

FOR LEASE | RETAIL PROPERTY

# LAKEWOOD PLAZA RETAIL CENTER

21901 SH 249, TOMBALL, TX 77377



PRESENTED BY:

**PATRICK J. BUCKHOFF,**  
CCIM

Principal & Broker Associate  
832.560.2100

patrick@commercialspacehouston.com

TX #587831

# LAKESWOOD PLAZA RETAIL CENTER

21901 SH 249, TOMBALL, TX 77377



## PROPERTY DESCRIPTION

Retail at its finest with excellent parking, demographics and traffic counts.

## PROPERTY HIGHLIGHTS

- 3,426 SF Available--Non Divisible
- Excellent parking ratio
- High visibility
- Very favorable demographics

## OFFERING SUMMARY

Lease Rate:	Call for rates
Available SF:	3,426 SF
Lot Size:	
Building Size:	7,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,123	26,881	68,195
Total Population	9,099	76,864	192,661
Average HH Income	\$108,545	\$103,273	\$102,138



COMMERCIAL ADVISORS GROUP, INTEGRITY  
Each office independently owned and operated

23309 Kuykendahl Rd. | Ste B  
Spring, TX 77375

281.686.9445

COMMERCIALSPACEHOUSTON.COM

**PATRICK J. BUCKHOFF, CCIM**

Principal & Broker Associate

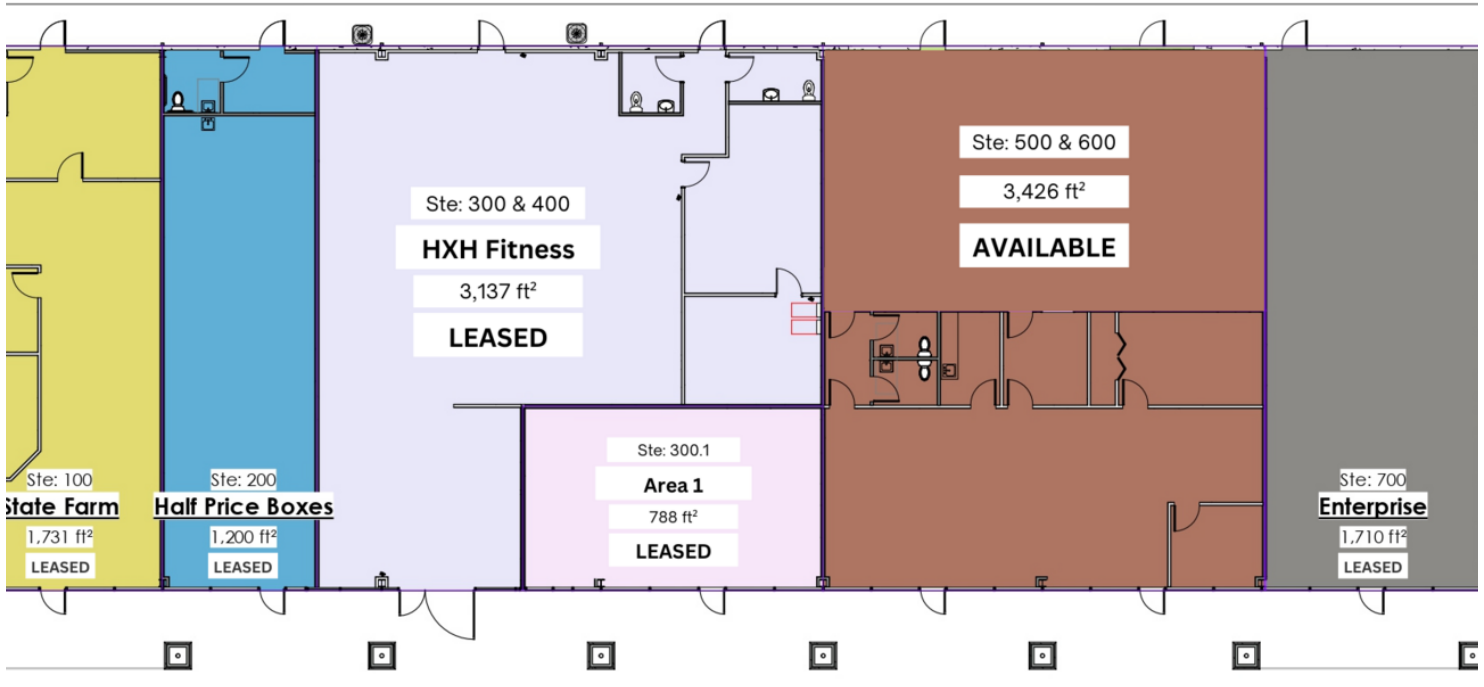
832.560.2100

patrick@commercialspacehouston.com

TX #587831

# LAKEWOOD PLAZA RETAIL CENTER

21901 SH 249, TOMBALL, TX 77377



1 Area Plan Feb 2019

Information for presentation purposes only. The information herein obtained from reliable sources and we have no warranty as to its accuracy. All such information is submitted, subject to errors.

Information and/or data provided by others, including engineering, land survey, flood plain, and other information, is not to be relied upon for any purpose. All information is provided by the person relying thereon. The information and imagery contained herein are not a warranty as to size, location, identity of any tenant, the suite number or parameter of the property and for use of the improvements are subject to changes, additions, deletions, design, architect, landlord, or any governmental agency and National jurisdictions may direct or determine the use and or represent land area shall be subject to a survey where required.

(24x36) GRAPHIC SCALE: 1/8" (Inch) = 1'-0" (Feet-Inch)  
ALT (11x17) GRAPHIC SCALE: 1/16" (Inch) = 1'-0" (Feet-Inch)



## LAKEWOOD RETAIL CENTER TENANT IMPROVEMENT



COMMERCIAL ADVISORS GROUP, INTEGRITY  
Each office independently owned and operated

