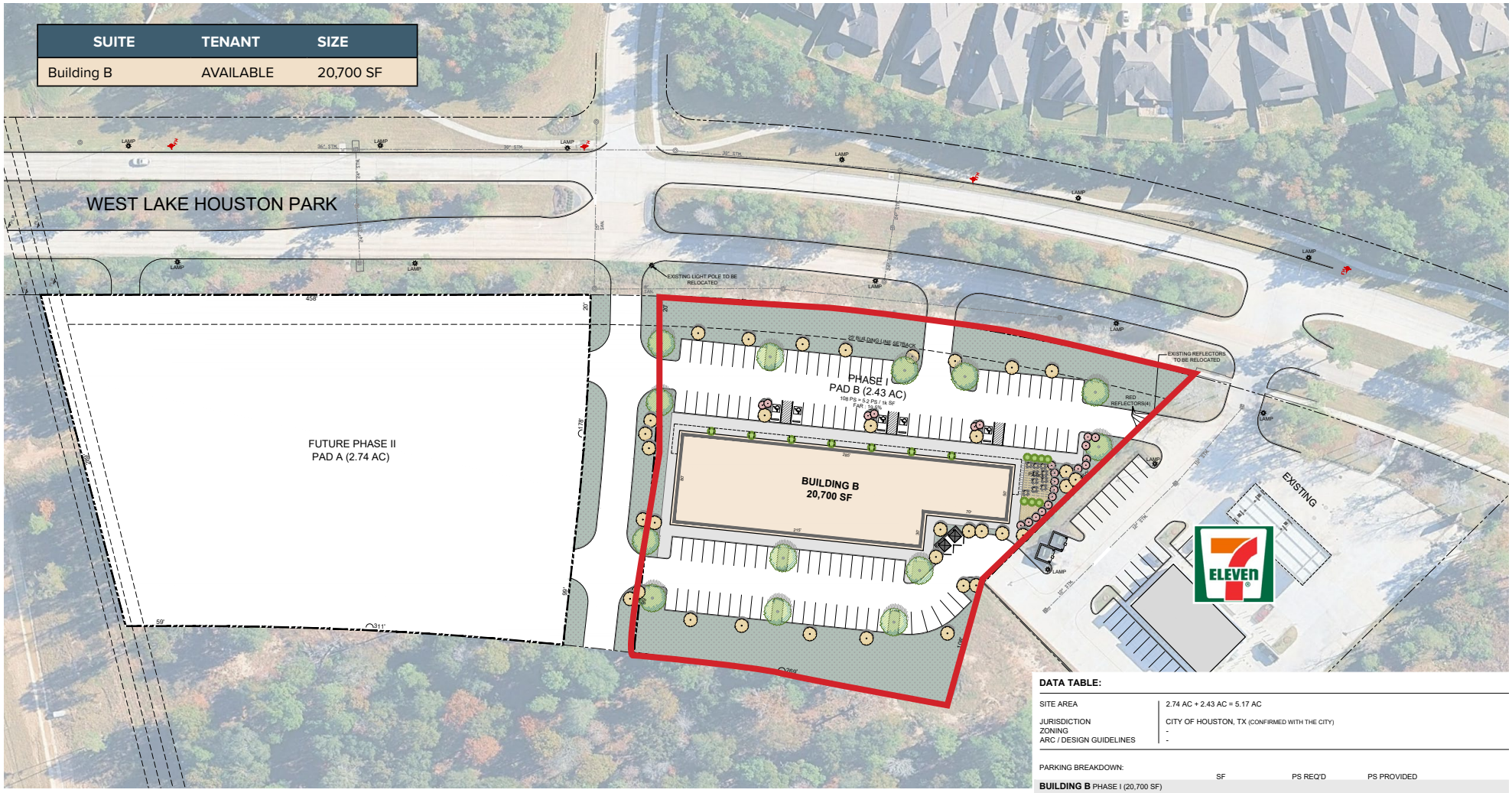
Phase I Site Plan

SUITE	TENANT	SIZE
Building B	AVAILABLE	20,700 SF



DATA TABLE:

SITE AREA	2.74 AC + 2.43 AC = 5.17 AC
JURISDICTION	CITY OF HOUSTON, TX (CONFIRMED WITH THE CITY)
ZONING	-
ARC / DESIGN GUIDELINES	-

PARKING BREAKDOWN:

	SF	PS REQ'D	PS PROVIDED
BUILDING B PHASE I (20,700 SF)			
RESTAURANT (@10PS / 1,000 SF)	6,100 SF (29.4%)	61 PS	SHARED
RETAIL (@4PS / 1,000 SF)	14,600 SF (70.6%)	59 PS	SHARED
PARKING REQUIRED (WITHOUT REDUCTIONS)		120 PS	108 PS
PARKING REQUIRED (AFTER BIKE REDUCTIONS - 12 PS)		108 PS	108 PS

-4 BIKE SPACES PER PARKING SPACE = **48 BIKE SPACES**

GENERAL NOTES :

1. PRELIMINARY DOCUMENTATION MAY BE APPROXIMATED.
2. FURTHER ORDINANCE / CODE STUDY NEEDED TO REASSURE CODE / ORDINANCE COMPLIANCE.
3. DETENTION ALREADY IN PLACE, SIZE AND LOCATION TO BE VERIFIED BY A CIVIL ENGINEER.
4. RESTAURANT CALCULATIONS ARE BASED ON A FULL-SERVICE RESTAURANT. ACTUAL REQUIREMENTS MAY VARY DEPENDI
   THE TYPE OF ESTABLISHMENT, SUCH AS TAKE-OUT, SMALL, OR NEIGHBORHOOD RESTAURANTS. ADDITIONAL RESTAURANT
   MAY BE PERMITTED.

PRELIMINARY SITE PLAN

November 26, 2025
COMMERCIAL DEVELOPMENT
MILLS BRANCH DR & W LAKE HOUSTON PKWY
KINGWOOD, TX
25058-01_SITE_Phase.dwg

SCALE :

N

0 20'

MALABAR HILL CAPITAL