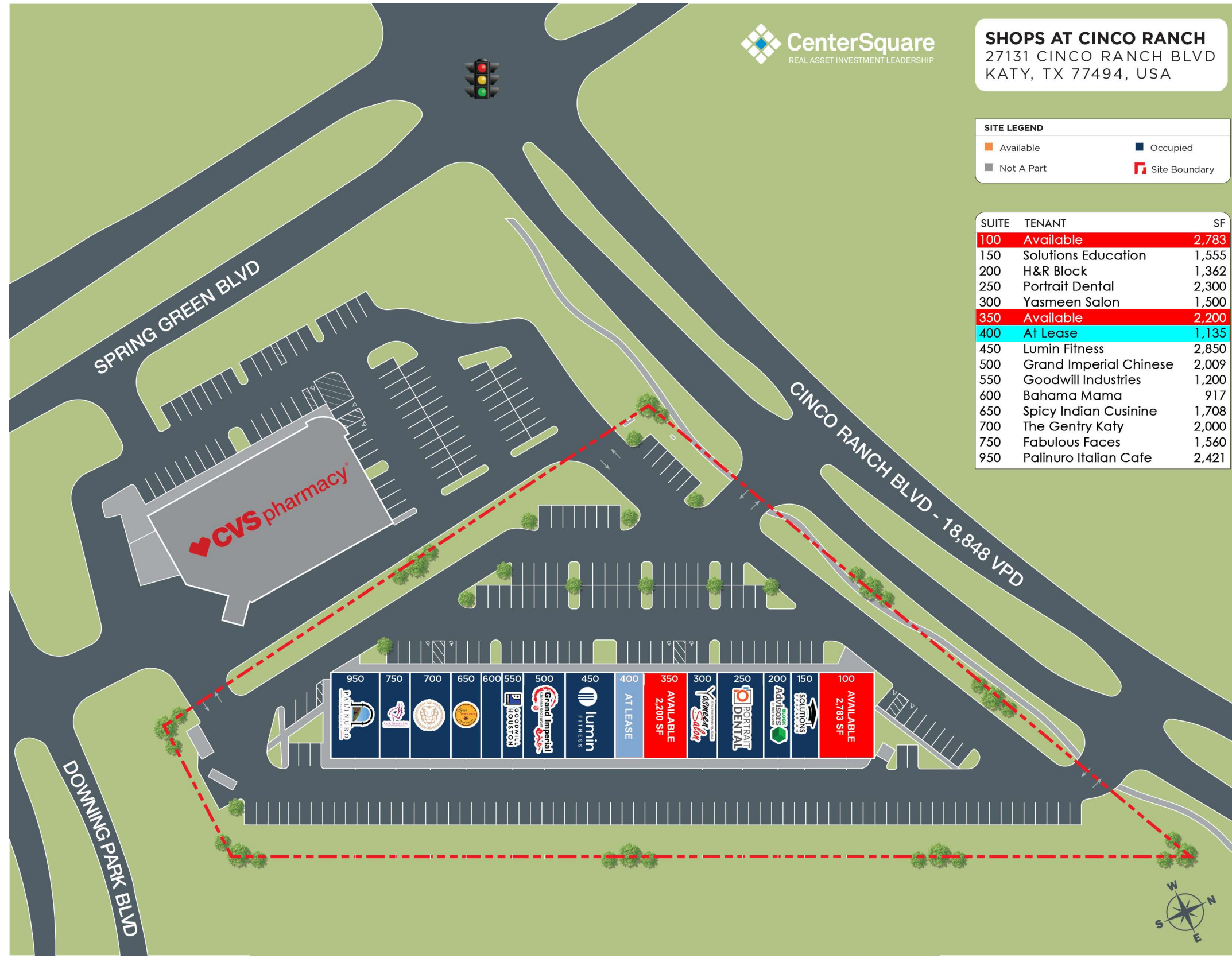


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27131 CINCO RANCH BLVD
KATY, TX 77494, USA

SITE LEGEND

Available	Occupied
Not A Part	Site Boundary

SUITE	TENANT	SF
100	Available	2,783
150	Solutions Education	1,555
200	H&R Block	1,362
250	Portrait Dental	2,300
300	Yasmeen Salon	1,500
350	Available	2,200
400	At Lease	1,135
450	Lumin Fitness	2,850
500	Grand Imperial Chinese	2,009
550	Goodwill Industries	1,200
600	Bahama Mama	917
650	Spicy Indian Cusine	1,708
700	The Gentry Katy	2,000
750	Fabulous Faces	1,560
950	Palinuro Italian Cafe	2,421




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**BRETT LEVINSON
& JOHN FELITTO**

 281.768.8000

 WWW.MAINSTCP.COM



MAIN STREET
COMMERCIAL PARTNERS

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner’s agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless

authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
BUYER, SELLER, LANDLORD OR TENANT			DATE