23309 Kuykendahl Rd. | Ste B  
Spring, TX 77375

281.686.9445

COMMERCIALSPACEHOUSTON.COM

**PATRICK J. BUCKHOFF, CCIM**  
Principal & Broker Associate

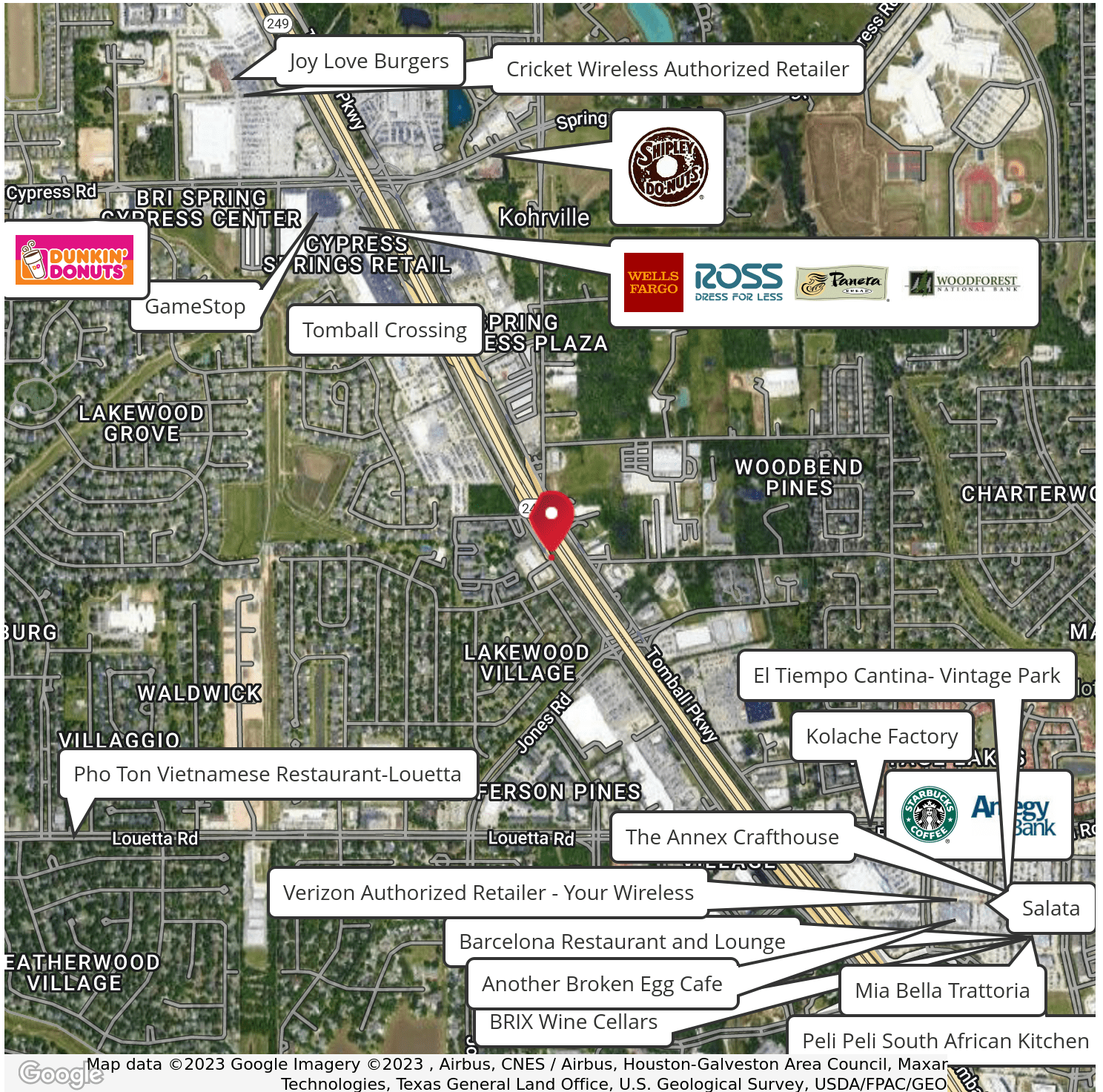
832.560.2100

patrick@commercialspacehouston.com

TX #587831

# LAKEWOOD PLAZA RETAIL CENTER

21901 SH 249, TOMBALL, TX 77377



**COMMERCIAL ADVISORS GROUP, INTEGRITY**  
 Each office independently owned and operated

23309 Kuykendahl Rd. | Ste B  
 Spring, TX 77375

281.686.9445

COMMERCIALSPACEHOUSTON.COM

**PATRICK J. BUCKHOFF, CCIM**  
 Principal & Broker Associate

832.560.2100

patrick@commercialspacehouston.com

TX #587831

# Executive Summary

Eurocare Import Car Repair  
 Drive Time Bands: 0-3, 3-5, 5-10 minute radii

RE/MAX Commercial Advisors Group by Esri  
 Latitude: 30.00361  
 Longitude: -95.58583

	0 - 3 minute	3 - 5 minute	5 - 10 minute
<b>Population</b>			
2000 Population	1,554	9,398	80,084
2010 Population	2,251	12,930	128,971
2020 Population	2,474	15,546	149,868
2025 Population	2,709	17,039	159,831
2000-2010 Annual Rate	3.77%	3.24%	4.88%
2010-2020 Annual Rate	0.93%	1.81%	1.48%
2020-2025 Annual Rate	1.83%	1.85%	1.30%
2020 Male Population	49.2%	49.2%	48.8%
2020 Female Population	50.8%	50.8%	51.2%
2020 Median Age	33.8	37.1	36.2

