

Kings Park Professional Plaza



For Lease

20031-20035 W. Lake Houston Pkwy.
Humble, TX 77346

Groen Realty Partners

7 Switchbud Place Ste. 192-206

The Woodlands, TX 77380

713-426-6655 Office

281-949-8822 Fax

www.groenrealtypartners.com



Kings Park Professional Plaza

20031-20035 W. Lake Houston Pkwy.

Year Built: 2003

Available Space: 2,505 SqFt (Non Divisible)

Rental Rate: \$24.00 SF/YR (NNN)

Property Type: Office

End Cap Space!!!

Available Now!!!

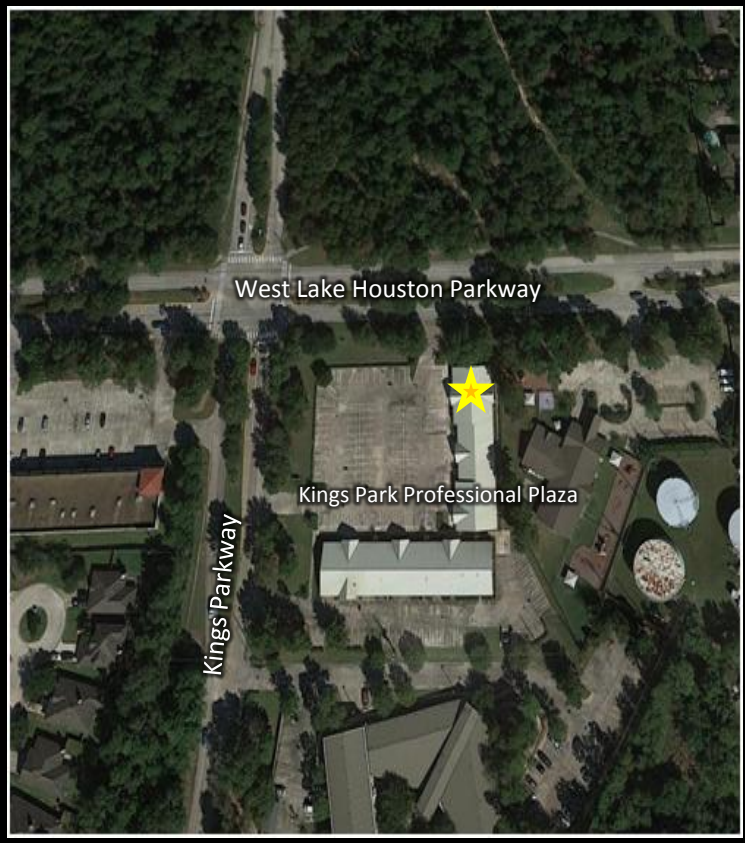
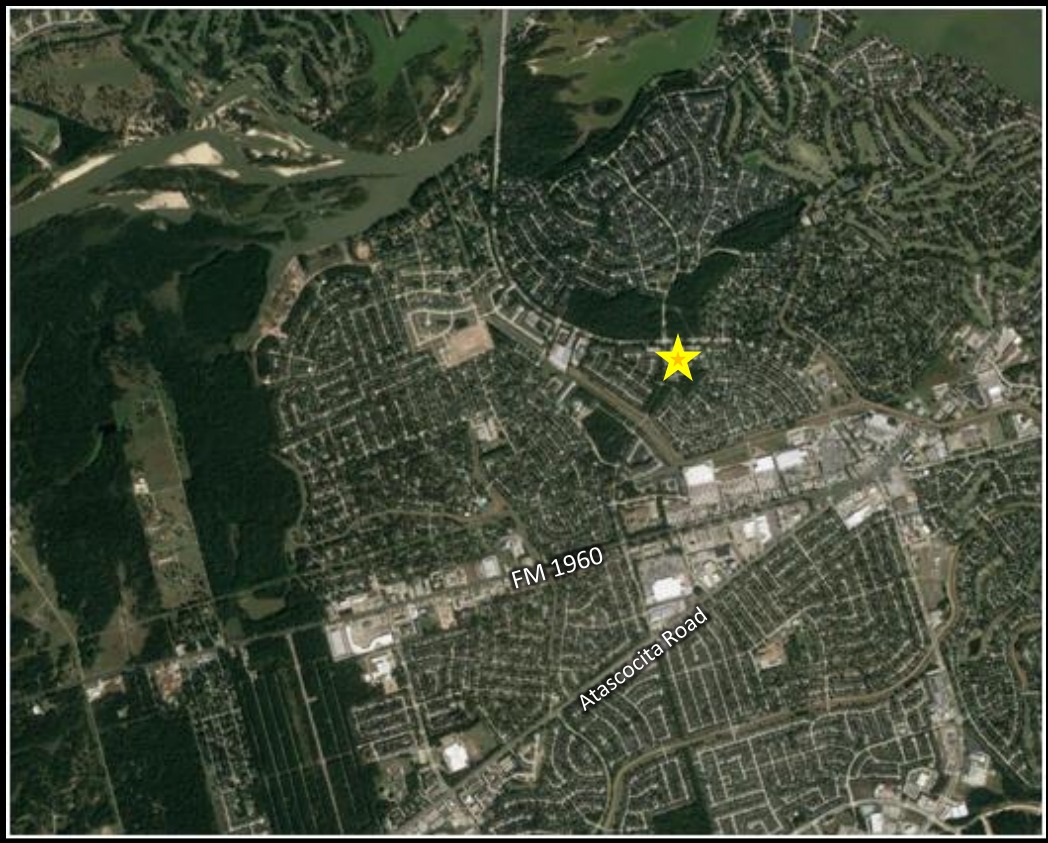


