



LOUETTA ROAD SHOPPING CENTER | FOR LEASE



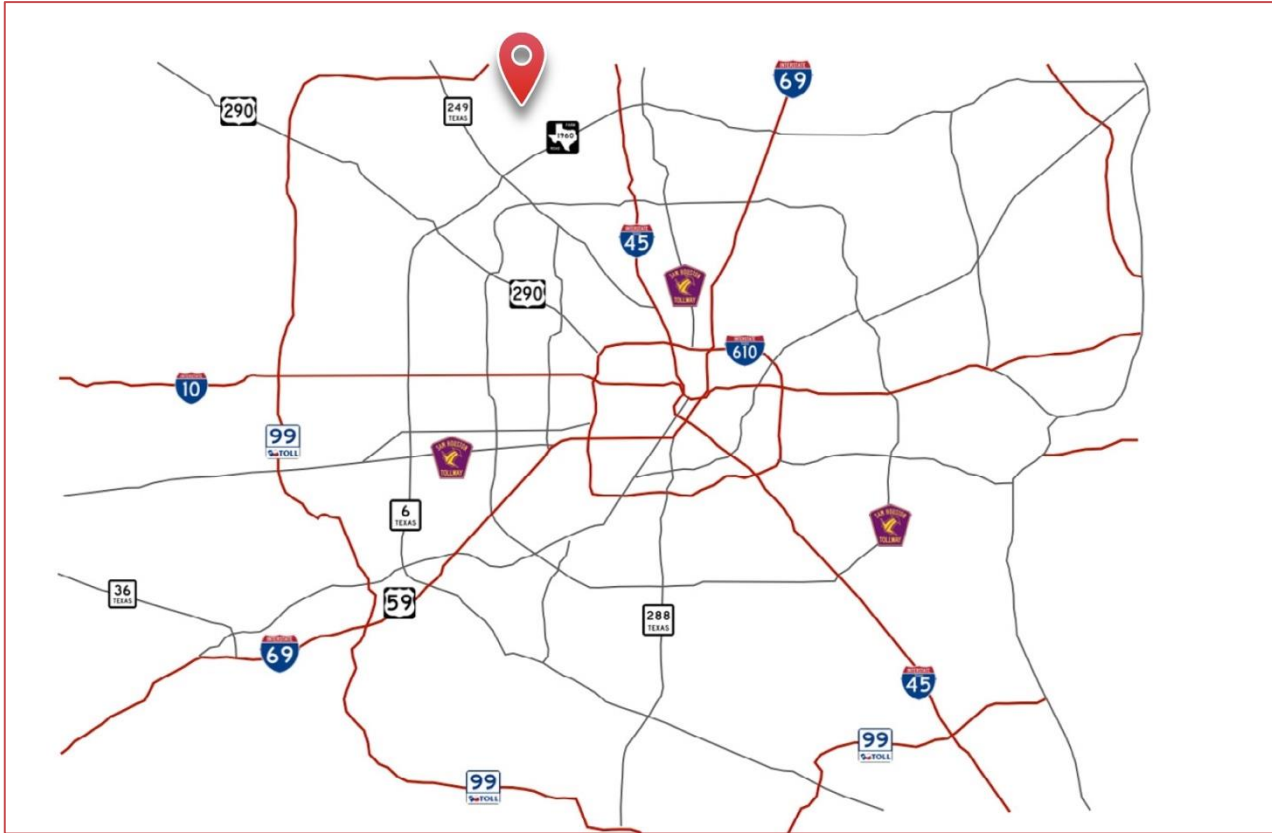
Louetta Road Shopping Center

4,080 SF AVAILABLE

16702 Stuebner Airline Road, Spring, TX 77379

Ronald Patrice | Broker
ronald@kmrealty.net | 713.275.2616

KM Realty
5555 San Felipe, Suite 510, Houston, Texas 77506
713.275.2603 | kmrealty.net



LOCATION

16702 Stuebner Airline Road, Spring,
TX 77379



AVAILABLE

Suite A: 2,580 SF
Suite C: 1,500 SF



RATE

Please call for pricing



TRAFFIC COUNTS (TXDOT)

