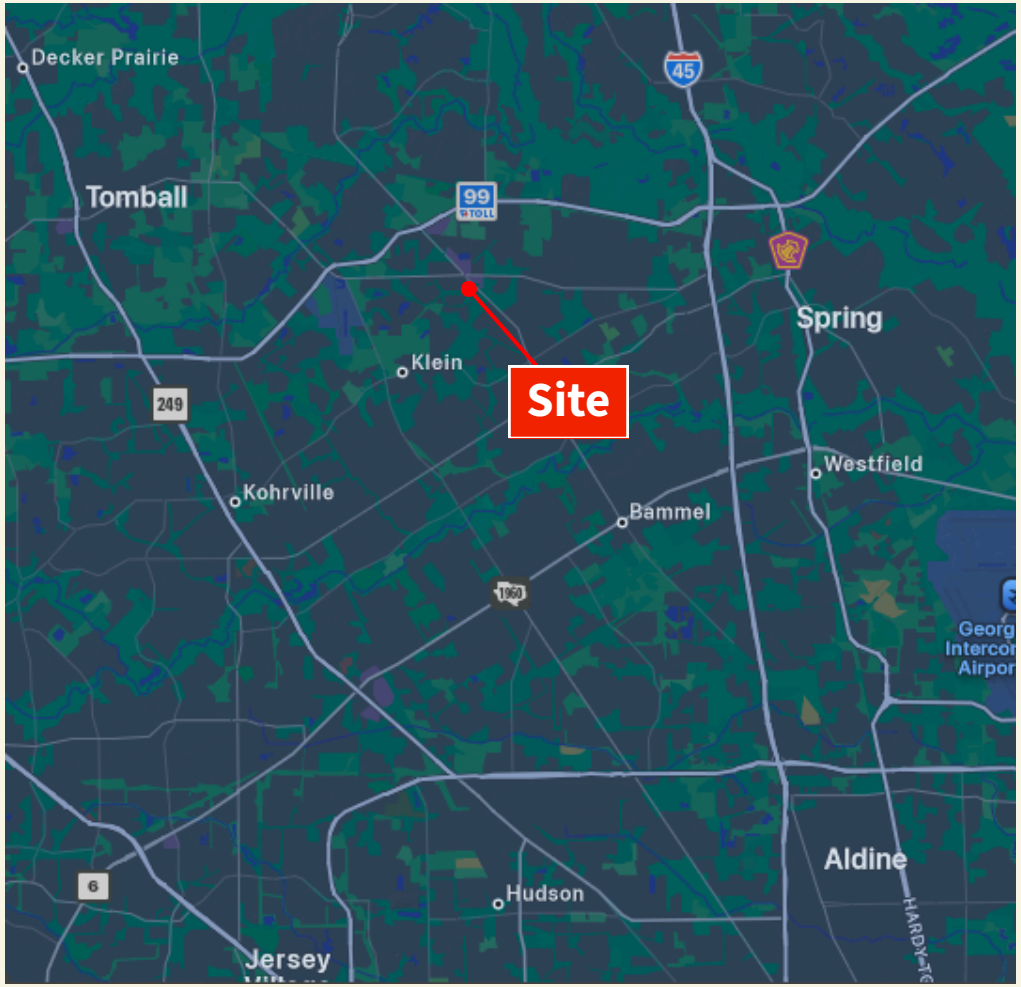


FORWARD
PROPERTIES

Springbrook Garden

20625 Kuykendahl Rd, Spring, TX 77379

ABOUT



PROJECT DESCRIPTION

Springbrook Garden is a newly constructed and delivered neighborhood retail center located along Kuykendahl Road in the highly desirable Spring/Klein trade area. Offering modern first generation retail space, contemporary architecture, excellent visibility, and multiple points of ingress and egress, the project is designed to accommodate a variety of retail, restaurant, medical, and service oriented users. Surrounded by established neighborhoods, strong demographics, and a diverse mix of national retailers, Spring Brook Garden offers an exceptional opportunity to serve one of North Houston's most desirable retail markets.

PROJECT OVERVIEW

- **10,100 Total SF of Retail**
- **1,200 SF Minimum**
- **Shared Grease Trap on Site**
- **5:1 Parking Ratio**
- **100' of Frontage on Kuyendahl Road**
- **Outdoor Patio Potential for Restaurant Users**
- **Easy Access to Grand Parkway, FM 2920, and Louetta Road**
- **Strong Daily Traffic Counts**
- **Call Brokers for Pricing/Additional Information**

