

# Kings Crossing

Kingwood, TX



## Center Highlights

Kings Crossing is situated at the major intersection in the heart of Kingwood, a high-income residential area. This center's popular tenants include Randalls, CVS Pharmacy, Starbucks, la Madeleine, Wells Fargo and more.

**Center Address:** Kingwood Dr at Lake Houston Pkwy

**City/State:** Kingwood, TX

**Population:** 3 mile radius – 62,054 people

**Avg. Household Income:** \$119,735

**Traffic Counts:** Kingwood Dr at Lake Houston Pkwy - 64,130

**Property Size:** 128,000 sq. ft.

**Latitude/Longitude:** 30.049042 N, -95.181739 W

### Leasing Executive

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### Property Manager

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**WEINGARTEN REALTY**

People-to-People. Coast-to-Coast.



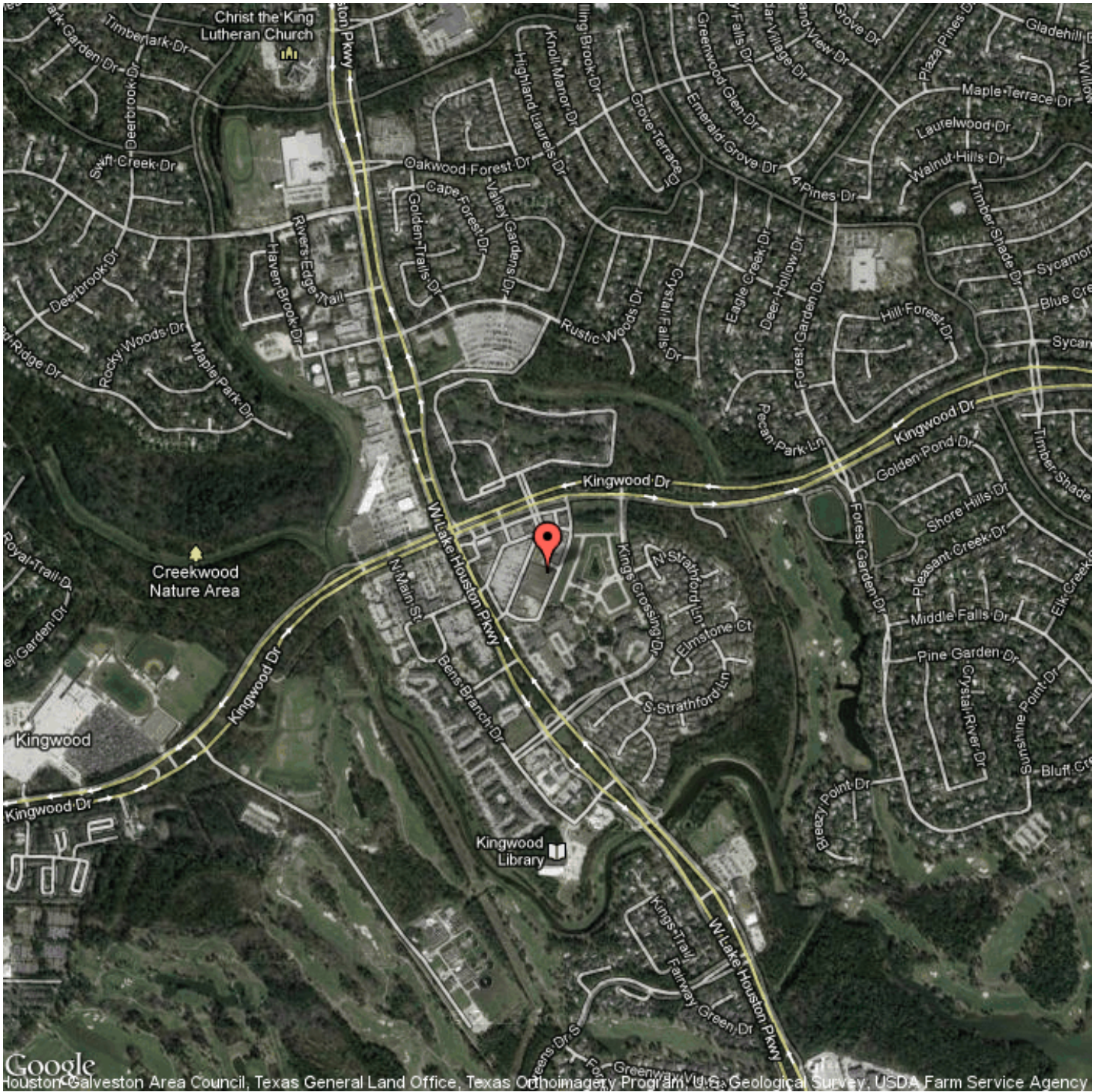
**TENANT LIST**

- A0A Randalls
- B0A AT&T Wireless
- B0D Copperfield Liquor
- B0G Marble Slab
- B0H Starbucks
- C0A CVS
- D0A Kapok Tree Toys
- D0C Massage Heights
- D0E Jewelers Bench
- D0F GNC
- D0G Art USA Framing Factory
- D0H Marco's Restaurant
- E0A Hin's Garden Restaurant
- E0D Darque Tan
- E0E The UPS Store
- E0F Dental
- F0A Three B's Grill
- F0D Tommy's Nails
- F0G MW Cleaners
- S0A Wells Fargo
- S0D Bike Works
- S0E H & R Block
- S0F Mathnasium of Kingwood
- S0G Available (20' x 50') 1,000 SF**
- S0J Sports Clips
- S0L La Madeleine
- S0K Cyrese & Company
- S0M TGF Haircutters

# Kings Crossing

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## Google Map



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# Summary Report

**WEINGARTEN REALTY**

People-to-People. Coast-to-Coast.

