



CAPITAL RETAIL P R O P E R T I E S



Spring Cypress Rd 34,617 VPD (21)

Klein Cain High School

Glennloch Pines Golf Club

Glennloch Forest Dr

Champion Forest Dr



H-E-B

H-E-B FOOD

Grand Pkwy 62,117 VPD (21)

Glennloch Crossing

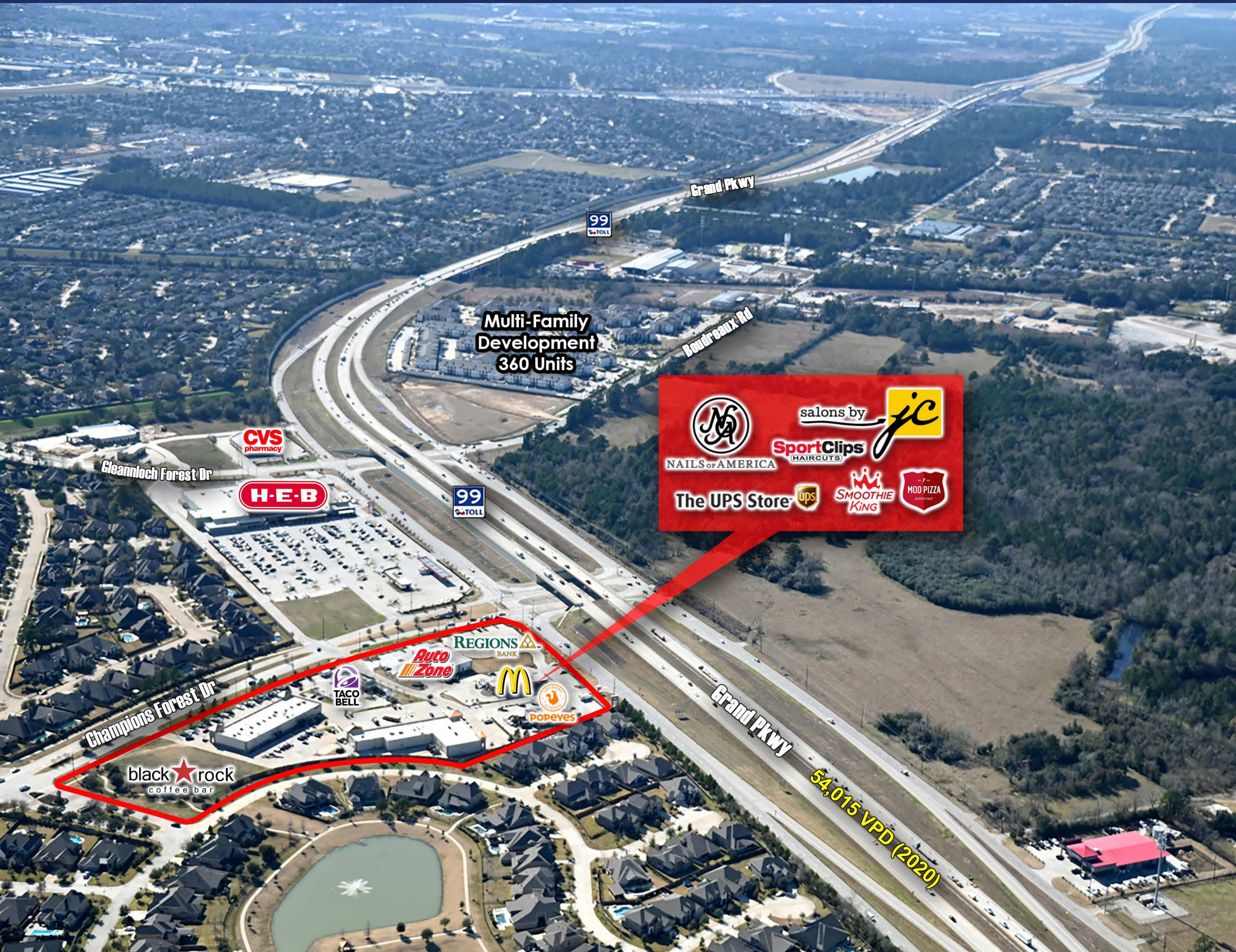
SEC of Champion Forest Dr & Grand Parkway | Spring, Texas