AREA RETAIL MIX

H-E-B, SPROUTS FARMERS MARKET, LOWE'S, CINEMARK, CHASE

TRAFFIC COUNTS

Kuykendahl Rd.	Est. 32,003 VPD
FM 2920	Est. 33,487 VPD

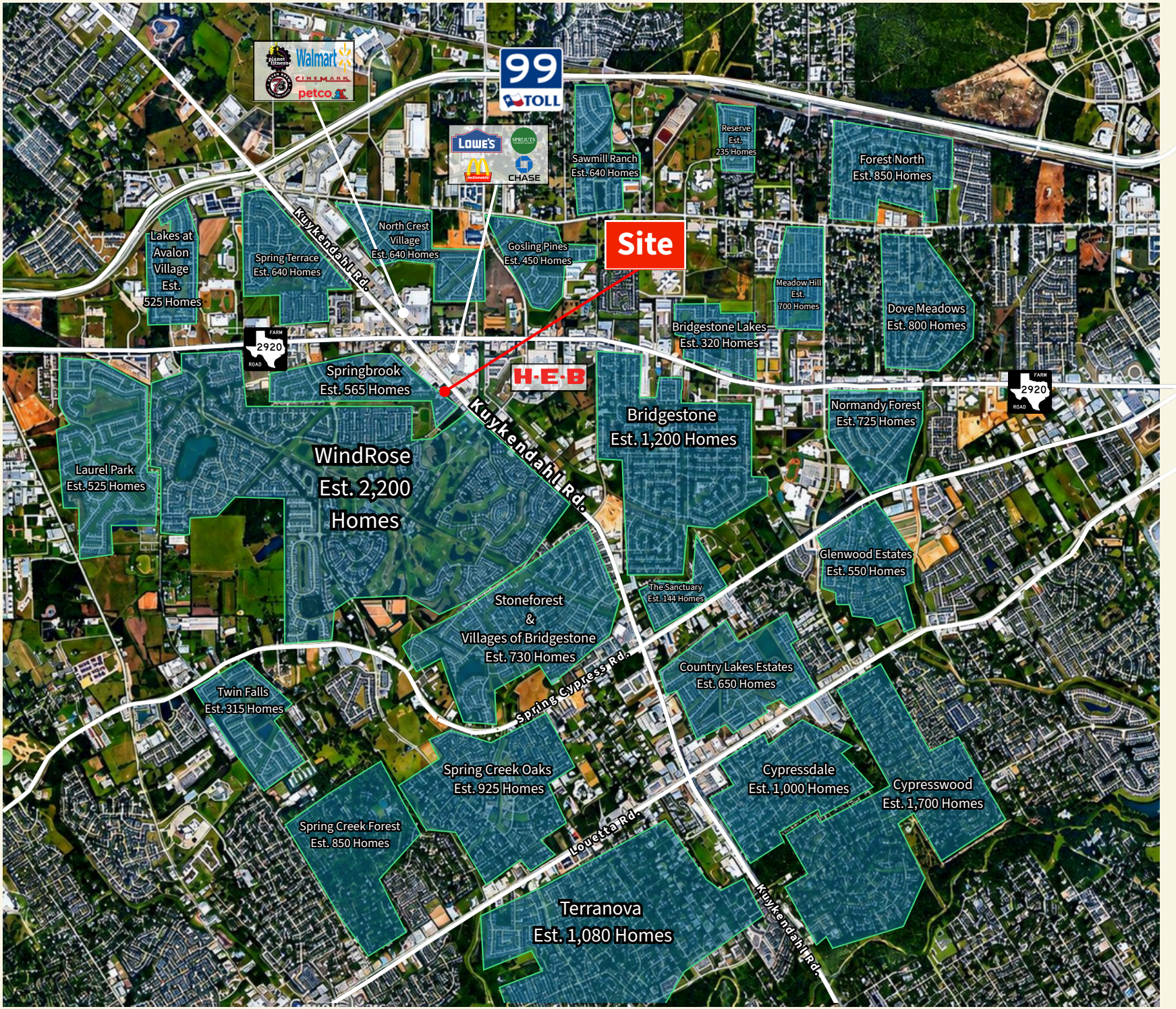
DEMOGRAPHICS

	1 Mile	2 Mile	3 Mile
Population	10,970	41,763	97,005
Total Homes	3,772	14,207	32,981
Avg. Household Income	$157,757	$149,403	$143,120
Avg. Household Size	2.91	2.94	2.94
Daytime Population	11,107	35,124	76,409

