



THE MARKET AT THE GROVES

SEC of Woodland Hills Drive & Madera Run Parkway | Atascocita, Texas



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Commercial Real Estate



Property Highlights

- **H-E-B Anchored center** located at the entrance to The Groves, a 1,000 acre master-planned community
- Surrounded by dense residential development with $\pm 26,000$ homes within a 3-mile radius
- Over 103,000 residents with an average household income exceeding \$148,000 within a 3-mile radius
- New construction retail buildings for lease + pad site opportunity available

TRADE AREA

	1 MILE	3 MILES	5 MILES
 2026 Population	21,112	103,004	182,811
 2026 Households	7,457	33,777	61,437
 Est. Average HH Income	\$154,443	\$148,439	\$139,854
 2026 Total Daytime Pop.	11,133	67,606	147,867



The Market at The Groves – Trade Area Aerial



The Market at The Groves – Site Plan



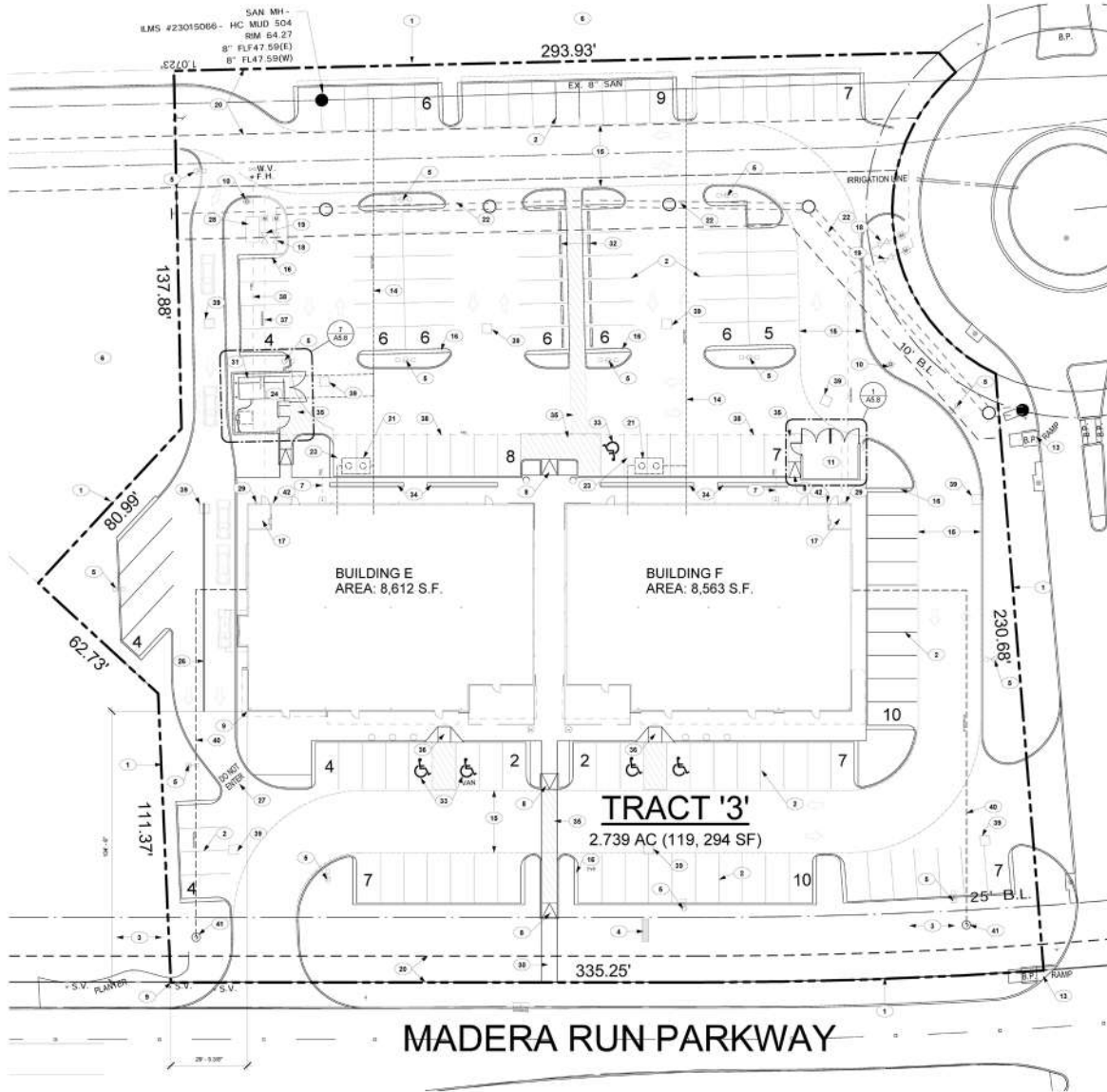




Now Leasing
Delivery Dec. 2026



The Market at The Groves – New Retail Buildings E & F Site Plan



SITE PLAN
1" = 20'-0"

NOTES TO SHEET • KEYED NOTES •

- PROPERTY LINE.
- 4" WIDE, WHITE PAINTED PARKING STRIPES, TYP.
- OVERHEAD ELECTRICAL PRIMARY SERVICE, RE: ELECTRICAL.
- MONUMENT SIGN LOCATION, RE: ELECTRICAL DRAWING, SIGN IS NOT IN SCOPE, DESIGN, PERMIT AND INSTALL BY SEPARATE PERMIT.
- SITE LIGHT POLE 30' HIGH ON 30' HIGH X 30' DIAMETER CONCRETE BASE, RE: STRUCTURAL AND ELECTRICAL DRAWINGS, RE: DETAIL 1504.6.
- ADJACENT SITE, NOT IN SCOPE.
- BUILDING GAS LINE CONNECTION, COORDINATE WITH GAS COMPANY, RE: MEP.
- PROPOSED ACCESSIBLE RAMP, TO BE STAINED, RE: 0306.3.
- POINT OF ORIGIN TO LOCATE BUILDING.
- FIRE HYDRANT, RE: CIVIL.
- DUMPSTER ENCLOSURE, RE: CIVIL, DWGS & STRUCTURAL DWGS.
- TELEPHONE SERVICE DATA, DEMARC LOCATION, RE: ELECTRICAL.
- EXISTING R.O.W. RAMP, RE: CIVIL.
- UNDERGROUND SANITARY, RE: CIVIL AND MEP.
