



SIZE

152,900 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
13,540	98,687	286,904
Households		
4,835	36,310	102,619
Median HH Income (\$)		
91,575	92,664	82,597

MAJOR TENANT(S)

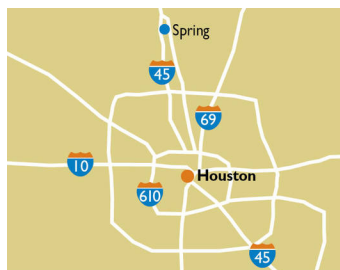
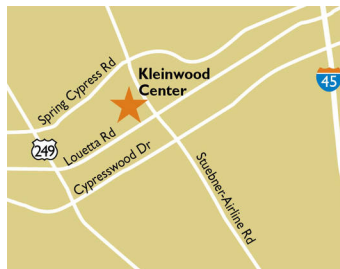
H-E-B
Spec's Liquor
Starbucks
O'Reilly Auto Parts

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

SITE LEGEND

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



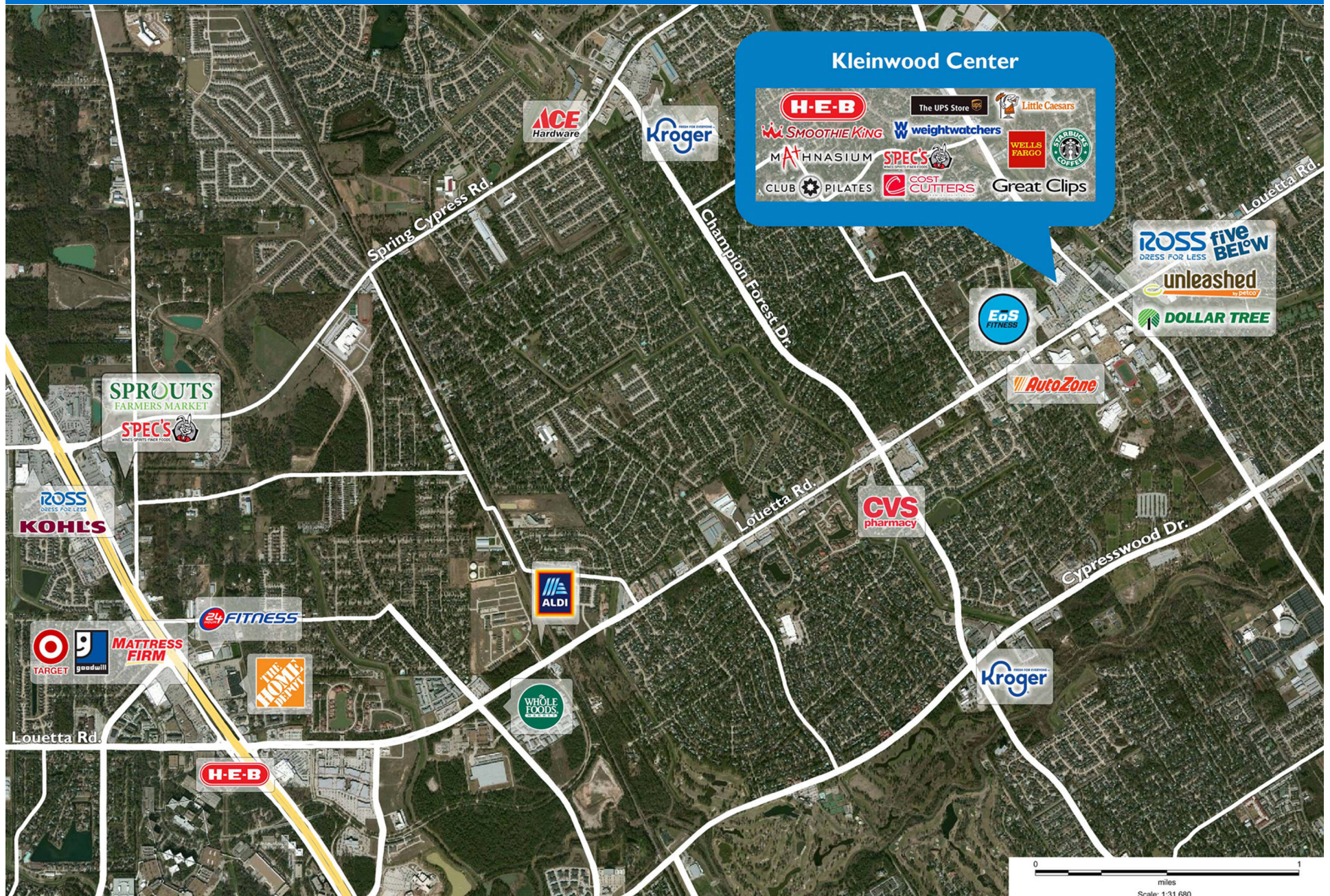
KLEINWOOD CENTER

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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Kleinwood Center Spring, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	13,540	98,687	286,904
	2027 Projected Population	13,990	103,484	308,471
	2010 Census Population	12,153	83,213	230,318
	2000 Census Population	11,866	66,723	158,035
	1990 Census Population	10,883	53,189	121,843
	Historical Annual Growth 1990 to 2000	0.87%	2.29%	2.63%
	Historical Annual Growth 2000 to 2010	0.24%	2.23%	3.84%
	Estimated Annual Growth 2010 to 2022	0.85%	1.35%	1.74%
	Projected Annual Growth 2022 to 2027	0.66%	0.95%	1.46%
	Median Age	38.8	39.8	37.1
Households	Q2 2022 Estimated Households	4,835	36,310	102,619
	2027 Projected Households	4,994	37,985	109,872
	2010 Census Households	4,343	30,722	83,023
	2000 Census Households	4,076	23,767	56,907
	1990 Census Households	3,535	18,249	42,636
	Historical Annual Growth 1990 to 2000	1.43%	2.68%	2.93%
	Historical Annual Growth 2000 to 2010	0.64%	2.60%	3.85%
	Estimated Annual Growth 2010 to 2022	0.85%	1.32%	1.68%
	Projected Annual Growth 2022 to 2027	0.65%	0.91%	1.38%
	Population per Household	2.80	2.71	2.79
Population by Race	White	56.3%	57.0%	47.1%
	Black or African American	13.2%	11.0%	14.8%
	Asian & Pacific Islander	7.7%	8.2%	9.0%
	Other Races	2.8%	3.0%	2.9%
	Hispanic Population	20.0%	20.8%	26.2%
Income	Average Household Income	\$114,894	\$121,197	\$109,119
	Median Household Income	\$91,575	\$92,664	\$82,597
	Per Capita Income	\$41,029	\$44,649	\$39,073
Education (Age 25+)	Elementary	3.1%	2.0%	4.1%
	Some High School	2.9%	3.0%	4.8%
	High School Graduate	21.2%	19.0%	20.9%
	Some College	21.0%	20.5%	21.6%
	Associates Degree Only	7.6%	9.4%	9.1%
	Bachelors Degree Only	27.4%	31.1%	27.1%
	Graduate Degree	16.8%	14.9%	12.5%
Business	Number of Businesses	339	2,065	7,203
	Total Number of Employees	3,709	22,640	99,020
	Employees per Business	10.95	10.97	13.75
	Residential Population per Business	39.95	47.80	39.83

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