FORWARD PROPERTIES

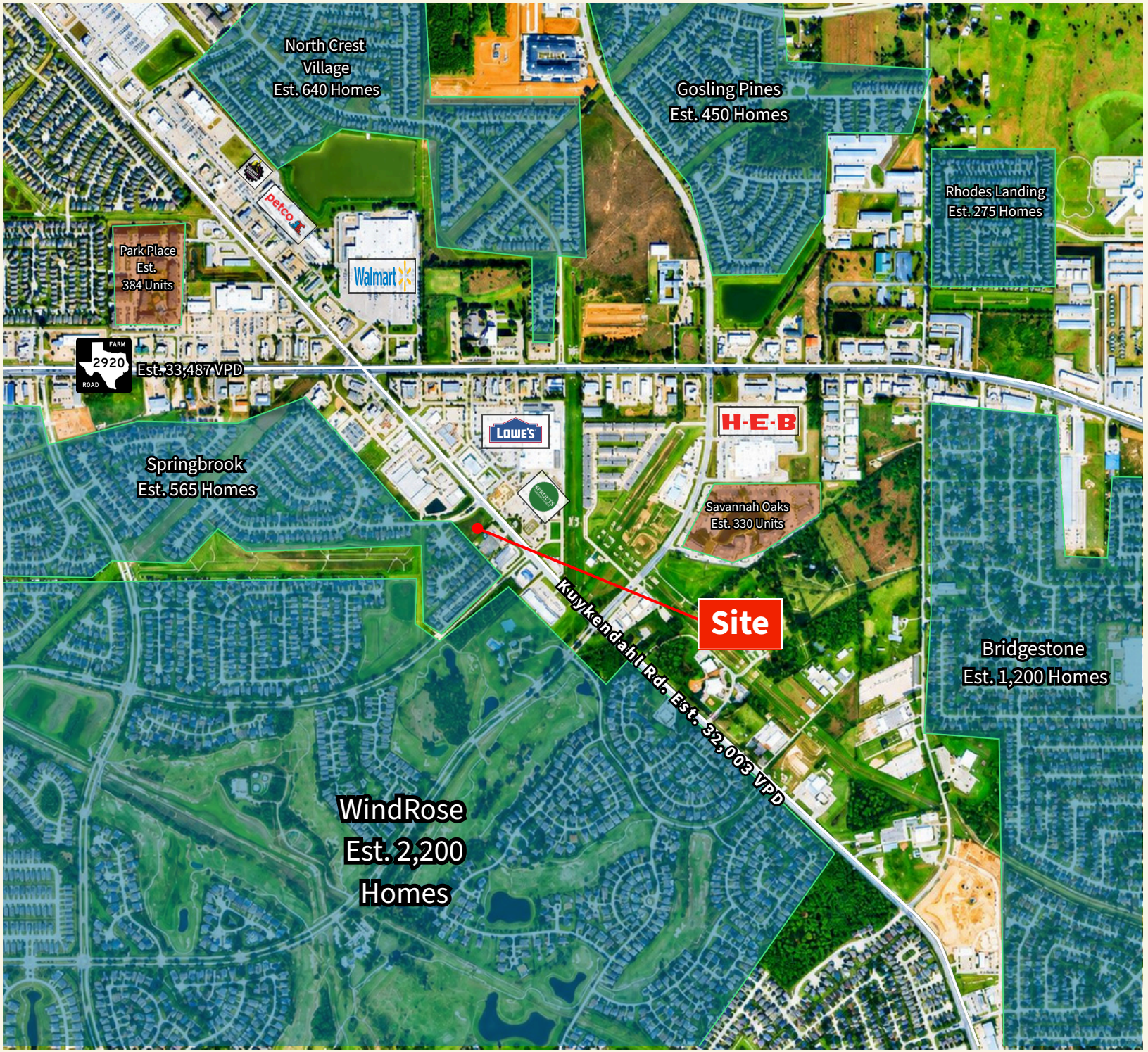
Information deemed reliable but not guaranteed. Subject to errors, omissions, prior sale or lease, price changes, or withdrawal without notice. Users should independently verify all information.

