

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**

Leasing By:

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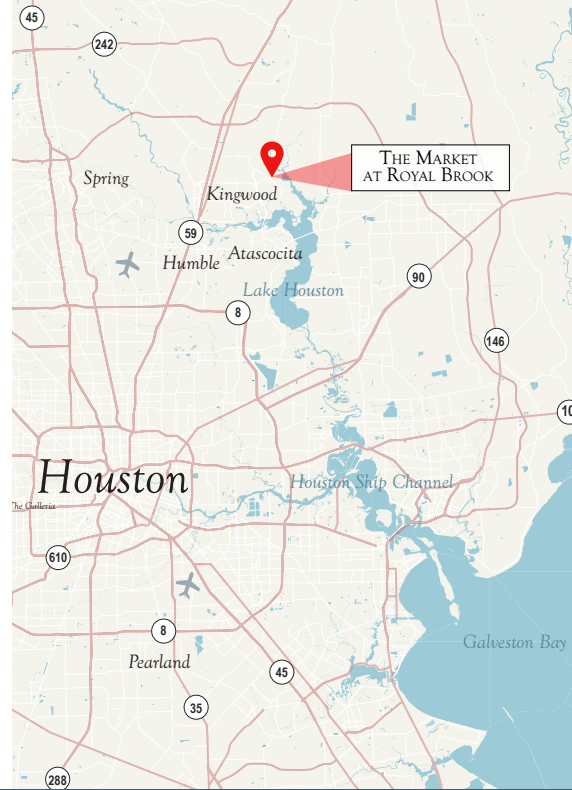
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 **Read King**
Commercial Real Estate

LOCATION

The Market at Royal Brook is a new construction retail center located at NEQ 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%

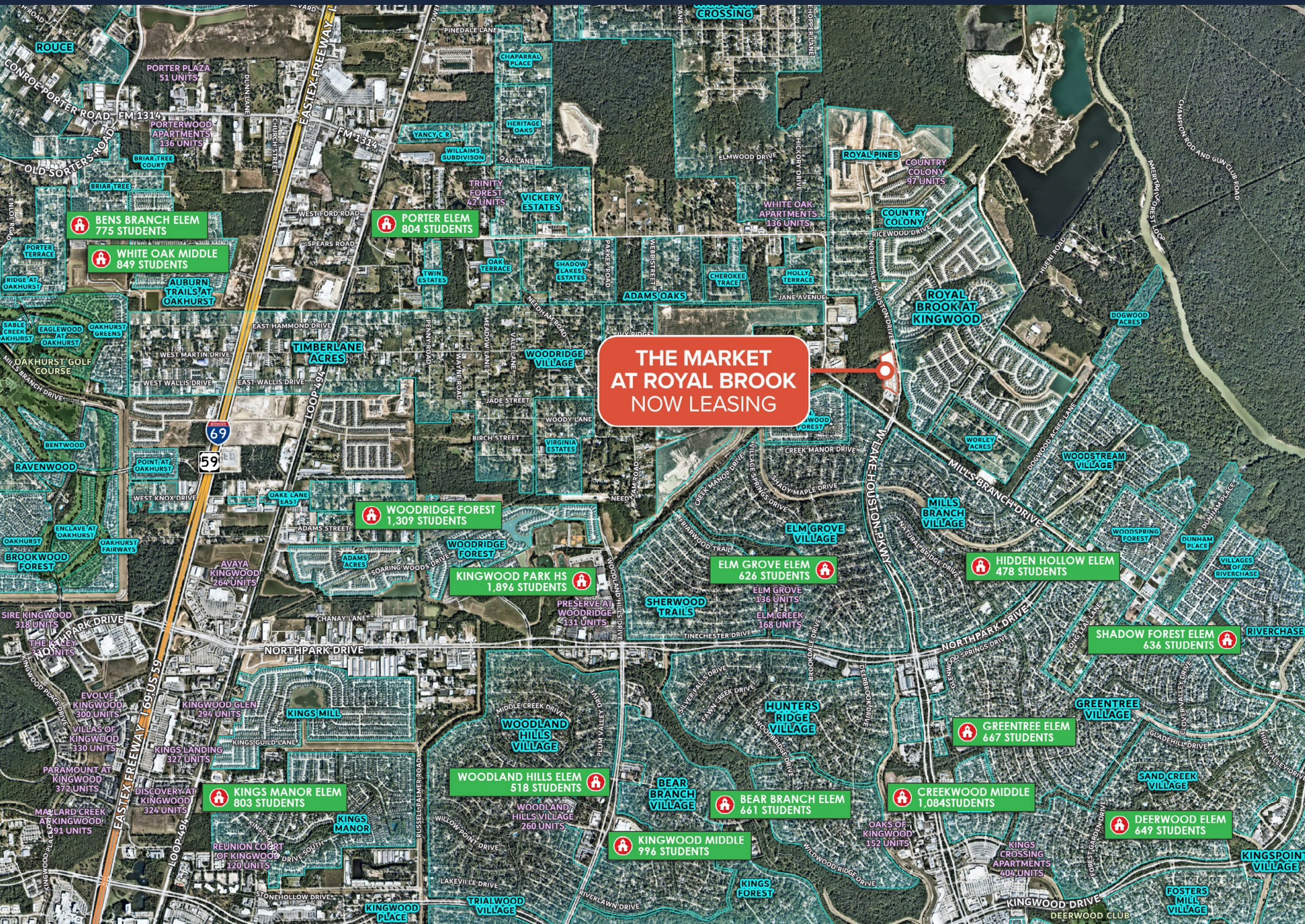
PROJECTED ANNUAL
POPULATION
GROWTH
(1-Mile Radius)