In the identified area, the current year population is 149,868. In 2010, the Census count in the area was 128,971. The rate of change since 2010 was 1.48% annually. The five-year projection for the population in the area is 159,831 representing a change of 1.30% annually from 2020 to 2025. Currently, the population is 48.8% male and 51.2% female.

### Median Age

The median age in this area is 33.8, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	64.3%	69.3%	66.2%
2020 Black Alone	10.0%	8.9%	11.1%
2020 American Indian/Alaska Native Alone	0.4%	0.6%	0.5%
2020 Asian Alone	15.2%	10.1%	10.1%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	7.1%	7.6%	8.1%
2020 Two or More Races	3.0%	3.4%	3.9%
2020 Hispanic Origin (Any Race)	28.2%	25.0%	26.4%

Persons of Hispanic origin represent 26.4% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 71.8 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	95	125	136
2000 Households	575	3,169	28,407
2010 Households	890	4,909	46,872
2020 Total Households	959	5,910	53,767
2025 Total Households	1,041	6,477	56,991
2000-2010 Annual Rate	4.47%	4.47%	5.14%
2010-2020 Annual Rate	0.73%	1.83%	1.35%
2020-2025 Annual Rate	1.65%	1.85%	1.17%
2020 Average Household Size	2.58	2.63	2.78

