



SIZE

152,900 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
14,473	99,864	292,534
Households		
4,958	36,061	103,546
Median HH Income (\$)		
86,945	96,422	86,354

MAJOR TENANT(S)

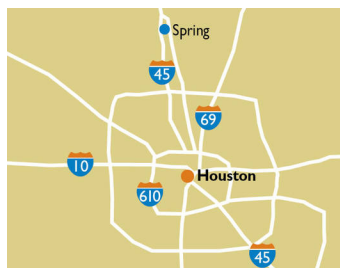
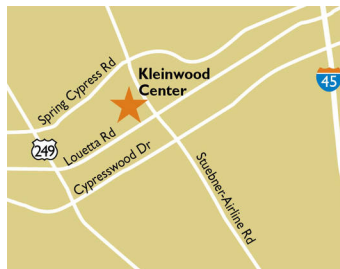
H-E-B
Spec's Liquor
Starbucks
O'Reilly Auto Parts

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

7312 Louetta Road | Spring, TX 77379

PROPERTY HIGHLIGHTS

- A 148,863-sf center anchored by H-E-B, a leading Texas supermarket chain, and shadow-anchored by EOS
- National tenants including Starbucks, Little Caesar's Pizza, Club Pilates, Smoothie King, Games Workshop, UPS, SPECS and Wells Fargo
- 24 miles northwest of downtown Houston in an affluent trade area
- High-traffic location with 34,100 VPD on Louetta Road and 30,300 on Stuebner Airline Road
- 99,800 residents in a 3-mile radius with an average HH income over \$126,100



KLEINWOOD CENTER

7312 Louetta Road | Spring, TX 77379

SPACE	TENANT	SQ. FT.		
A101	H-E-B	80,925 SF	B119	Spring Smiles, P.C. 2,000 SF
A102	Great Clips	1,027 SF	B120	COMING AVAILABLE 4,600 SF
A104	Zoom Wireless	1,179 SF	B124	Smoothie King 1,125 SF
A106	CareNow Urgent Care	3,565 SF	B126	7 Star Nails & Spa 1,500 SF
A108	AVAILABLE	1,500 SF	B128	AVAILABLE 1,500 SF
A112	Little Caesars	1,500 SF	B132	Spring Driving School 1,400 SF
A114	Vina Sandwich & Tapioca	1,326 SF	B134	ATS Nutrition 1,600 SF
A116	AVAILABLE	1,300 SF	B200	Spec's Liquor 9,800 SF
A118	Games Workshop	1,300 SF	B300	Curry Masala 2,700 SF
A120	Moo House Cafe	1,200 SF	B302	Club Pilates 1,500 SF
A122	AVAILABLE	2,745 SF	B303	Main Bird Hot Chicken 1,500 SF
AZlot	AZ Global Business Solutions		B304	Olivit Mediterranean Grill 2,250 SF
B100	Akaihi Japanese Restaurant	3,924 SF	B306	El Kiosko Frutas y Helados 1,500 SF
B108	Double Dave's Pizza	3,500 SF	B316	Starbucks 1,800 SF
B110	Mathnasium	1,500 SF	FUEL	HEB Kleinwood Fuel Pad
B112	AVAILABLE	2,063 SF	SHADI	O'Reilly Auto Parts
B114	COMING AVAILABLE	1,500 SF	0400	Wells Fargo 4,037 SF
B116	Kleinwood Vision	2,834 SF		
B118	The UPS Store	1,200 SF		
			TOTAL SQ. FT.	152,900