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.

DENSE TRADE AREA



**THE MARKET
AT ROYAL BROOK
NOW LEASING**

BENS BRANCH ELEM
775 STUDENTS

WHITE OAK MIDDLE
849 STUDENTS

PORTER ELEM
804 STUDENTS

TIMBERLANE ACRES

WOODRIDGE VILLAGE

ROYAL BROOK AT KINGWOOD

WOODRIDGE FOREST
1,309 STUDENTS

KINGWOOD PARK HS
1,896 STUDENTS

ELM GROVE ELEM
626 STUDENTS

HIDDEN HOLLOW ELEM
478 STUDENTS

SHADOW FOREST ELEM
636 STUDENTS

GREENTREE ELEM
667 STUDENTS

KINGS MANOR ELEM
803 STUDENTS

WOODLAND HILLS ELEM
518 STUDENTS

BEAR BRANCH ELEM
661 STUDENTS

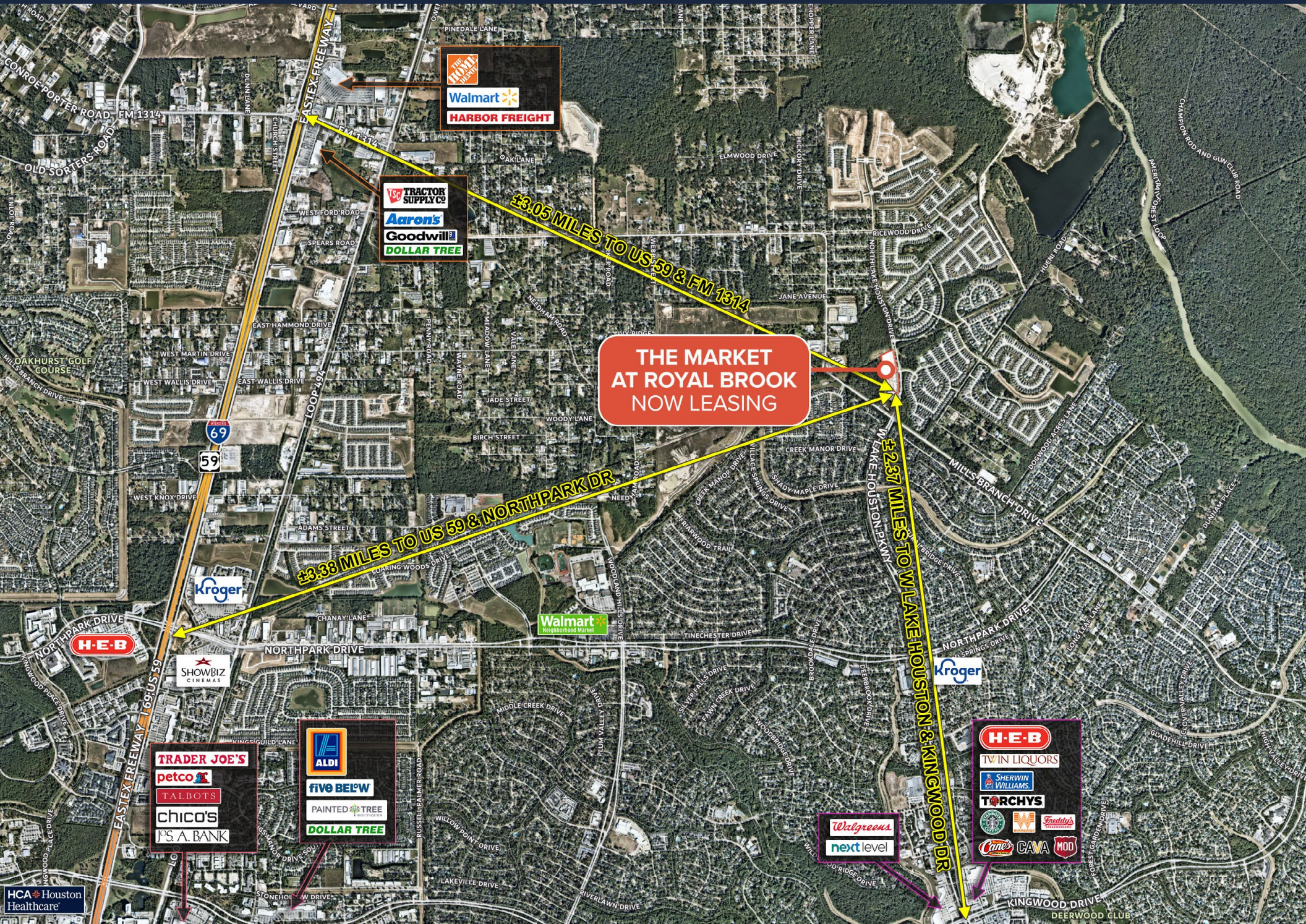
CREEKWOOD MIDDLE
1,084 STUDENTS

DEERWOOD ELEM
649 STUDENTS

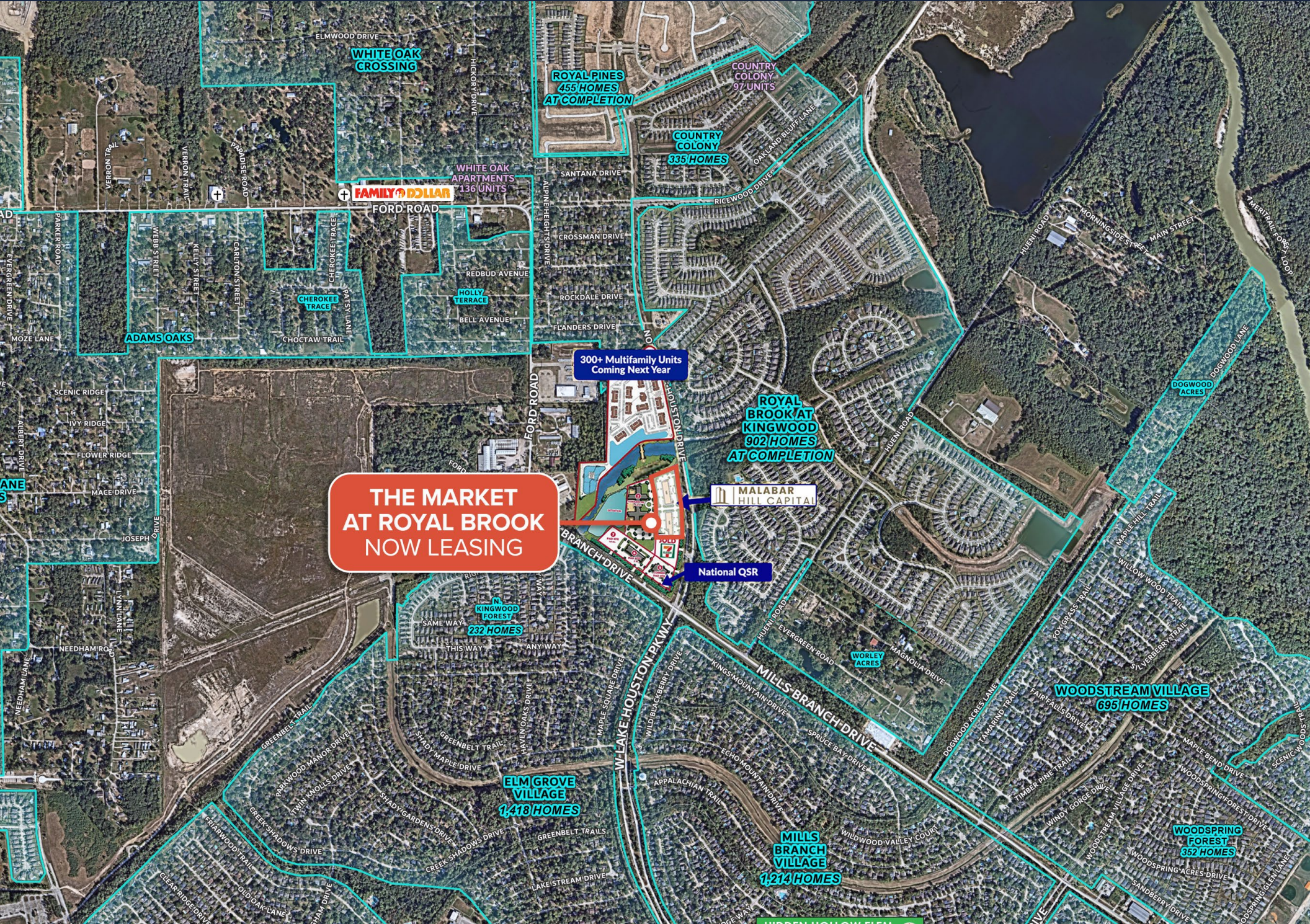
KINGWOOD MIDDLE
996 STUDENTS

KINGSPRING VILLAGE

UNDERSERVED RETAIL SUBMARKET



SURROUNDED BY RESIDENTIAL



THE MARKET AT ROYAL BROOK NOW LEASING

300+ Multifamily Units Coming Next Year

National QSR

WHITE OAK CROSSING

**ROYAL PINES
455 HOMES
AT COMPLETION**

**COUNTRY COLONY
335 HOMES**

**WHITE OAK APARTMENTS
136 UNITS**