AERIAL OVERVIEW



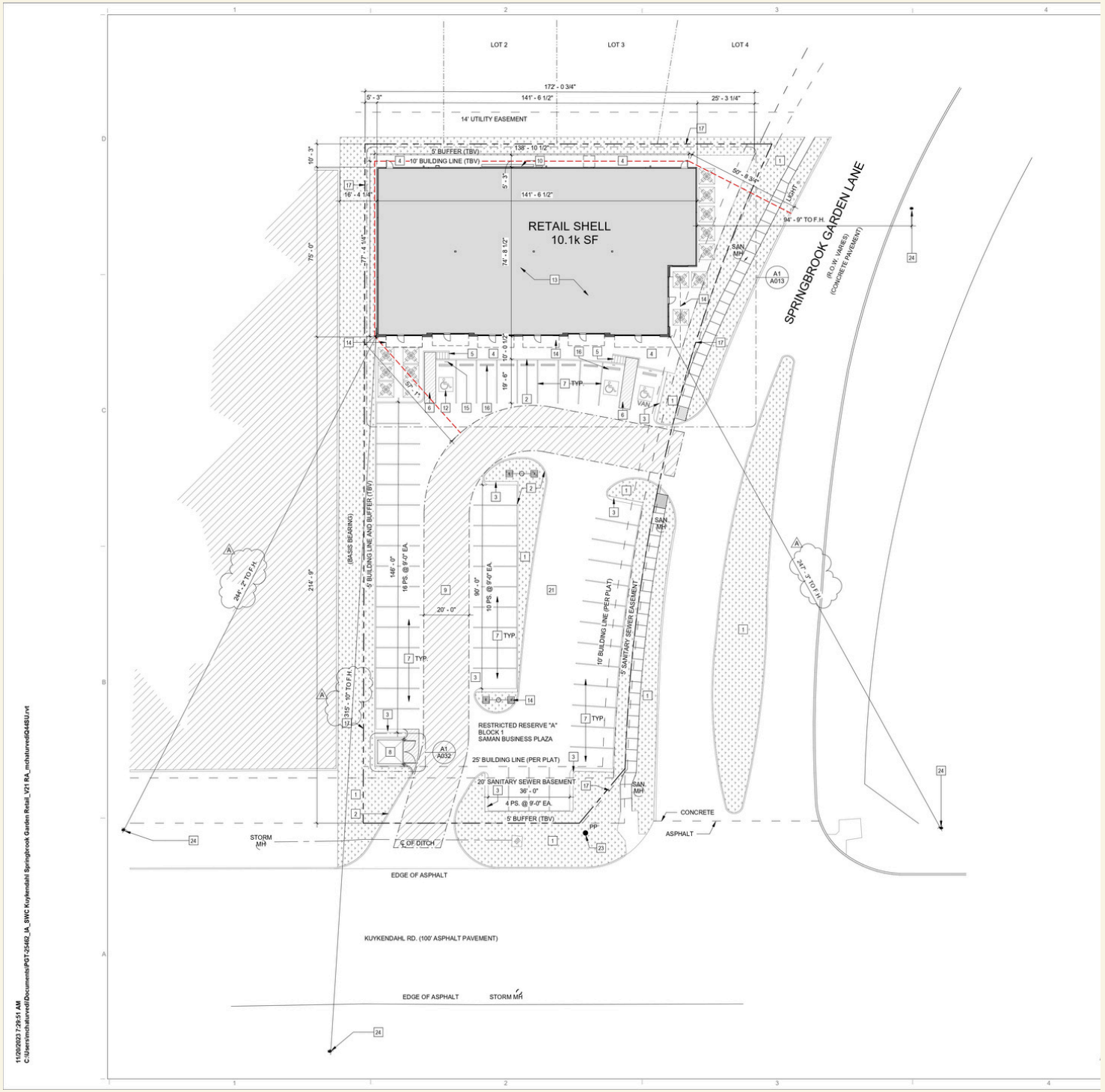
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AERIAL OVERVIEW



Information deemed reliable but not guaranteed. Subject to errors, omissions, prior sale or lease, price changes, or withdrawal without notice. Users should independently verify all information.

SITE PLAN


LOT 2
LOT 3
LOT 4
172' - 0 3/4"
5' - 3"
141' - 6 1/2"
25' - 3 1/4"
14' UTILITY EASEMENT
5' BUFFER (TBV)
138' - 10 1/2"
10' BUILDING LINE (TBV)
RETAIL SHELL
10.1k SF
74' - 8 1/2"
SPRINGBROOK GARDEN LANE
(R.O.W. VARIES)
(CONCRETE PAVEMENT)
94' - 9" TO F.H.
SAN. MH
A1
A013
TYP.
VAN
(BASS BEARING)
5' BUILDING LINE AND BUFFER (TBV)
16 PS. @ 9'-0" EA.
10 PS. @ 9'-0" EA.
20' - 0"
10' BUILDING LINE (PER PLAT)
5' SANITARY SEWER EASEMENT
RESTRICTED RESERVE "A"
BLOCK 1
SAMAN BUSINESS PLAZA
25' BUILDING LINE (PER PLAT)
20' SANITARY SEWER BASEMENT
36' - 0"
4 PS. @ 9'-0" EA.
5' BUFFER (TBV)
CONCRETE
ASPHALT
STORM MH
℄ OF DITCH
EDGE OF ASPHALT
KUYKENDAHL RD. (100' ASPHALT PAVEMENT)
EDGE OF ASPHALT
STORM MH
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PHOTO



PHOTO



PHOTO



PHOTO



FORWARD
PROPERTIES

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2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Parkhill Investments, Inc	312169	pkinv@yahoo.com	(713) 412-3994
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James Parkhill	222307	pkinv@yahoo.com	(713) 412-3994
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Daryl Dally Ethan Crist	712243 811258	Daryl@fwdcre.com Ethan@fwdcre.com	(281) 748-7692 (713) 382-3881
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____