The household count in this area has changed from 46,872 in 2010 to 53,767 in the current year, a change of 1.35% annually. The five-year projection of households is 56,991, a change of 1.17% annually from the current year total. Average household size is currently 2.78, compared to 2.74 in the year 2010. The number of families in the current year is 39,345 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

# Executive Summary

Eurocare Import Car Repair  
 Drive Time Bands: 0-3, 3-5, 5-10 minute radii

RE/MAX Commercial Advisors Group by Esri  
 Latitude: 30.00361  
 Longitude: -95.58583

	0 - 3 minute	3 - 5 minute	5 - 10 minute
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	12.1%	10.6%	12.2%
<b>Median Household Income</b>			
2020 Median Household Income	\$84,062	\$89,086	\$84,977
2025 Median Household Income	\$87,687	\$94,439	\$89,791
2020-2025 Annual Rate	0.85%	1.17%	1.11%
<b>Average Household Income</b>			
2020 Average Household Income	\$105,166	\$112,790	\$114,046
2025 Average Household Income	\$111,087	\$122,585	\$125,099
2020-2025 Annual Rate	1.10%	1.68%	1.87%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$39,479	\$42,567	\$40,951
2025 Per Capita Income	\$41,413	\$46,169	\$44,641
2020-2025 Annual Rate	0.96%	1.64%	1.74%

### Households by Income

Current median household income is \$84,977 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$89,791 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$114,046 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$125,099 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$40,951 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$44,641 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	152	176	154
2000 Total Housing Units	617	3,288	29,875
2000 Owner Occupied Housing Units	393	2,596	20,550
2000 Renter Occupied Housing Units	182	573	7,857
2000 Vacant Housing Units	42	119	1,468
2010 Total Housing Units	962	5,399	49,847
2010 Owner Occupied Housing Units	459	3,283	32,218
2010 Renter Occupied Housing Units	431	1,626	14,654
2010 Vacant Housing Units	72	490	2,975
2020 Total Housing Units	1,005	6,295	56,404
2020 Owner Occupied Housing Units	426	3,587	36,006
2020 Renter Occupied Housing Units	533	2,323	17,761
2020 Vacant Housing Units	46	385	2,637
2025 Total Housing Units	1,090	6,856	59,681
2025 Owner Occupied Housing Units	475	3,771	38,144
2025 Renter Occupied Housing Units	565	2,705	18,847
2025 Vacant Housing Units	49	379	2,690

Currently, 63.8% of the 56,404 housing units in the area are owner occupied; 31.5%, renter occupied; and 4.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 49,847 housing units in the area - 64.6% owner occupied, 29.4% renter occupied, and 6.0% vacant. The annual rate of change in housing units since 2010 is 5.65%. Median home value in the area is \$248,477, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.65% annually to \$283,173.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

FOR LEASE

RETAIL PROPERTY

ADDITIONAL PHOTOS

# LAKEWOOD PLAZA RETAIL CENTER

21901 SH 249, TOMBALL, TX 77377



COMMERCIAL ADVISORS GROUP, INTEGRITY  
Each office independently owned and operated