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Travis McFarland - travis@groenrealtypartners.com

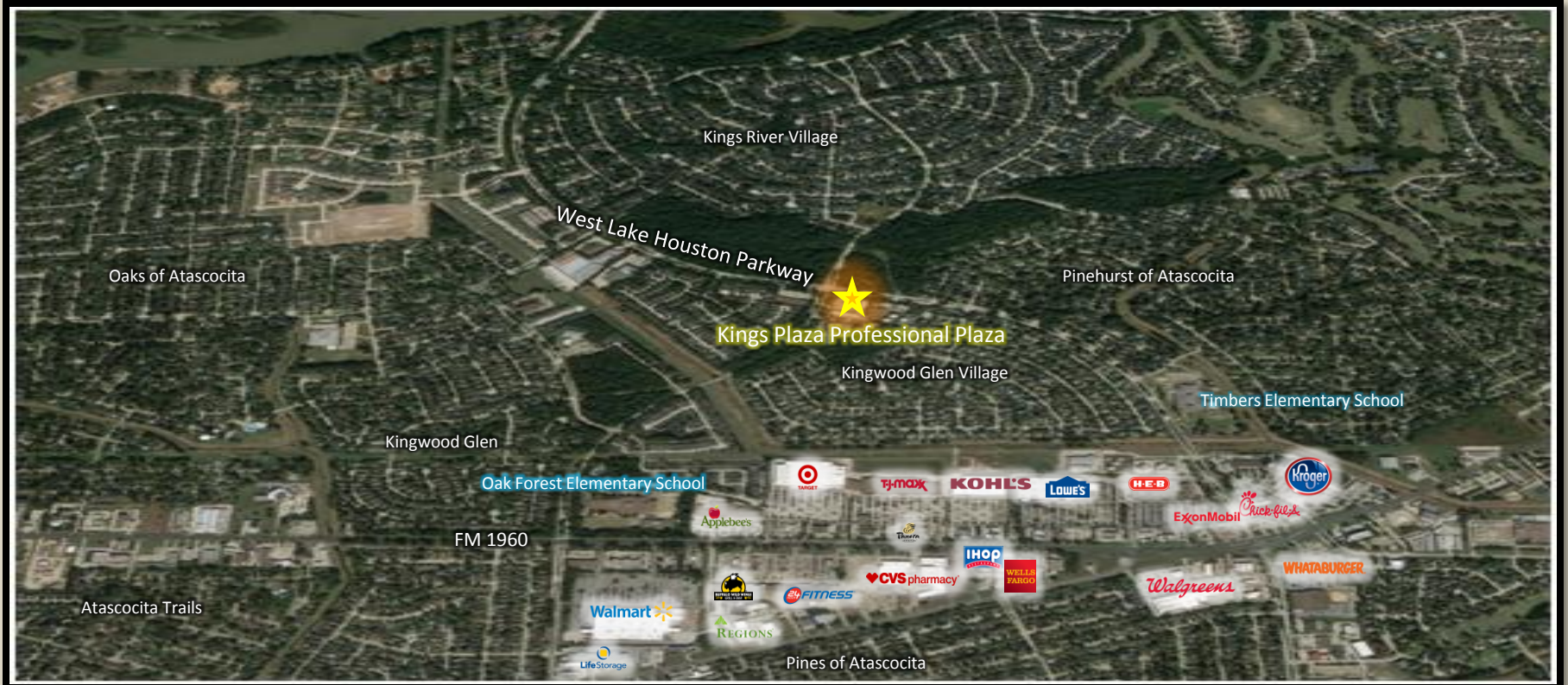
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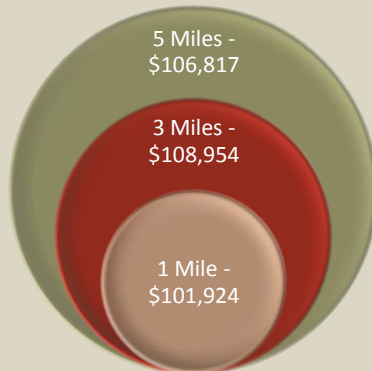
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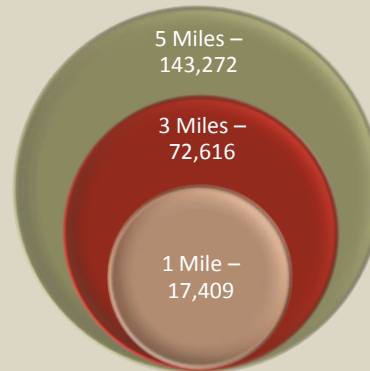
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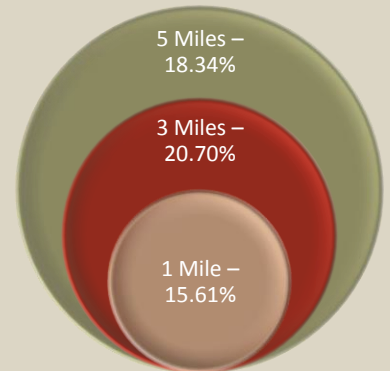
AVERAGE HOUSEHOLD INCOME