SITE LEGEND

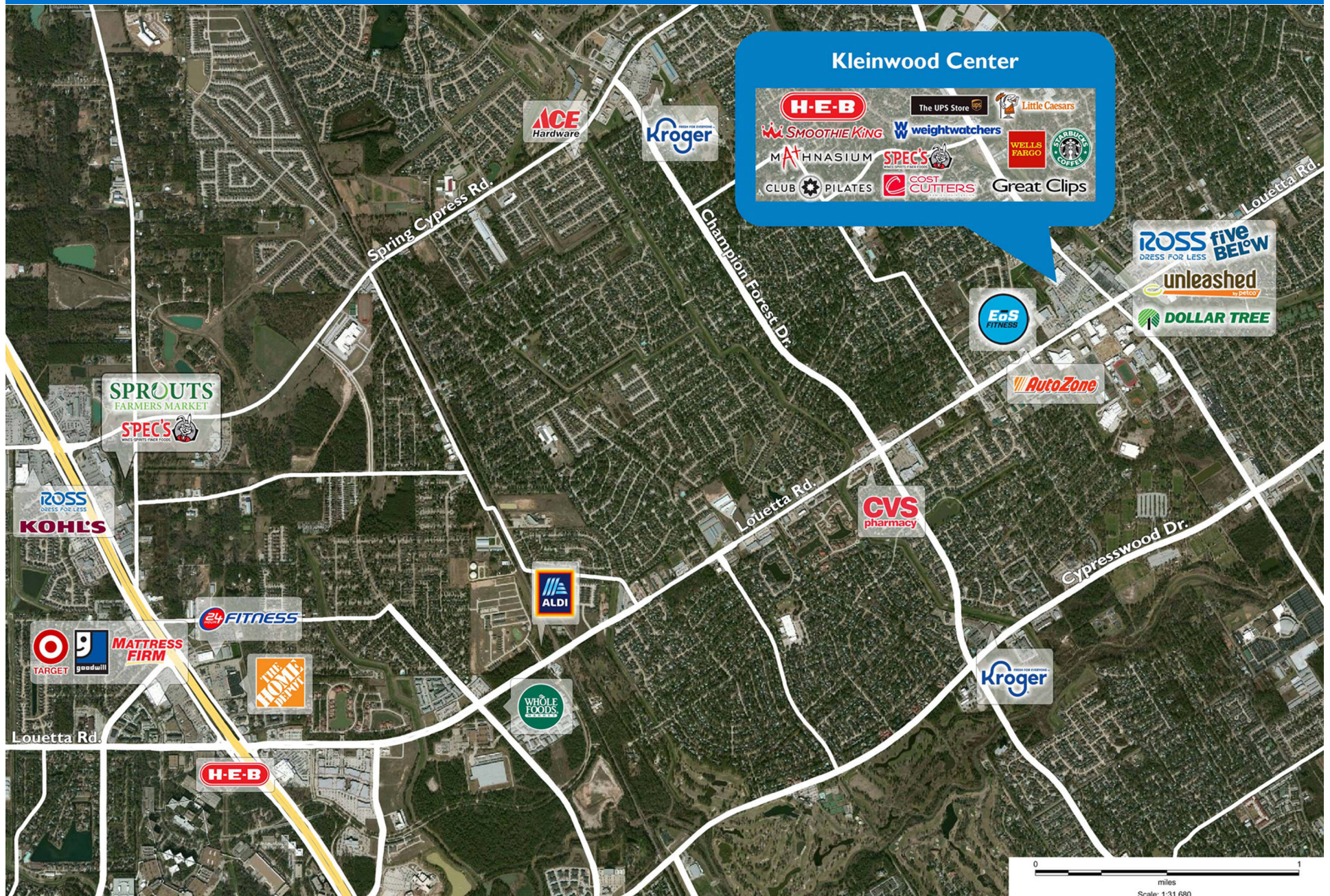
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

KLEINWOOD CENTER

7312 Louetta Road | Spring, TX 77379



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Oct 3, 2024



Latitude: 30.022439

Longitude: -95.527252

Kleinwood Center Spring, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	14,473	99,864	292,534
	2028 Projected Population	14,924	104,324	307,814
	2010 Census Population	12,308	83,592	229,420
	2000 Census Population	11,955	67,976	155,617
	1990 Census Population	10,916	53,044	118,718
	Historical Annual Growth 1990 to 2000	0.91%	2.51%	2.74%
	Historical Annual Growth 2000 to 2010	0.29%	2.09%	3.96%
	Estimated Annual Growth 2010 to 2023	1.19%	1.30%	1.78%
	Projected Annual Growth 2023 to 2028	0.62%	0.88%	1.02%
	Median Age	38.0	40.1	37.4
Households	Q4 2023 Estimated Households	4,958	36,061	103,546
	2028 Projected Households	5,113	37,658	108,871
	2010 Census Households	4,406	31,000	82,703
	2000 Census Households	4,079	24,201	56,013
	1990 Census Households	3,501	17,939	41,190
	Historical Annual Growth 1990 to 2000	1.54%	3.04%	3.12%
	Historical Annual Growth 2000 to 2010	0.77%	2.51%	3.97%
	Estimated Annual Growth 2010 to 2023	0.86%	1.11%	1.65%
	Projected Annual Growth 2023 to 2028	0.62%	0.87%	1.01%
	Population per Household	2.92	2.76	2.82
Population by Race	White	47.3%	48.9%	40.0%
	Black or African American	13.4%	13.3%	17.0%
	Asian & Pacific Islander	8.9%	9.3%	9.7%
	Other Races	4.0%	4.3%	4.1%
	Hispanic Population	26.4%	24.2%	29.1%
Income	Average Household Income	\$112,120	\$126,170	\$114,197
	Median Household Income	\$86,945	\$96,422	\$86,354
	Per Capita Income	\$38,441	\$45,721	\$40,548
Education (Age 25+)	Elementary	2.8%	1.9%	4.1%
	Some High School	3.4%	3.1%	4.6%
	High School Graduate	16.9%	18.2%	20.6%
	Some College	23.3%	20.9%	21.7%
	Associates Degree Only	9.1%	8.9%	8.5%
	Bachelors Degree Only	26.7%	31.2%	27.8%
	Graduate Degree	17.9%	15.7%	12.8%
Business	Number of Businesses	390	2,409	7,792
	Total Number of Employees	3,377	20,081	77,024
	Employees per Business	8.65	8.34	9.88
	Residential Population per Business	37.09	41.46	37.54

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.