35,157 VPD

24,407 VPD

Louetta Rd

Stuebner Airline Rd



PROPERTY INFORMATION

- **High-Traffic Visibility:** Strong daily exposure with 35,157 VPD on Louetta Rd and 24,407 VPD on Stuebner Airline Rd.
- **Affluent Consumer Base:** The immediate one-mile radius boasts a strong average household income of \$111,737.
- **Dense Population:** A built-in customer pool of 96,835 residents within three miles and over 285,000 within five miles.
- **Major Retail Synergy:** Close proximity to anchors like H-E-B, McDonald's, Starbucks, and Walgreens naturally drives consistent daily traffic
- **Flexible Footprint:** Offers 4,080 SF of combinable, second-generation space, including a 2,580 SF suite and a 1,500 SF suite to fit various concepts.

2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	12,435	96,835	285,292
AVG HH INCOME	\$111,737	\$114,461	\$103,924

AREA RETAILERS

Dollar Tree, Jack in the Box, Walgreens, McDonald's, Ross Dress for Less, O'Reilly Auto Parts, Taco Bell, Sonic Drive-In, Spec's, Smoothie King, H-E-B, Whataburger, AutoZone, Dutch Bros Coffee, Denny's, Starbucks, Domino's, La Michoacana, Sun Auto Service, Bruster's Real Ice Cream, Hat Creek Burger Co, etc.

Visitor data from Placer.ai



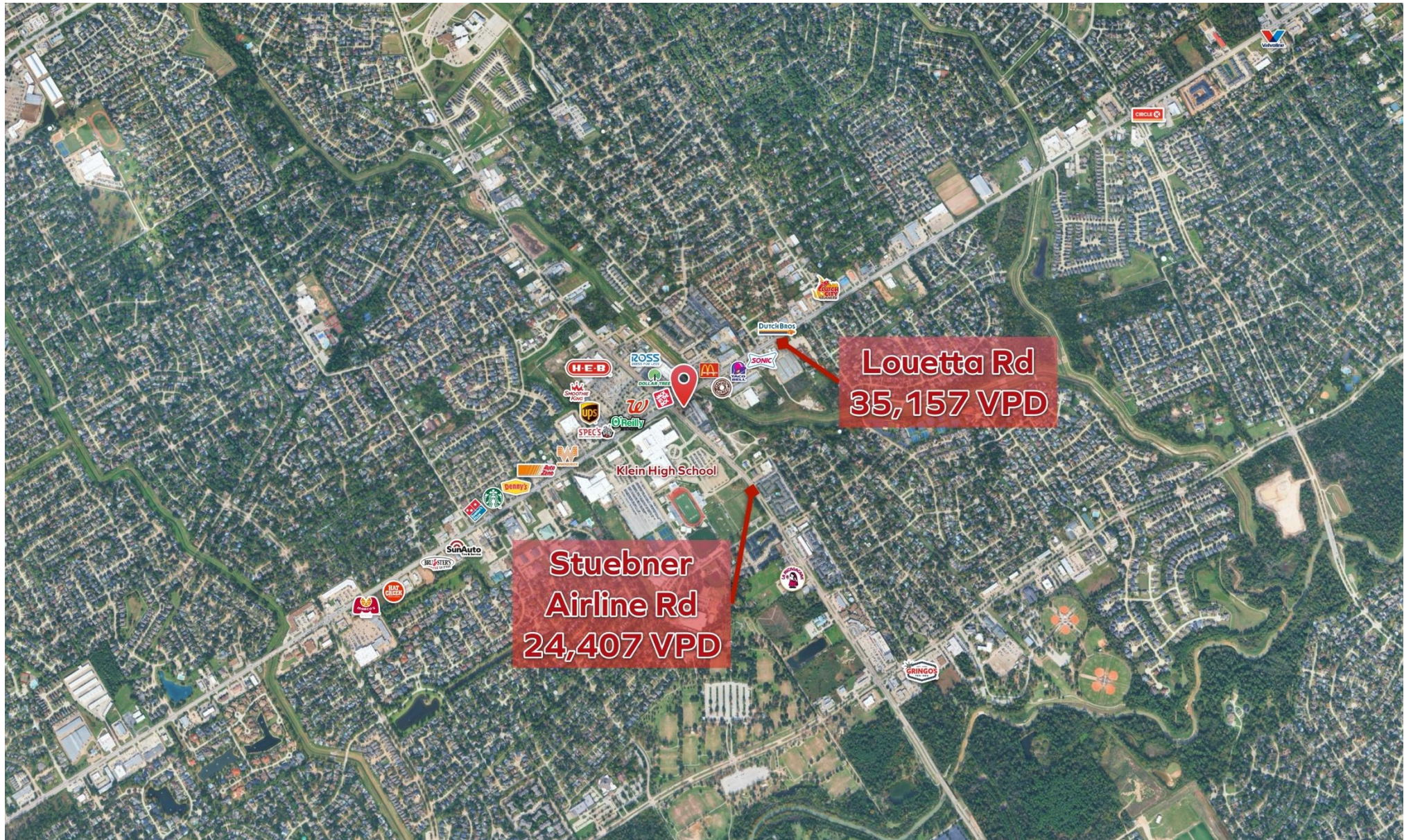
Louetta Road Shopping Center is a commercial retail property situated at 16702 Stuebner Airline Road in Spring, TX 77379. The property is positioned near the intersection of Louetta Rd and Stuebner Airline Rd, which are established corridors carrying strong traffic counts of **35,157 VPD** on Louetta Rd and **24,407 VPD** on Stuebner Airline Rd.

