

THE MARKET AT ROYAL BROOK

Mills Branch Dr & W Lake Houston Pkwy | Kingwood, TX

New Construction Retail For Lease



 **MALABAR
HILL CAPITAL**

Developed By:

 **MALABAR
HILL CAPITAL**

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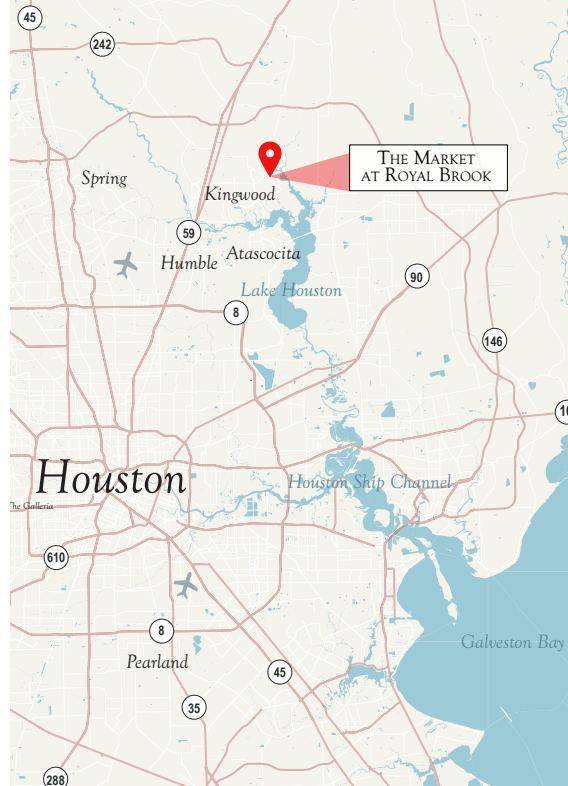
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Read King
Commercial Real Estate

LOCATION

The Market at Royal Brook is a new construction retail center located at NWQ of W Lake Houston Pkwy & Mills Branch Drive near the entrance of the Royal Brook subdivision in Kingwood, TX.



DEMOGRAPHICS

Located next to large residential developments such as Royal Brook, Elm Grove Village, Mills Branch Village, and others, this development is surrounded by **over 4,100 homes in the immediate vicinity**. With major retail hubs 2-3 miles away (as a crow flies), this site is positioned in a **dense, established yet underserved submarket with a void for retail services**.

The site has strong demographics: high household incomes, a steady annual growth rate, and a median home value over \$387K, making this Kingwood retail location ideal for daily needs and retail/restaurant operators.



\$151,423

AVERAGE
HOUSEHOLD
INCOME
(1-Mile Radius)



\$387K

MEDIAN
HOME VALUE
(5-Mile Radius)



1.52%

PROJECTED ANNUAL
POPULATION GROWTH
(1-Mile Radius)