23309 Kuykendahl Rd. | Ste B  
Spring, TX 77375

**PATRICK J. BUCKHOFF, CCIM**  
Principal & Broker Associate

832.560.2100

patrick@commercialspacehouston.com

TX #587831

281.686.9445

COMMERCIALSPACEHOUSTON.COM

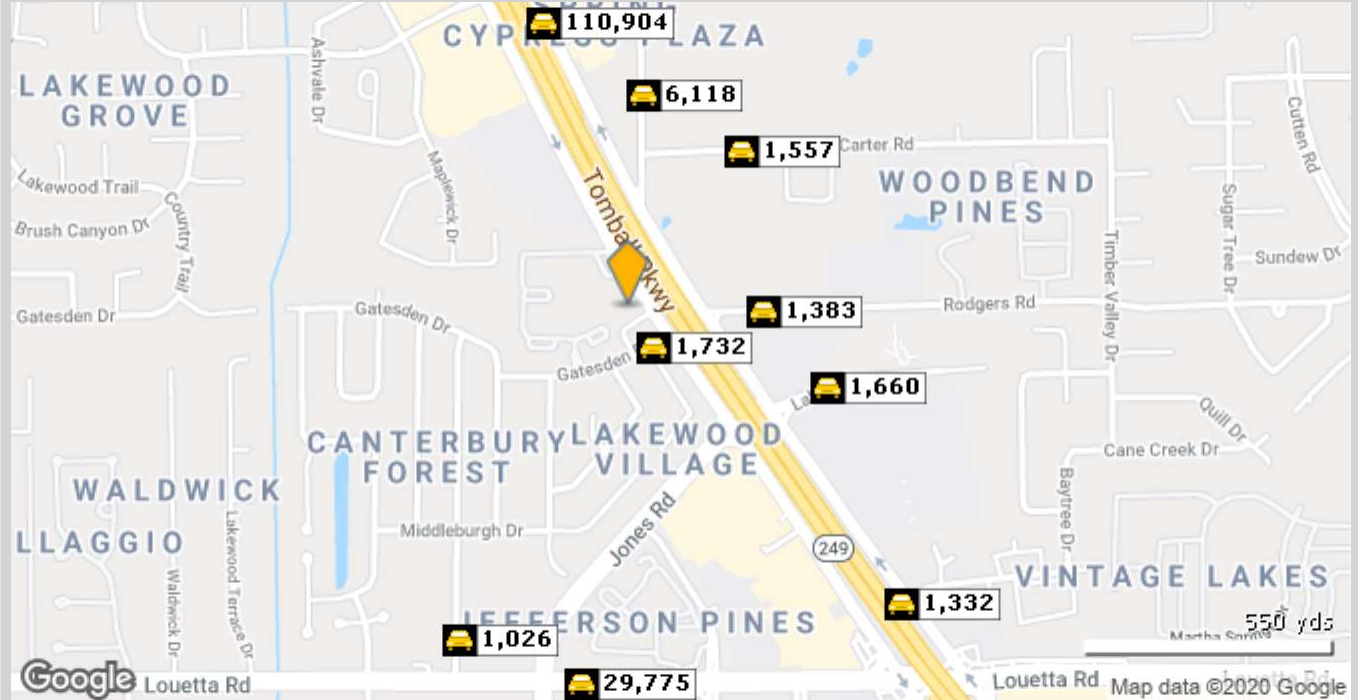
All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

# Traffic Count Report

## Lakewood Center

21901 Tomball Pky, Tomball, TX 77377

Building Type: **General Retail**  
 Secondary: -  
 GLA: **11,742 SF**  
 Year Built: **2008**  
 Total Available: **4,213 SF**  
 % Leased: **64.12%**  
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Gatesden Dr	Hatfield Hollow Dr	0.00 SW	2018	1,732	MPSI	.06
2	Rodgers Rd	Gatesden Dr	0.07 W	2018	1,383	MPSI	.18
3	Carter Rd	FM 2978 Rd	0.13 W	2018	1,557	MPSI	.25
4	FM 2978 Rd	Carter Rd	0.08 S	2018	6,118	MPSI	.28
5	Lake Rd		0.00	2018	861	MPSI	.28
6	Lake Rd		0.00	2016	1,660	MPSI	.28
7	Tomball Pkwy	Spring Cypress Rd	0.32 NW	2014	110,904	MPSI	.38
8	Canterbury Forest Dr	Louetta Rd	0.06 S	2018	1,026	MPSI	.47
9	Louetta Rd	Jones Rd	0.04 W	2018	29,775	MPSI	.48
10	Charterwood Dr	Tomball Pkwy	0.04 SW	2018	1,332	MPSI	.52

