



WILLIAMSBURG
ENTERPRISES



KLEIN SQUARE

NEC OF LOUETTA & STUEBNER AIRLINE | SHADOW ANCHORED BY H-E-B & KLEIN HIGH SCHOOL

16812 STUEBNER AIRLINE ROAD | SPRING, TEXAS 77379

LAUREN SHEPPERD | LEASING@WILLIAMSBURGENT.COM | 713.804.1020



1.5M VISITS ANNUALLY TO SHADOW ANCHORED H-E-B
*DATA FROM REGIS

DOLLAR TREE **BR**
ROSS **petco**
cricket **FIVE BELOW**

Cottages of Cypresswood
 136 MF UNITS

SPRING OAKS APARTMENTS
 136 MF UNITS

LOUETTA RD. | 36,720 VPD

STUEBNER AIRLINE RD. | 31,830 VPD

KLEIN HIGH SCHOOL
 (3,500+ STUDENTS)

SITE PLAN

AVAILABLE

LEASE PENDING

| | | |
|----|---------------------|-----------|
| 1 | KORNER SLICE | 1,400 SF |
| 2 | BAHAMA MAMA | 1,400 SF |
| 3 | FRED LOYA | 1,710 SF |
| 4 | PRESIDENTIAL CIGARS | 2,925 SF |
| 5 | AVAILABLE FOR LEASE | 1,393 SF |
| 6 | REGIONAL FINANCE | 1,392 SF |
| 7 | AVAILABLE FOR LEASE | 3,710 SF |
| 8 | FIVE BELOW | 11,192 SF |
| 9 | DOLLAR TREE | 10,002 SF |
| 10 | ROSS | 21,580 SF |
| 11 | SWEET RETREAT SPA | 3,500 SF |
| 12 | CELL GEEKS | 1,371 SF |
| 13 | AVAILABLE FOR LEASE | 1,371 SF |
| 14 | BASKIN ROBINS | 1,300 SF |
| 15 | CRICKET | 1,000 SF |
| 16 | SALIMA'S SALON | 1,500 SF |
| 17 | CLINIC MORELIA | 1,300 SF |
| 18 | BEAUTY EMPIRE | 7,000 SF |
| 19 | PETCO | 5,043 SF |





249
TEXAS

KLEIN SQUARE



RECENTLY **RENOVATED** CENTER ANCHORED BY DOLLAR TREE, FIVE BELOW, PETCO, AND ROSS



LOCATED **3.6 MILES** FROM US 249 & VINTAGE PARK



ACCESSED THROUGH A **SIGNALIZED INTERSECTION** WITH OVER 52,664 VPD



LOCATED ACROSS FROM KLEIN HIGH SCHOOL (3,500+ STUDENTS)



SUITES ARE **MOVE-IN-READY & WHITE-BOXED**, SECOND GENERATION RETAIL SPACE

AVAILABLE SPACES:

- 1,393 SF | SECOND-GENERATION RETAIL
- 3,710 SF | WHITE-BOXED
- 1,371 SF | SECOND-GENERATION RETAIL



SURROUNDING RETAIL







KLEIN | SPRING



NEIGHBORING KLEIN HIGH SCHOOL RANKS IN THE TOP 10% OF ALL TEXAS SCHOOLS



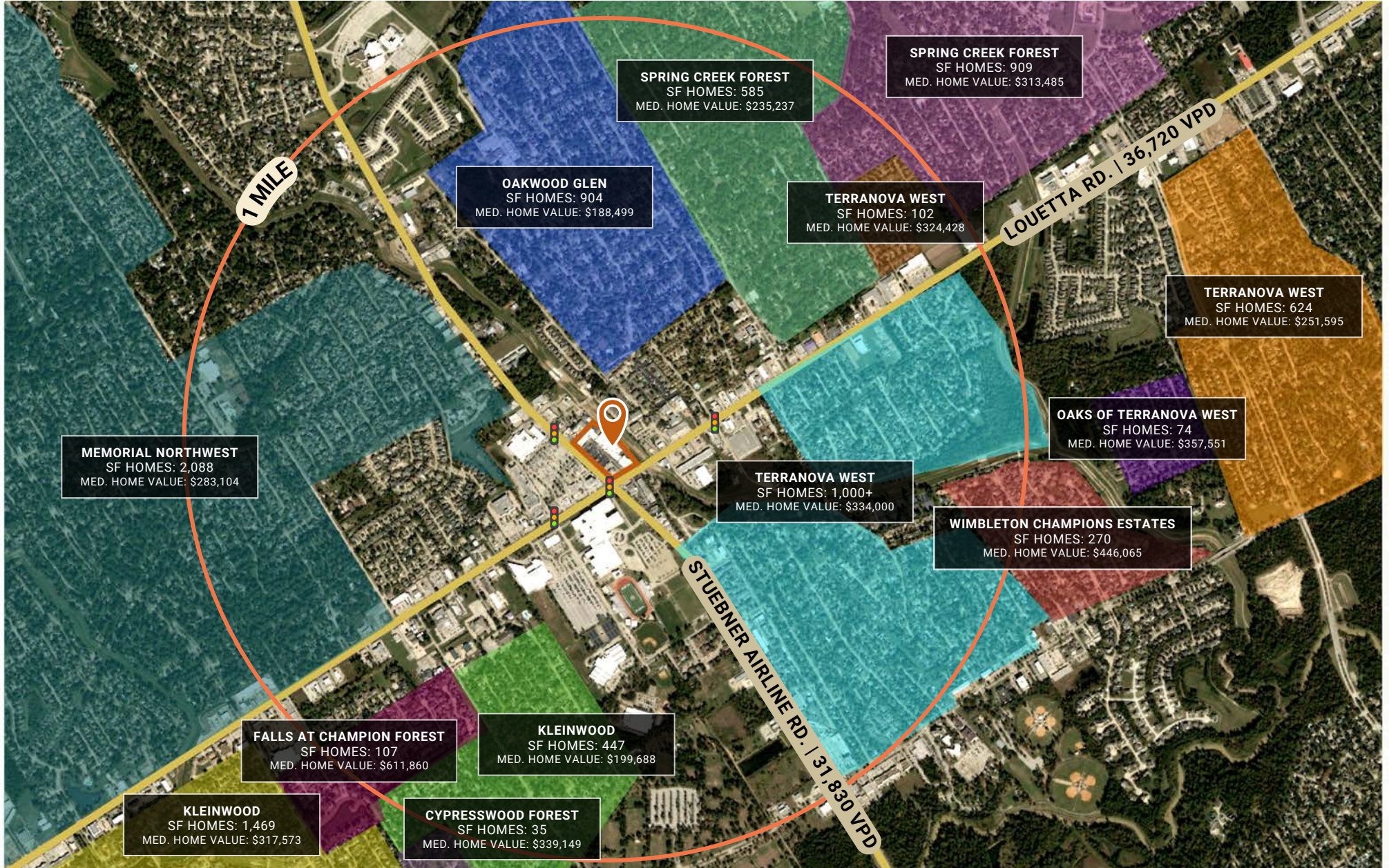
\$235,805 MEDIAN HOME VALUE WITHIN 1 MILE