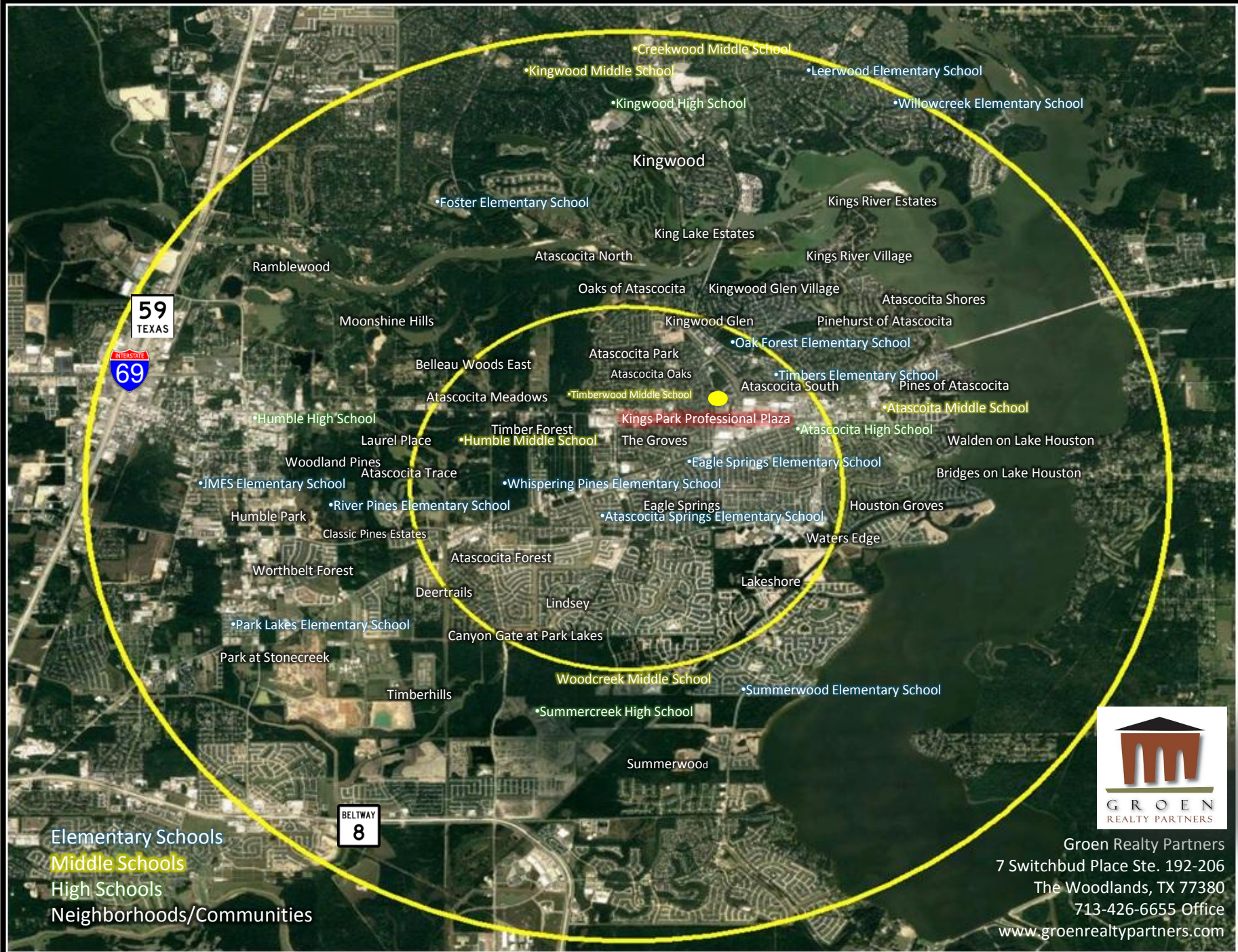
POPULATION



POPULATION GROWTH 2010-2016



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59
TEXAS

INTERSTATE
69

BELTWAY
8

•Creekwood Middle School
•Kingwood Middle School
•Kingwood High School
•Leerwood Elementary School
•Willowcreek Elementary School

Kingwood

•Foster Elementary School

Kings River Estates

Ramblewood

Atascocita North

Kings River Village

King Lake Estates

Oaks of Atascocita

Kingwood Glen Village

Atascocita Shores

Moonshine Hills

Kingwood Glen

Pinehurst of Atascocita

Atascocita Park

•Oak Forest Elementary School

Pines of Atascocita

Belleau Woods East

Atascocita Oaks

•Timbers Elementary School

Atascocita Middle School

Atascocita Meadows

•Timberwood Middle School

Atascocita South

Atascocita High School

•Humble High School

Kings Park Professional Plaza

Walden on Lake Houston

Laurel Place

•Humble Middle School

The Groves

•Atascocita High School

Woodland Pines

•Whispering Pines Elementary School

•Eagle Springs Elementary School

Bridges on Lake Houston

•JMFS Elementary School

Atascocita Trace

Eagle Springs

•Atascocita Springs Elementary School

Houston Groves

Humble Park

•River Pines Elementary School

Waters Edge

Worthbelt Forest

Atascocita Forest

Lakeshore

•Park Lakes Elementary School

Deertrails

Lindsey

Canyon Gate at Park Lakes

Woodcreek Middle School

•Summerwood Elementary School

Park at Stonecreek

Timberhills

•Summercreek High School

Summerwood



Elementary Schools
Middle Schools
High Schools
Neighborhoods/Communities

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EQUAL HOUSING
OPPORTUNITY

Information About Brokerage Services

Texas law requires all real estate licensees 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 all 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 coincidental 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.

Donald Todd Groen **0591605** **todd@groenrealtypartners.com** **(713)26-6655**
 Licensed Broker /Broker Firm Name or License No. Email Phone
 Primary Assumed Business Name
 Designated Broker of Firm License No. Email Phone
 Licensed Supervisor of Sales Agent/ License No. Email Phone
 Associate
 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
 IABS 1-0 Date

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