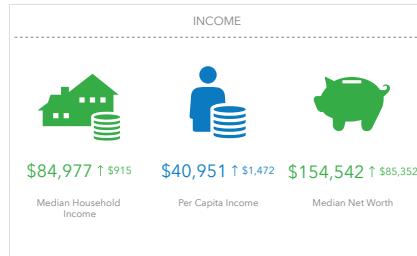
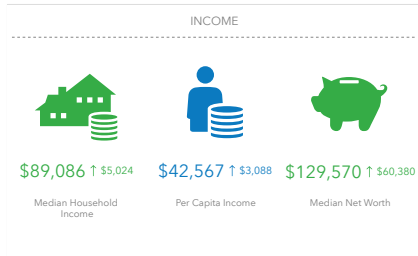
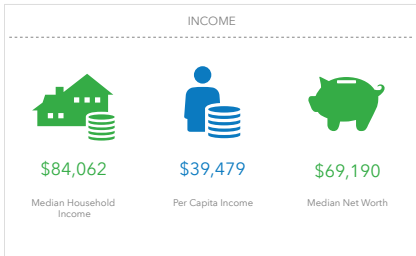
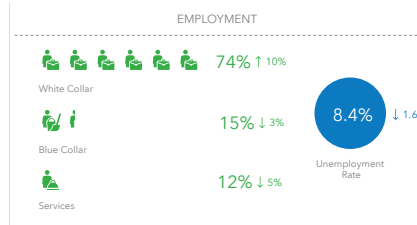
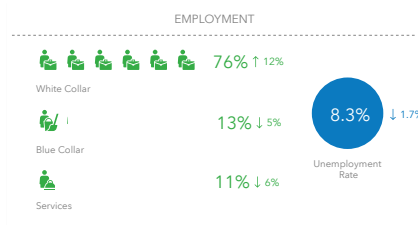
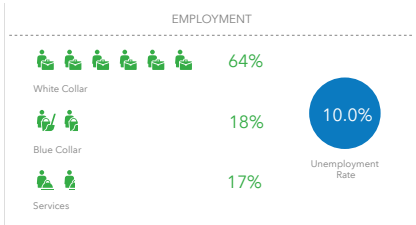
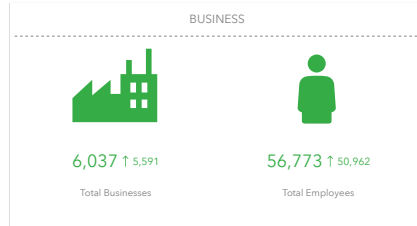
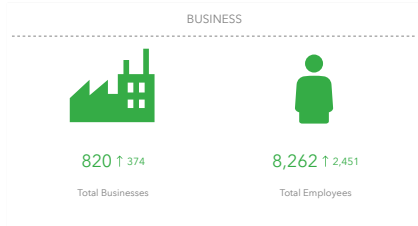
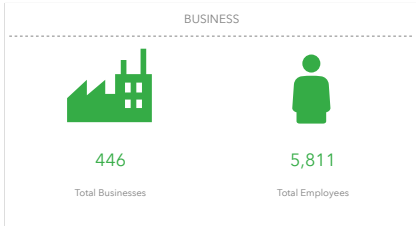
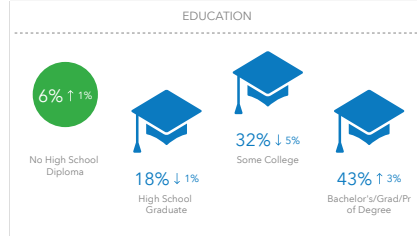
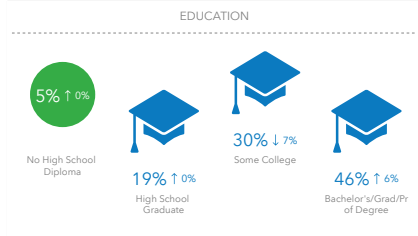
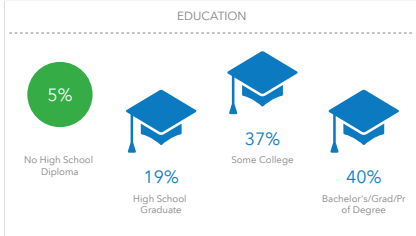
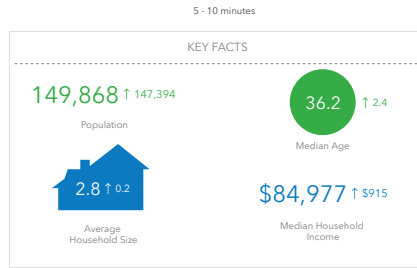
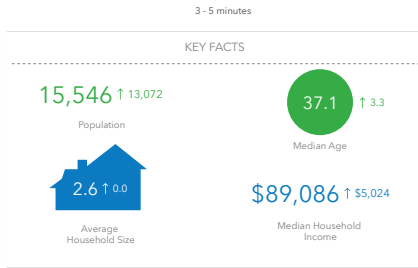
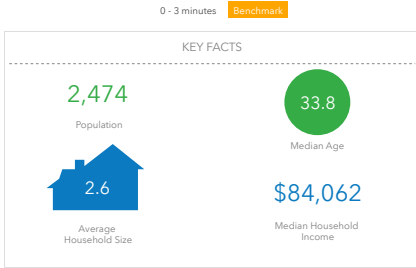
Patrick Buckhoff 281.686.9445