Jacob Weersing & Eric Walker

281-816-6550 | www.capitalretailproperties.com

Gleannloch Crossing

SEC of Champion Forest Dr & Grand Parkway | Spring, Texas



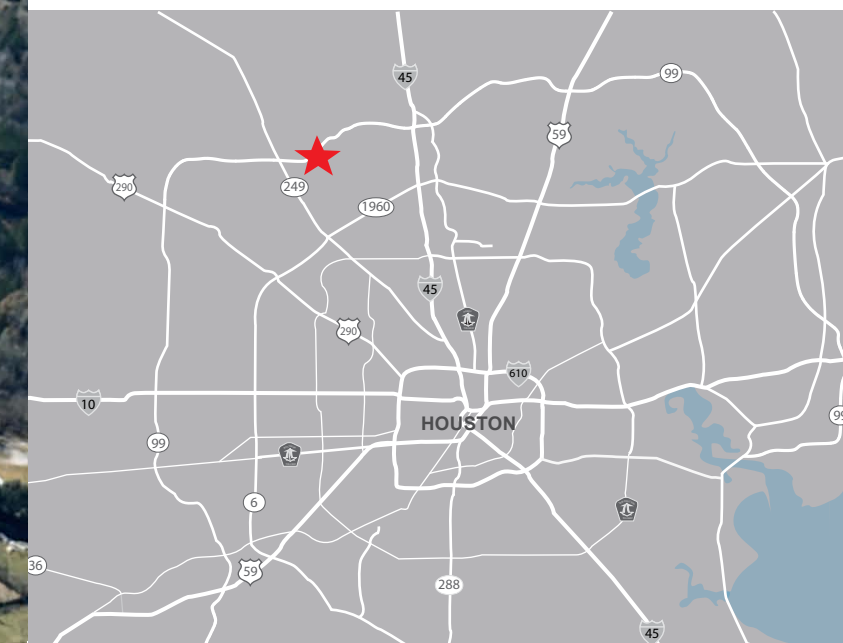
PROPERTY DESCRIPTION:

- 9 Acre Retail Development at the SE corner of the Grand Parkway and Champion Forest Drive
- Directly across from a new HEB and at the entrance to the affluent Gleannloch Farms community

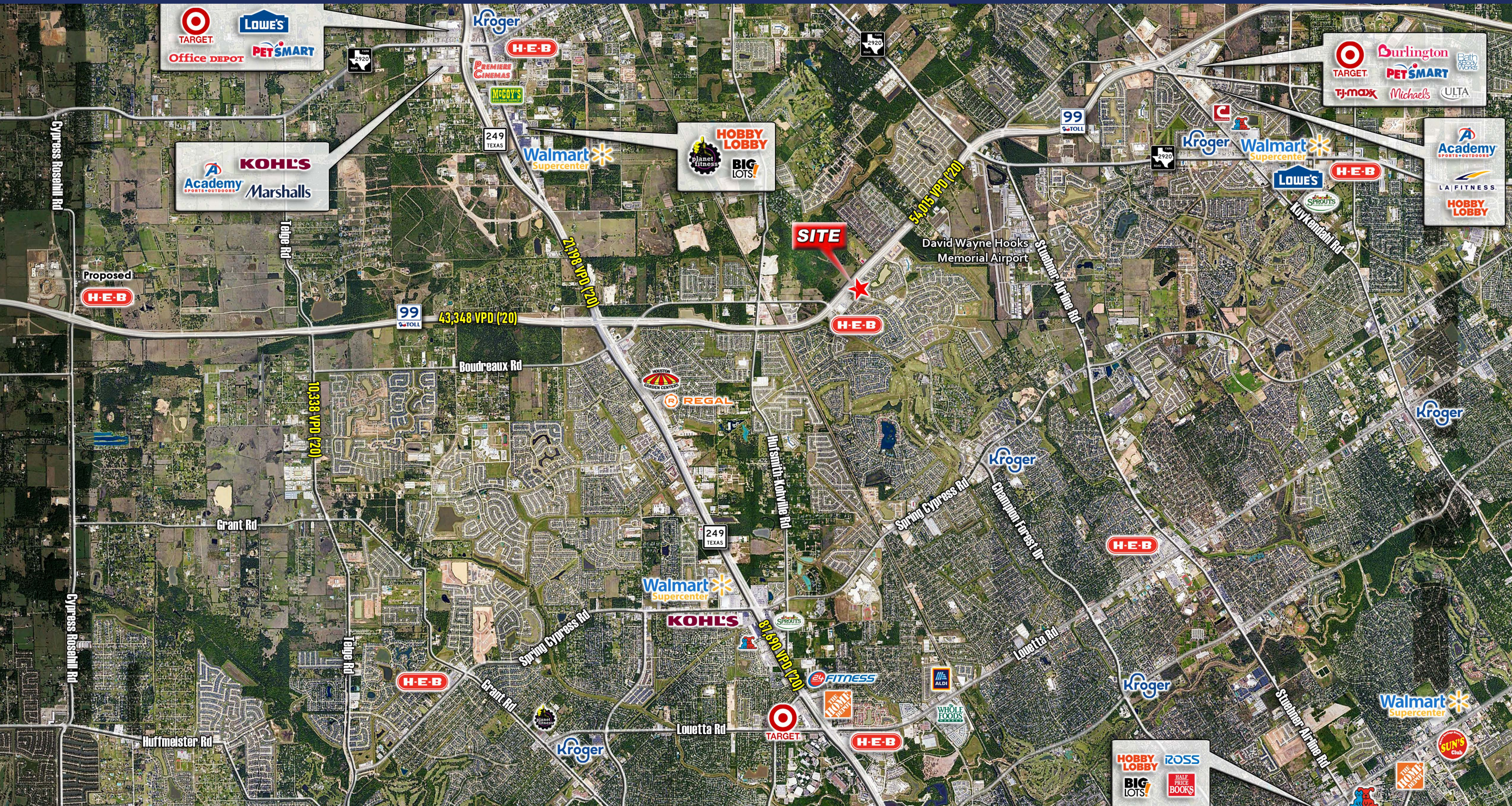
AVAILABLE:

- 2,007 SF 2nd Generation End Cap Space
- 4,258sf 2nd Generation Space

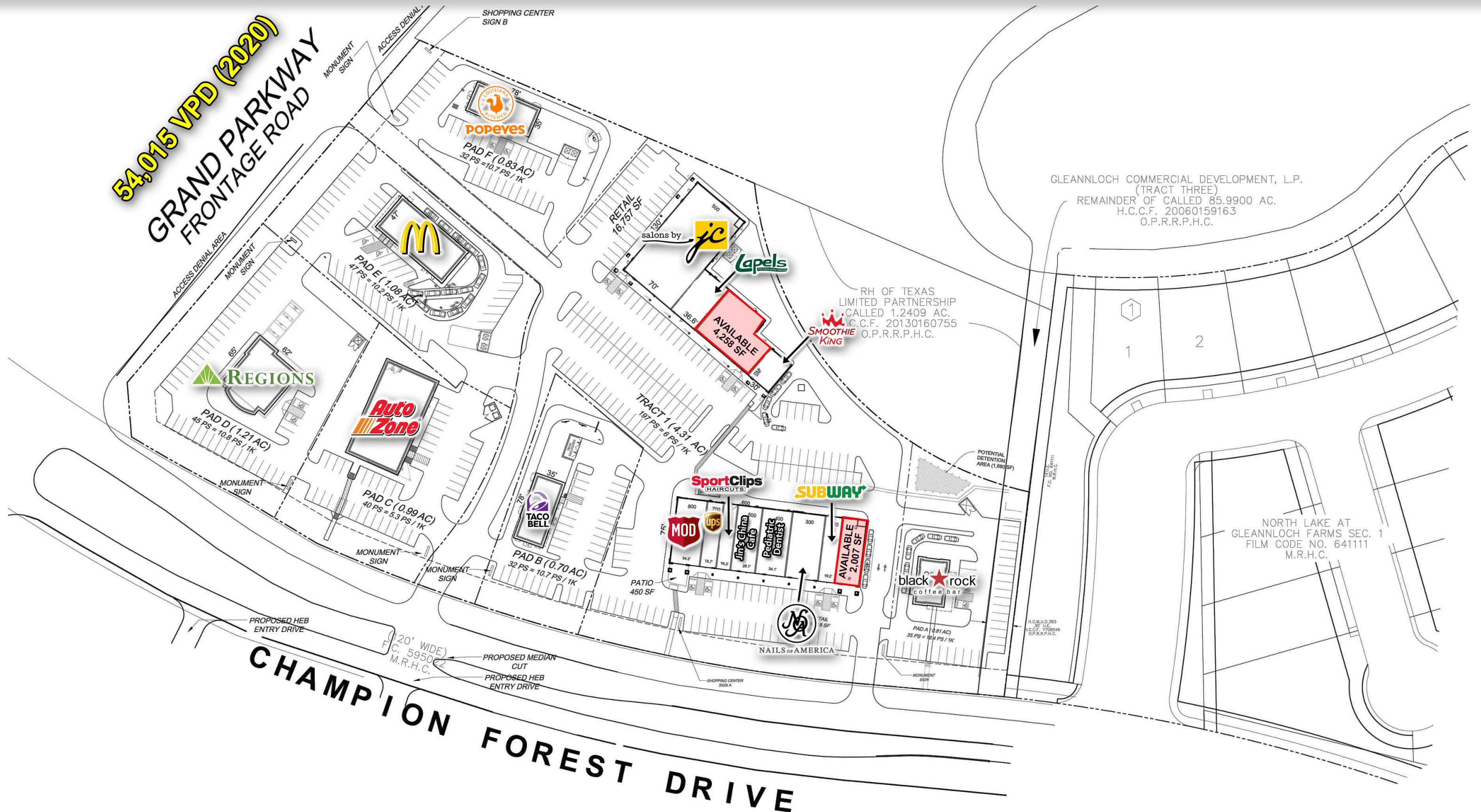
AREA RETAILERS/TENANTS:



Contacts: **Jacob Weersing & Eric Walker**







Summary Profile



POPULATION
(3 mi Radius, 2021)

72,408

HOUSEHOLDS
(3 mi Radius, 2021)

23,315

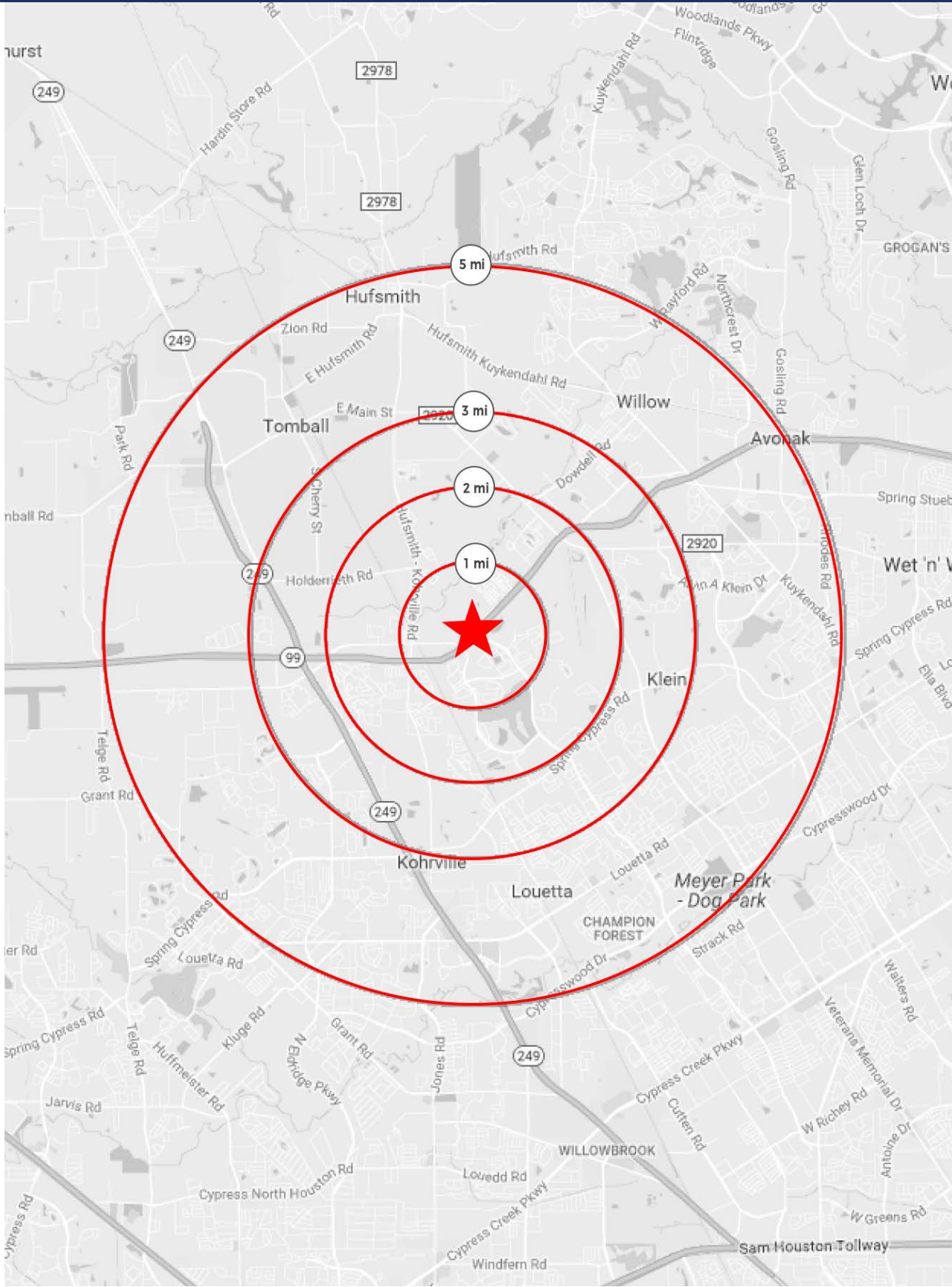
INCOME
(3 mi Radius)
2021 Average:

\$124,483

TOTAL DAYTIME
POPULATION
(3 mi Radius, 2021)

63,178

Population Summary				
2000 Total Population	1,173	4,199	17,612	87,686
2010 Total Population	7,799	26,080	51,227	148,354
2021 Total Population	10,814	35,585	72,408	202,508
2021 Group Quarters	17	61	121	534
2026 Total Population	12,118	39,831	80,614	222,071
2021-2026 Annual Rate	2.30%	2.28%	2.17%	1.86%
2021 Total Daytime Population	8,977	30,896	63,178	194,583
Workers	2,810	11,324	25,439	92,870
Residents	6,167	19,572	37,739	101,713
Household Summary				
2000 Households	369	1,384	5,769	29,066
2000 Average Household Size	3.18	3.03	3.04	3.00
2010 Households	2,450	8,265	16,649	50,661
2010 Average Household Size	3.18	3.15	3.07	2.92
2021 Households	3,389	11,192	23,315	68,097
2021 Average Household Size	3.19	3.17	3.10	2.97
2026 Households	3,786	12,465	25,815	74,283
2026 Average Household Size	3.20	3.19	3.12	2.98
2021-2026 Annual Rate	2.24%	2.18%	2.06%	1.75%
2010 Families	2,036	6,784	13,660	40,034
2010 Average Family Size	3.50	3.48	3.40	3.30
2021 Families	2,809	9,161	19,058	53,769
2021 Average Family Size	3.53	3.52	3.44	3.35
2026 Families	3,139	10,207	21,109	58,693
2026 Average Family Size	3.54	3.53	3.46	3.37
2021-2026 Annual Rate	2.25%	2.19%	2.07%	1.77%
Housing Unit Summary				
2000 Housing Units	395	1,464	5,964	30,238
Owner Occupied Housing Units	85.3%	84.9%	85.8%	78.9%
Renter Occupied Housing Units	7.8%	9.6%	10.9%	17.3%
Vacant Housing Units	6.8%	5.5%	3.3%	3.9%
2010 Housing Units	2,579	8,683	17,406	53,770
Owner Occupied Housing Units	82.1%	80.9%	81.9%	75.6%
Renter Occupied Housing Units	12.9%	14.3%	13.7%	18.6%
Vacant Housing Units	5.0%	4.8%	4.3%	5.8%
2021 Housing Units	3,596	11,619	24,344	71,131
Owner Occupied Housing Units	79.4%	81.8%	80.4%	75.0%
Renter Occupied Housing Units	14.9%	14.6%	15.4%	20.7%
Vacant Housing Units	5.8%	3.7%	4.2%	4.3%
2026 Housing Units	4,010	12,929	26,857	77,207
Owner Occupied Housing Units	80.3%	82.5%	80.6%	75.3%
Renter Occupied Housing Units	14.1%	13.9%	15.5%	20.9%
Vacant Housing Units	5.6%	3.6%	3.9%	3.8%
Median Household Income				
2021	\$120,327	\$97,747	\$96,664	\$94,957
2026	\$131,468	\$106,019	\$104,645	\$102,767
Median Home Value				
2021	\$375,552	\$322,619	\$300,642	\$301,504
2026	\$410,411	\$371,985	\$360,261	\$358,943
Per Capita Income				
2021	\$50,553	\$41,318	\$39,883	\$41,412
2026	\$56,317	\$46,492	\$44,440	\$45,718
Median Age				
2010	33.0	31.6	32.7	35.1
2021	34.5	33.9	34.9	36.5
2026	34.9	33.3	34.2	36.3
2021 Population 25+ by Educational Attainment				
Total	6,790	21,998	46,145	134,484
Less than 9th Grade	2.1%	2.8%	3.1%	2.9%
9th - 12th Grade, No Diploma	2.7%	3.8%	3.2%	2.8%
High School Graduate	12.7%	16.3%	16.4%	16.5%
GED/Alternative Credential	2.1%	3.2%	3.3%	2.9%
Some College, No Degree	16.4%	19.9%	21.2%	21.3%
Associate Degree	8.3%	9.7%	8.9%	8.4%
Bachelor's Degree	36.2%	30.5%	29.9%	30.7%
Graduate/Professional Degree	19.5%	13.9%	14.0%	14.5%





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.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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	