DEMOGRAPHICS

1 Mile

3 Miles

5 Miles



Population

13,491

60,045

128,466



Average Household
Income

\$151,423

\$142,895

\$140,333



2025 Housing Units

4,897

22,252

51,079

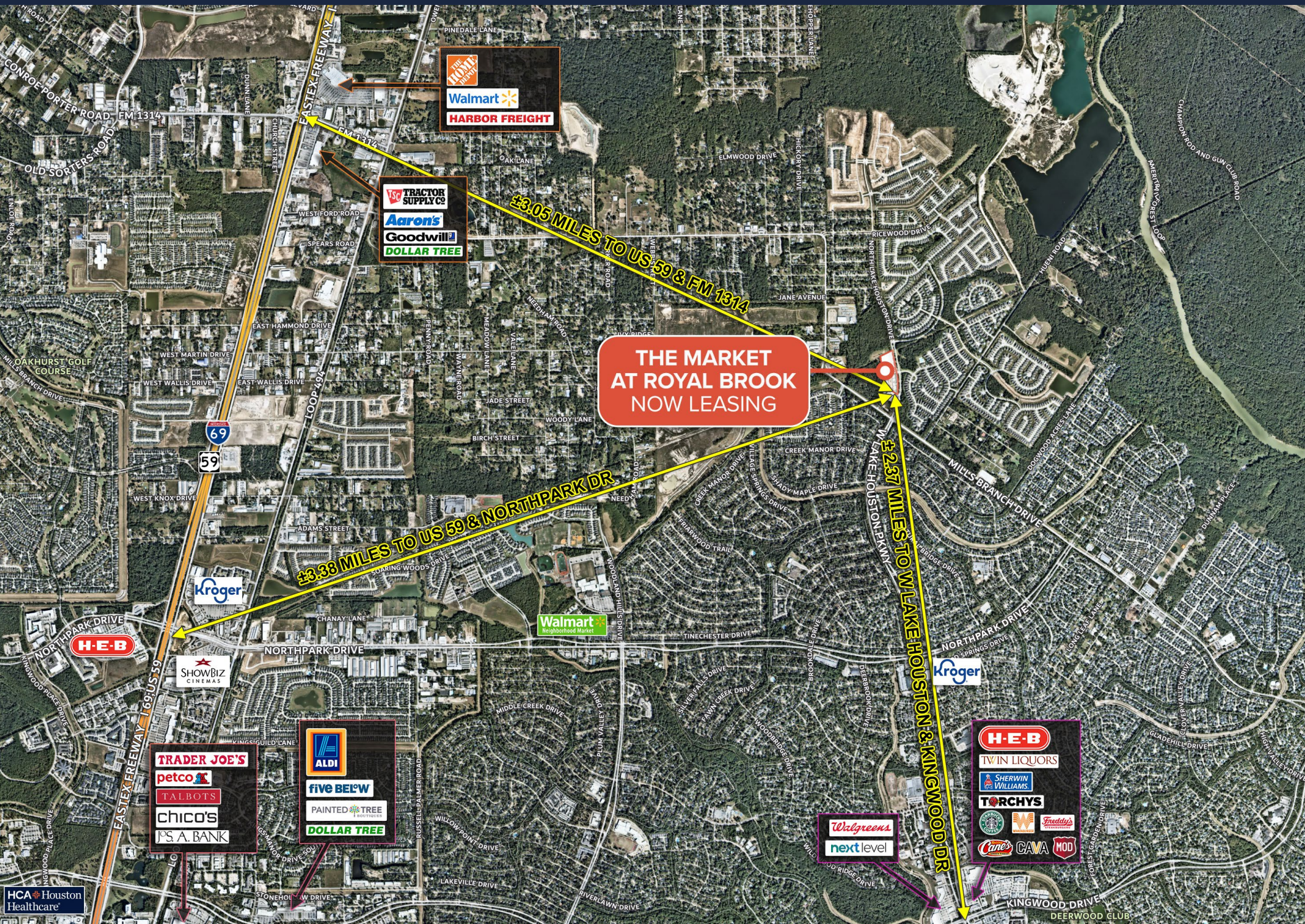
Source: Esri, 2025

Royal Brook is a master-planned community where daily life happens close to home. **The Market at Royal Brook** complements this environment by providing convenient access to shopping, dining, and services — drawing reliable traffic from nearby residents who prioritize ease, accessibility, and neighborhood-centered retail.

[illegible]

**THE MARKET
AT ROYAL BROOK
NOW LEASING**

UNDERSERVED RETAIL SUBMARKET



An aerial photograph of a suburban area with various residential developments outlined in red. A central orange callout box reads "THE MARKET AT ROYAL BROOK NOW LEASING". Other labeled areas include: "WHITE OAK CROSSING", "ROYAL PINES 455 HOMES AT COMPLETION", "COUNTRY COLONY 97 UNITS", "COUNTRY COLONY 335 HOMES", "WHITE OAK APARTMENTS 136 UNITS", "FAMILY DOLLAR", "ADAMS OAKS", "CHEROKEE TRACE", "HOLLY TERRACE", "300+ Multifamily Units Coming Next Year", "MALABAR HILL CAPITAL", "National QSR", "ROYAL BROOK AT KINGWOOD 902 HOMES AT COMPLETION", "KINGWOOD FOREST 232 HOMES", "ELM GROVE VILLAGE 1,418 HOMES", "MILLS BRANCH VILLAGE 1,214 HOMES", "WOODSTREAM VILLAGE 695 HOMES", and "WOODSPRING FOREST 352 HOMES". Major roads like Ford Road, Lake Houston Pkwy, and Mills Branch Drive are visible. A river or lake is on the right side.