- PROPOSED FIRE ACCESS LANE, MIN. OF 20' 0" WIDE FIRE ACCESS LANE, PAVEMENT IN FRONT OF CURBS LOCATED ON EITHER SIDE OF FIRE LANE SHALL BE PAINTED RED OR A RED STRIPE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE ARE NO CURBS, WHERE A FIRE LANE PASSES BETWEEN HEAD IN PARKING SPACES, THE RED STRIPES SHOULD BE PLACED ALONG THE REAR OF THE SPACES CLEARLY DEFINING THE FIRE LANE, PAINTED CURBS AND FIRE LANE STRIPES SHALL ALSO BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WARNING FIRE LANE-TOW AWAY ZONE IN WHITE LETTERS AT LEAST THREE (3) INCHES IN HEIGHT, AT THE INTERVALS NOT EXCEEDING (50) FEET WHERE FIRE LINES ARE CLEARLY DEFINED BY CURB/PAVEMENT STRIPES, FIRE LANE SIGNS ARE NOT REQUIRED, FIRE LANE SIGNS SHOULD BE PLACED, EVERY (75) FEET ALONG ANY FIRE LANE, WHERE PAVEMENT OR CURB STRIPES IS NOT PRACTICAL, PATH OF LINE SHOWN WITH A HEAVY DOTTED LINE, INSIDE TURN RADIUS = 20' 0" MIN & OUTSIDE RADIUS = 50' 0" MIN.
- 18" WIDE CURB AT LANDSCAPE ADJACENT TO PARKING, RE: CIVIL.
- FIRE RISER ROOM.
- IRRIGATION BACKFLOW PREVENTER, PROVIDE BFP SECURITY CAGE, INSULATION ON PIPES, UNISTRUT PIPE SUPPORT & CONCRETE BASE, RE: CIVIL & LANDSCAPE.
- DOMESTIC BACKFLOW PREVENTER, PROVIDE BFP SECURITY CAGE, INSULATION ON PIPES, UNISTRUT PIPE SUPPORT & CONCRETE BASE, RE: MEP.
- SANITARY SEWER EASEMENT, RE: CIVIL.
- FUTURE GREASE INTERCEPTOR LOCATION, NOT IN SCOPE, RE: PLUMBING DRAWINGS FOR EXTENT OF PIPING IN SCOPE.
- UNDERGROUND STORM UTILITY, RE: CIVIL DRAWINGS.
- 8" SANITARY STUB DEDICATED FOR FUTURE GREASE INTERCEPTOR, RE: CIVIL.
- COMPACTOR ENCLOSURE, RE: CIVIL & STRUCTURAL DWGS.
- NOT USED.
- 4" WIDE PAINT STRIPS IN DRIVE-THRU LANE.
- PAINTED ARROWS & "DO NOT ENTER".
- UNDERGROUND PREVAULT WITH BFP, RE: CIVIL.
- PROPOSED LOCATION OF THE WALL MOUNTED BUILDING "TYP", RE: CIVIL & PLUMBING.
- PROPOSED SIDEWALK TO CONNECT TO R.O.W.
- COMPACTOR, NOT IN SCOPE.
- 30W X 48" CONCRETE WHEELSTOP, DOWEL TO PAVEMENT 3'-0" FROM END OF STALL, RE: SIG & 030.3.
- ACCESSIBLE SIGN, STRIPE & SPACE REQUIREMENTS, RE: 030.3.
- "GREEN WALL" METAL SCREENING AT 8'-0" IN HEIGHT IN LANDSCAPE ISLANDS, RE: LANDSCAPE DRAWINGS.
- ACCESSIBLE 4" WIDE STRIPES AT 2'-0" O.C. AT 45 DEGREES.
- ACCESSIBLE RAMP, TO BE STAINED, RE: 0306.3.
- BUILDING DOMESTIC WATER LINE.
- WATER LINE FOR THE BUILDING FIRE SUPPRESSION SYSTEM.
- STORM SEWER INLET, RE: CIVIL.
- UNDERGROUND BUILDING ELECTRICAL SERVICE.
- POLE MOUNTED TRANSFORMER, RE: CIVIL AND ELECTRICAL DRAWINGS.
- PROPOSED LOCATION FOR BUILDING KNOCK BOX.