Copyrighted report licensed to Commercial Advisors Group RE/MAX Integrity - 649684.

8/14/2020







**Households By Income**  
 The largest group: \$100,000 - \$149,999 (23.1%)  
 The smallest group: <\$15,000 (4.1%)

Indicator	Value	Difference	Bar
<\$15,000	4.1%	-6.2%	█
\$15,000 - \$24,999	5.0%	-4.2%	█
\$25,000 - \$34,999	9.9%	+0.5%	█
\$35,000 - \$49,999	5.1%	-7.4%	█
\$50,000 - \$74,999	19.4%	+2.2%	█
\$75,000 - \$99,999	14.9%	+3.0%	█
\$100,000 - \$149,999	23.1%	+8.8%	█
\$150,000 - \$199,999	9.0%	+2.5%	█
\$200,000+	9.4%	+0.7%	█

Bars show deviation from Harris County

**Households By Income**  
 The largest group: \$100,000 - \$149,999 (22.8%)  
 The smallest group: \$15,000 - \$24,999 (4.1%)

Indicator	Value	Difference	Bar
<\$15,000	4.6%	-5.7%	█
\$15,000 - \$24,999	4.1%	-5.1%	█
\$25,000 - \$34,999	7.1%	-2.3%	█
\$35,000 - \$49,999	5.6%	-6.9%	█
\$50,000 - \$74,999	18.5%	+1.3%	█
\$75,000 - \$99,999	15.8%	+3.9%	█
\$100,000 - \$149,999	22.8%	+8.5%	█
\$150,000 - \$199,999	9.8%	+3.3%	█
\$200,000+	11.6%	+2.9%	█