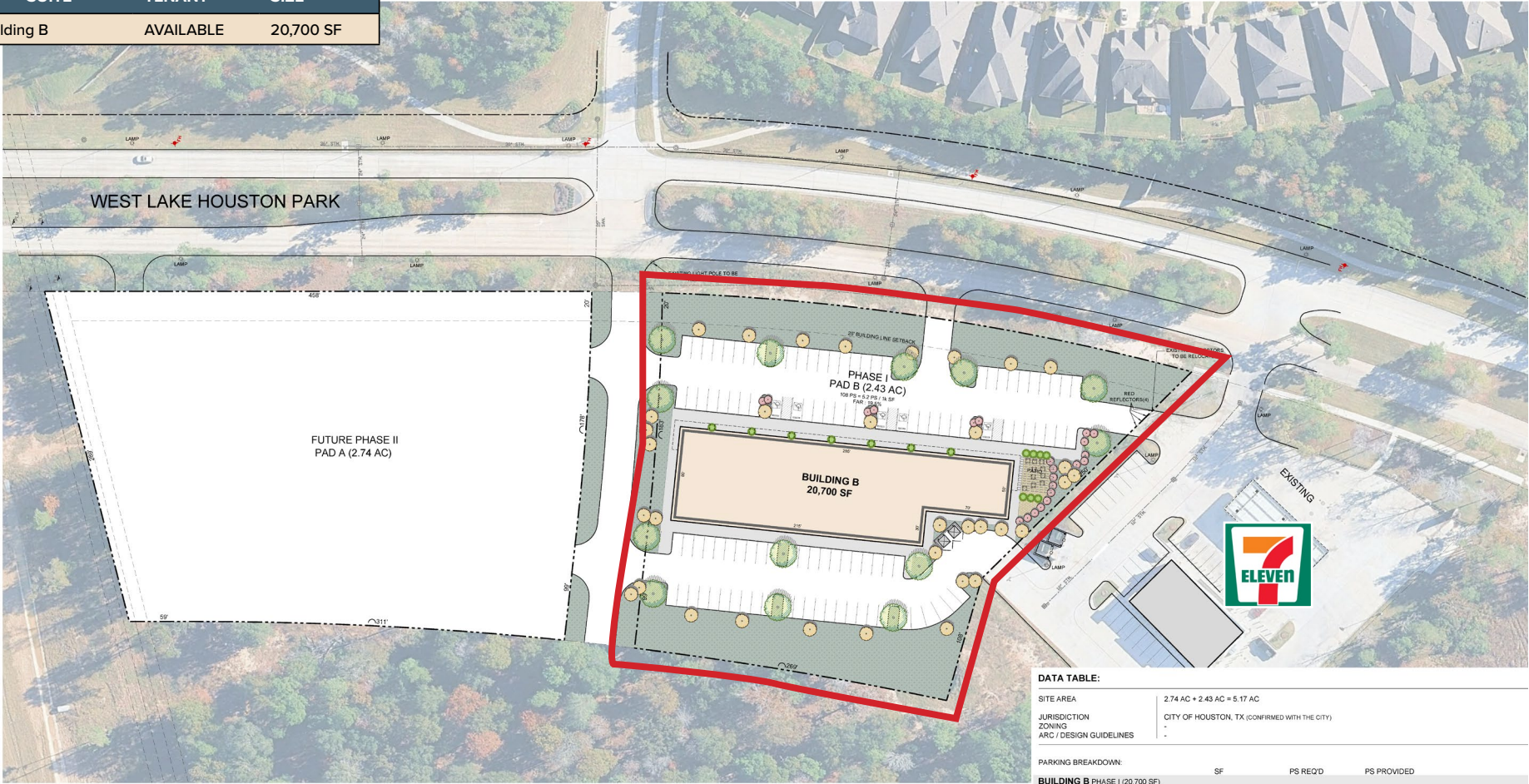
PHASE I SITE PLAN

SUITE	TENANT	SIZE
Building B	AVAILABLE	20,700 SF



PHASE I SITE PLAN

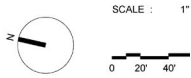
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Building B	AVAILABLE	20,700 SF



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 (60 IPS / 1,000 SF)	6,100 SF (29.4%)	61 PS	SHARED
RETAIL (60 IPS / 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 DEPENDING ON THE TYPE OF ESTABLISHMENT, SUCH AS TAKE-OUT, SMALL, OR NEIGHBORHOOD RESTAURANTS. ADDITIONAL RESTAURANT AREA 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





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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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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Demographic Source: US Census Bureau & USPS 4/2019, TIGER Geography / 2000-2010 Census, 2019 Estimates with 2024 Projections

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