L148 Randall's/Kings Crossing  
Kingwood Dr at Lake Houston Pkwy - Kingwood, TX

Longitude: -95.181739

Latitude: 30.049042

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	8,646	31,638	62,055	126,338
Average Household Income	\$131,458	\$132,219	\$119,736	\$101,296

Population				
2016 Population	9,355	34,348	67,997	141,300
2011 Population	8,646	31,638	62,055	126,338
2010 Census Population	8,569	31,258	61,035	123,972
2000 Census Population	8,278	30,934	56,256	92,113
% Growth 2010 to 2011	0.89%	1.21%	1.67%	1.91%
% Forecasted Growth 2011 to 2016	8.21%	8.57%	9.58%	11.84%

Race & Ethnicity				
% White	81.87%	82.76%	79.47%	71.59%
% Black	3.38%	2.56%	3.65%	7.51%
% Asian	2.57%	2.62%	2.83%	2.77%
% Other	2.14%	1.94%	1.87%	2.09%
% Hispanic	10.03%	10.12%	12.18%	16.04%

Income & Education				
Median Household Income	\$101,902	\$104,822	\$95,699	\$82,362
Average Household Income	\$131,458	\$132,219	\$119,736	\$101,296
% College Graduates	63.64%	63.25%	58.28%	46.60%

Age				
Median Age	44.1	42.0	40.2	37.1
% Age < 18	20.44%	25.21%	26.79%	27.58%
% Age 65 +	16.69%	12.93%	11.73%	10.26%

Households & Housing				
Households	3,810	11,892	22,519	45,454
Average Household Size	2.27	2.66	2.76	2.78
Median Housing Value	\$248,813	\$223,122	\$196,557	\$171,664
% Owner Occupied Housing	53.40%	73.78%	77.42%	73.19%
% Renter Occupied Housing	36.42%	20.11%	17.31%	21.74%
% Vacant Housing	10.19%	6.11%	5.27%	5.06%

Workplace & Workers				
Number of Businesses	204	385	688	2,117
Total Number of Employees (FTE)	2,281	4,479	8,907	28,689
% White Collar	83.87%	82.85%	80.90%	74.65%
% Blue Collar	16.13%	17.15%	19.10%	25.35%