Bars show deviation from Harris County

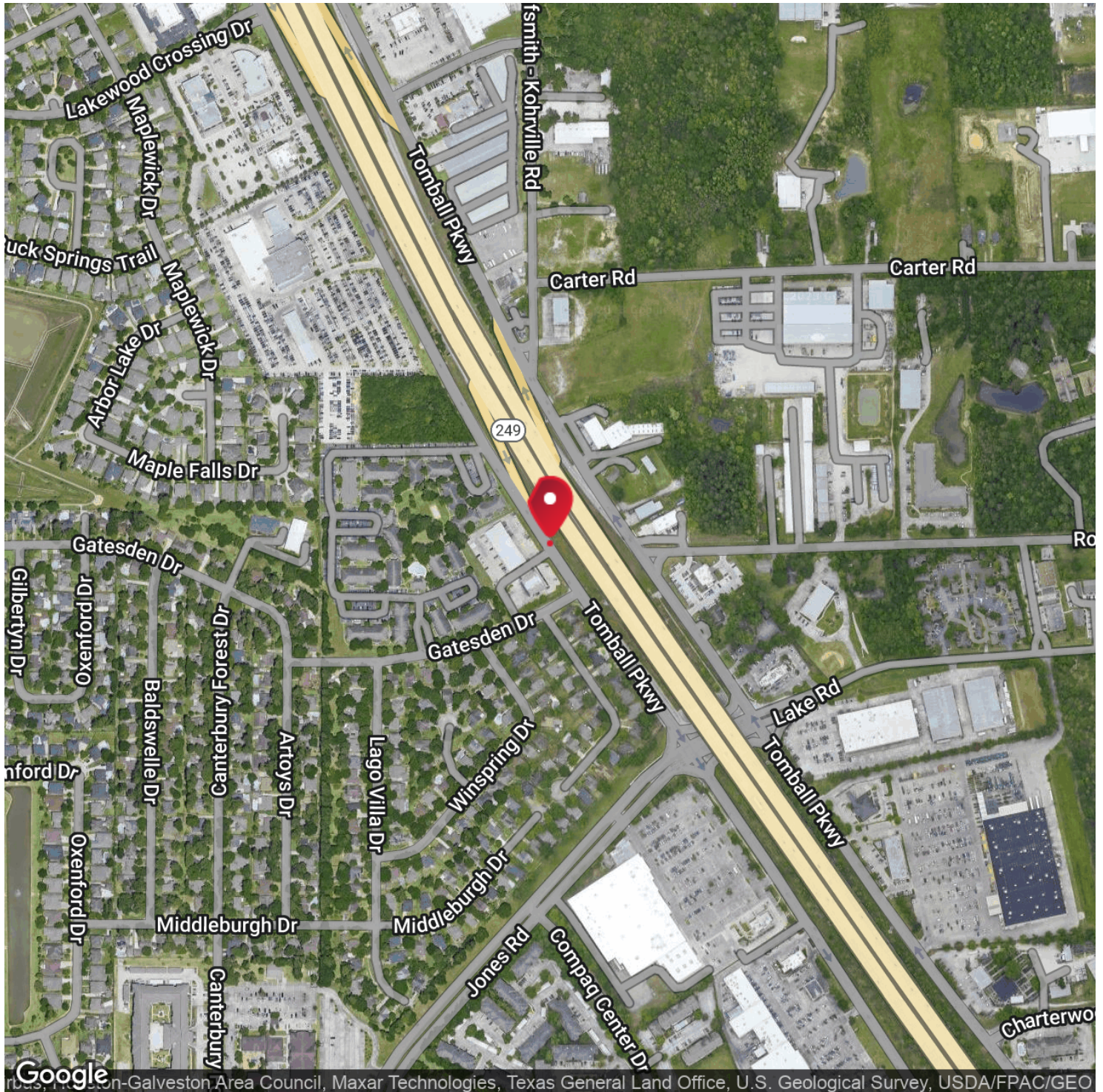
**Households By Income**  
 The largest group: \$100,000 - \$149,999 (19.1%)  
 The smallest group: \$15,000 - \$24,999 (4.9%)

Indicator	Value	Difference	Bar
<\$15,000	5.9%	-4.4%	█
\$15,000 - \$24,999	4.9%	-4.3%	█
\$25,000 - \$34,999	6.1%	-3.3%	█
\$35,000 - \$49,999	9.5%	-3.0%	█
\$50,000 - \$74,999	16.7%	-0.5%	█
\$75,000 - \$99,999	14.8%	+2.9%	█
\$100,000 - \$149,999	19.1%	+4.8%	█
\$150,000 - \$199,999	10.0%	+3.5%	█
\$200,000+	13.1%	+4.4%	█

Bars show deviation from Harris County

# LAKEWOOD PLAZA RETAIL CENTER

21901 SH 249, TOMBALL, TX 77377



Google

© 2023 Google - Galveston Area Council, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA/FPAC/GEO



COMMERCIAL ADVISORS GROUP, INTEGRITY  
Each office independently owned and operated

23309 Kuykendahl Rd. | Ste B  
Spring, TX 77375

281.686.9445

COMMERCIALSPACEHOUSTON.COM

**PATRICK J. BUCKHOFF, CCIM**  
Principal & Broker Associate

832.560.2100

patrick@commercialspacehouston.com

TX #587831



## 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 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.

<b>RE/MAX Integrity</b>	<b>0208532</b>	<b>mecordova1@aol.com</b>	<b>(281)370-5100</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Esther Cordova</b>	<b>0208532</b>	<b>mecordova1@aol.com</b>	<b>(281)370-5100</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Esther Cordova</b>	<b>0208532</b>	<b>mecordova1@aol.com</b>	<b>(281)370-5100</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Patrick Buckhoff, CCIM</b>	<b>587831</b>	<b>patrick@commercialspacehouston.com</b>	<b>(281)686-9445</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

TXR-2501

RE/MAX Commercial Advisors Group, 19510 B Kuykendahl Rd Spring TX 77379  
Patrick Buckhoff

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

Phone: 2816869445 Fax: 2815985577

Gustavo Guido

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)