The property benefits from a strong local consumer base with a total population of 96,835 and a civilian employed population of 49,946 within a three-mile radius. The immediate one-mile radius boasts a high average household income of \$111,737.

Nearby **retailers** include Dollar Tree, Jack in the Box, Walgreens, McDonald's, Ross Dress for Less, O'Reilly Auto Parts, Taco Bell, Sonic Drive-In, Spec's, Smoothie King, H-E-B, Whataburger, AutoZone, Dutch Bros Coffee, Denny's, Starbucks, Domino's, La Michoacana, Sun Auto Service, Bruster's Real Ice Cream, and Hat Creek Burger Co that drive consistent daily traffic through the trade area.

The center currently has a total of **4,080 SF** of combinable, second-generation retail space available for lease, consisting of **Suite A at 2,580 SF** and **Suite C at 1,500 SF**.





LOUETTA ROAD SHOPPING CENTER



LOUETTA ROAD SHOPPING CENTER

Available Total: 4,080 SF

2nd Gen Retail Space, Combinable

2,580 SF

1,500 SF





	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
Population			
2024 Population	12,435	96,835	285,292
2029 Population Projection	12,611	98,458	290,607
Annual Growth 2024-2029	0.3%	0.3%	0.4%
Households			
2024 Households	4,228	34,980	100,332
2029 Household Projection	4,288	35,572	102,192
Annual Growth 2024-2029	0.3%	0.3%	0.4%
Avg Household Size	2.90	2.70	2.80
Avg Household Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$270,010	\$276,483	\$259,482
Median Year Built	1983	1989	1995
Household Income			
Avg Household Income	\$111,737	\$114,461	\$103,924
Median Household Income	\$83,289	\$87,067	\$77,598
Population Summary			
Median Age	37.30	39.40	36.60
Avg Age	38.10	39.50	37.20
Employment			
Civilian Employed	6,397	49,946	146,857
Marital Status			
Married	2,376	19,438	51,510
Married No Children	1,359	11,594	28,261
Married with Children	1,017	7,844	23,249

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

KM Realty Management LLC	530124	randy@kmrealty.net	713.690.1093
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
Steven T. Stone	618279	steven@kmrealty.net	713.275.2601
DESIGNATED BROKER	LICENSE NO.	EMAIL	PHONE
Ronald Patrice	780842	ronald@kmrealty.net	713.275.2616
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE
BUYER/TENANT/SELLER/LANDLORD INITIALS			DATE