CHEROKEE TRACE

ADAMS OAKS

HOLLY TERRACE

**ROYAL BROOK AT KINGWOOD
902 HOMES
AT COMPLETION**

MALABAR HILL CAPITAL

**KINGWOOD FOREST
232 HOMES**

**ELM GROVE VILLAGE
1,418 HOMES**

**MILLS BRANCH VILLAGE
1,214 HOMES**

**WOODSTREAM VILLAGE
695 HOMES**

**WOODSPRING FOREST
852 HOMES**

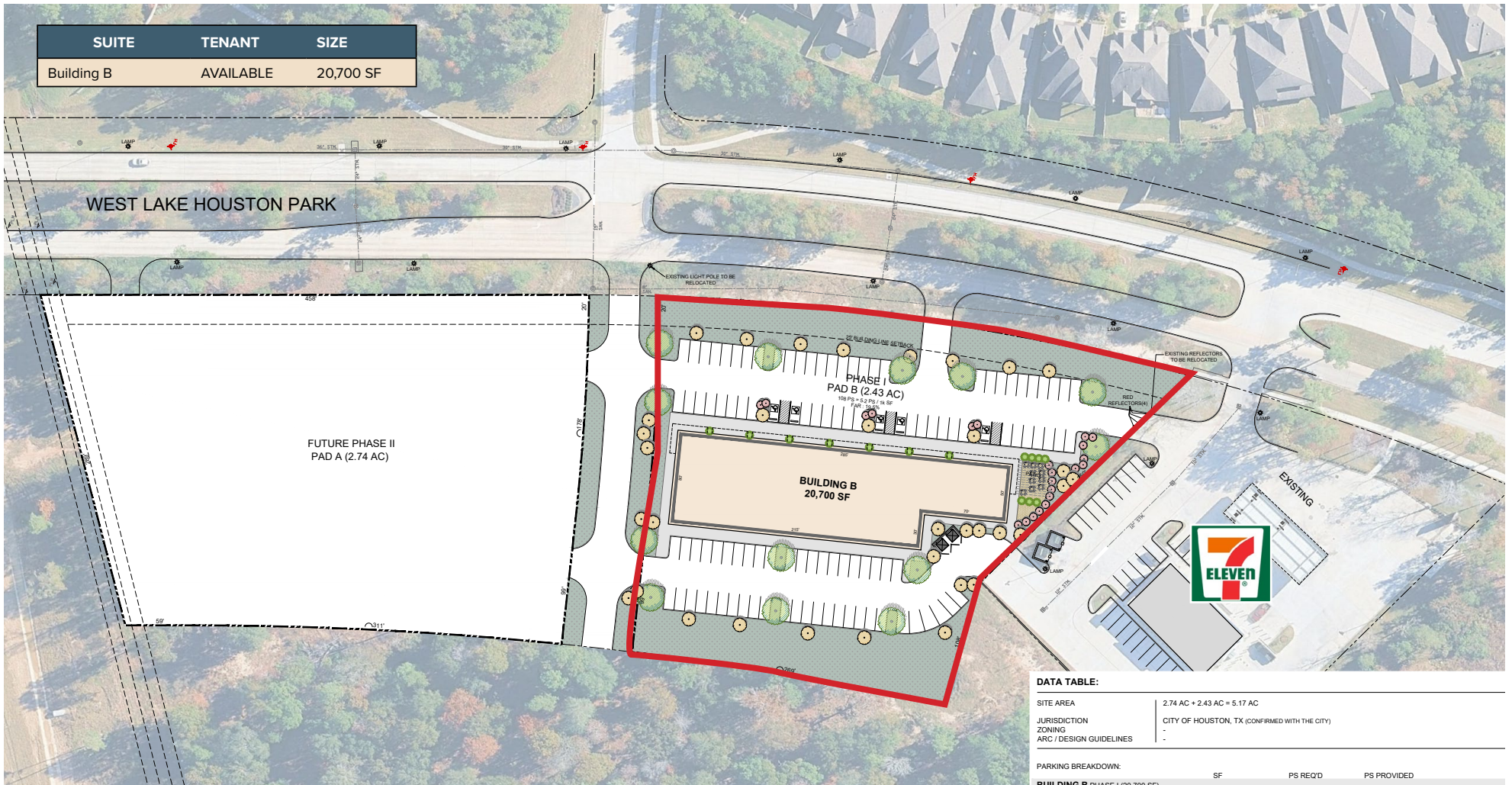
FAMILY DOLLAR

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:

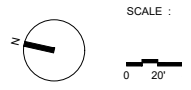
SITE AREA	2.74 AC + 2.43 AC = 5.17 AC		
JURISDICTION	CITY OF HOUSTON, TX (CONFIRMED WITH THE CITY)		
ZONING	-		
ARC / DESIGN GUIDELINES	-		
PARKING BREAKDOWN:			
	SF	PS REQ'D	PS PROVIDED
BUILDING B PHASE I (20,700 SF)			
RESTAURANT (610PS / 1,000 SF)	6,100 SF (29.4%)	61 PS	SHARED
RETAIL (64PS / 1,000 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 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.

Read King Inc.	504639		713.782.9000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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