SITE DATA

LOT AREA:	119,294 SF (2.739 AC)
BUILDING AREA:	RETAIL: 16,955 SF FIRE RISER: 180 SF TOTAL: 17,135 SF

PARKING CALCULATION:
PARKING REQUIRED = MIXED USE CENTER = 1030 + 16,955 / 250 + 68 STALLS REQUIRED
PARKING PROVIDED = 68 (REQUIRED) = 129 (PROVIDED)
PARKING RATIO = 7.96 PER 1000 SF
ADA PARKING = 129 + 5 (REQUIRED) (134-150 = 5 REQUIRED)
= 4 + 1 VAN PROVIDED

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09-09-2025 OWNER REVIEW
SET

Heights Venture
ARCHITECTURE + DESIGN



GROVES -
BUILDINGS E & F

MADERA RUN PARKWAY,
HUMBLE, TEXAS 77346

Project Number: 23113-005
Sheet Size: 24 x 36
Date: 9/9/2025 4:19:19 PM
Drawn By: [Signature]
Project Phase: CONSTRUCTION DOCUMENTS

SITE PLAN

A0.1

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The Market at The Groves – About



H-E-B anchored center located at the entrance of The Groves - a 1,000 acre master-planned community



Surrounded by dense residential development with +33,000 homes within a 3-mile radius

Primary trade area: Over 103,000 residents with an average household income over \$148,000





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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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