\$113K AVERAGE HOUSEHOLD INCOME & \$85K MEDIAN HOUSEHOLD INCOME WITHIN 1 MILE



SURROUNDING RESIDENTIAL



DEMOGRAPHICS

DATA FROM COSTAR - DEC. 2022



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| CURRENT POPULATION | 12,386 | 97,734 | 286,308 |
| 2010 POPULATION | 11,458 | 83,102 | 234,308 |
| 2027 POP. PROJECTION | 12,730 | 101,684 | 299,671 |
| POPULATION GROWTH | 0.7% | 1.5% | 1.9% |
| MEDIAN AGE | 37.9 | 39 | 36.3 |

| INCOME | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| AVERAGE HH INCOME | \$113,149 | \$118,131 | \$104,220 |
| MEDIAN HH INCOME | \$84,611 | \$90,177 | \$77,764 |

| RACE & ETHNICITY | 1 MILE | 3 MILES | 5 MILES |
|------------------------|--------|---------|---------|
| WHITE | 9,230 | 71,645 | 199,528 |
| HISPANIC | 2,759 | 19,494 | 79,112 |
| BLACK/AFRICAN AMERICAN | 1,536 | 11,924 | 46,329 |
| ASIAN/PACIFIC ISLANDER | 1,174 | 11,006 | 31,317 |
| OTHER RACES | 344 | 2,513 | 6,995 |

| HOUSEHOLDS | 1 MILE | 3 MILES | 5 MILES |
|----------------------|----------|---------|---------|
| CURRENT HOUSEHOLDS | 4,564 | 36,923 | 104,535 |
| 2010 HOUSEHOLDS | 4,131 | 30,776 | 84,345 |
| 2027 HH. PROJECTION | 4,707 | 38,525 | 109,538 |
| HH GROWTH '22-'27 | 0.6% | 0.9% | 1.0% |
| HH GROWTH '10-'22 | 0.8% | 1.7% | 2.0% |
| OWNER OCCUPIED HH | 3,327 | 28,510 | 74,597 |
| RENTER OCCUPIED HH | 1,380 | 10,015 | 34,942 |
| AVG. HH SIZE | 2.7 | 2.6 | 2.7 |
| TOTAL CONSUMER SPEND | \$162.8M | \$1.4B | \$3.6B |

OUR STORY:

FOUNDED IN 2009, OUR PORTFOLIO NOW CONSISTS OF OVER **TWO MILLION-SQUARE FEET OF RETAIL, MULTIFAMILY, AND INDUSTRIAL PROPERTIES.**

OUR FIRM:

WE ARE A **FULLY INTEGRATED REAL ESTATE INVESTMENT FIRM** THAT SPECIALIZES IN THE ACQUISITION, DEVELOPMENT, LEASING, AND MANAGEMENT OF A RAPIDLY GROWING COMMERCIAL REAL ESTATE PORTFOLIO.

OUR MISSION:

WE SEEK TO **ADD VALUE TO THE PROPERTIES WE MANAGE AND THE COMMUNITIES THEY SERVE.** WE ARE A FOR PROFIT ENTERPRISE, BUT PROUDLY MANAGE A LARGE ANNUAL PHILANTHROPIC BUDGET THAT SUPPORTS EDUCATION AND COMMUNITY INVOLVEMENT.



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