



Kings Crossing

Kingwood, TX

Houston-Pasadena-The Woodlands (TX)



Christi Vinzant

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AERIAL



GROSS LEASABLE AREA (GLA) 127,296 SF

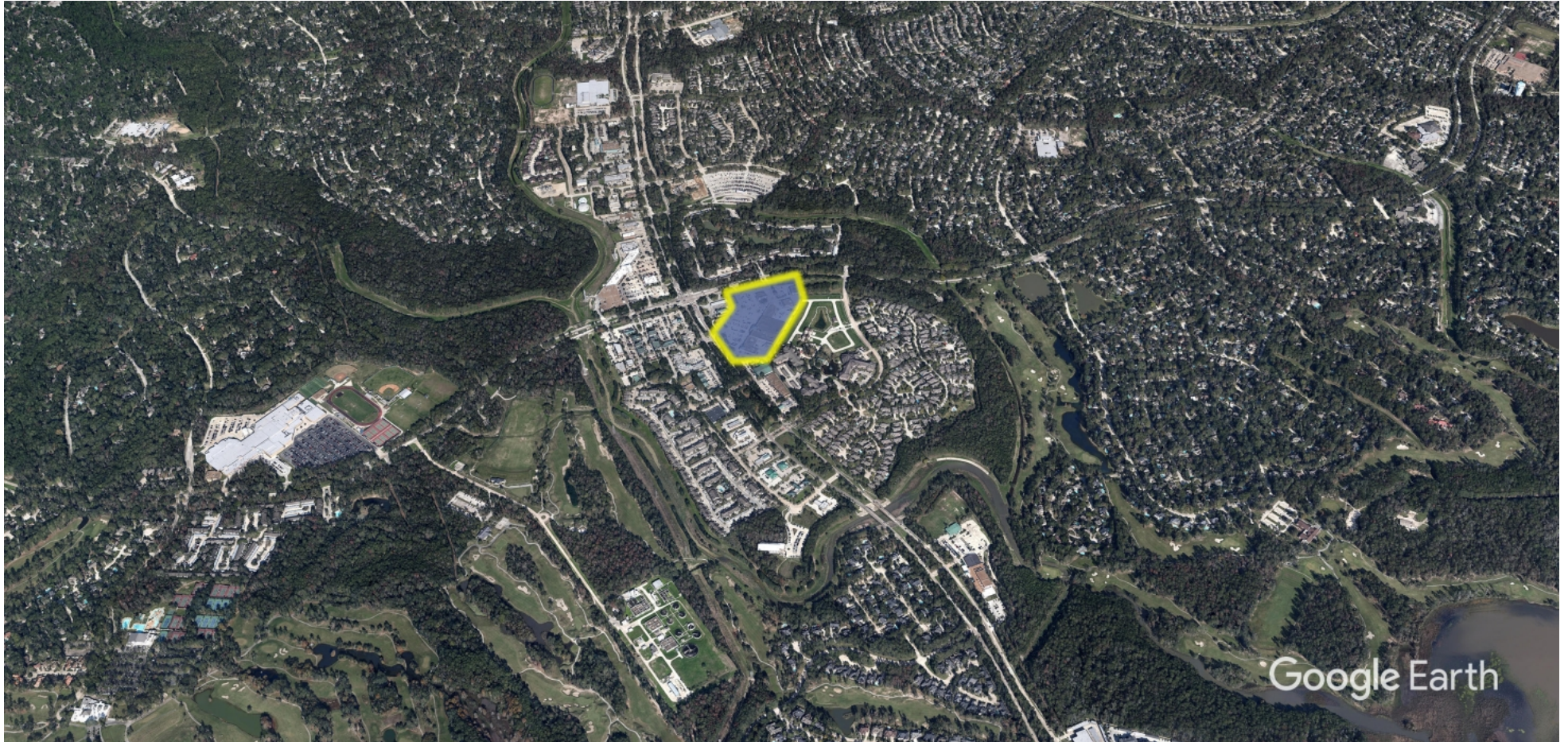
PARKING SPACES 664

PARKING RATIO 5.22 per 1,000 SF

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DENSITY AERIAL



Property Overview

Kings Crossing is situated at the major intersection of Kingswood Drive and W Lake Houston Parkway in the heart of Kingwood, a high-income and well-established residential area. This center's tenants include Ace Hardware, Pet Supply Plus and a variety of small shop tenants, including several popular eateries.

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Available



	TENANT	SQ FT
1	Three B's Grill	3,300
2	SafeWay Driving School	1,200
3	Tide Dry Cleaners	1,500
4	Floss Kingwood	1,900
5	The Ups Store	1,300
6	Palm Beach Tan	2,000
7	Hin's Garden Chinese Restaurant	2,400
8	Hacienda Palomas Mexican Grill	4,120
9	Results Physiotherapy	1,740
10	Lash Lounge	1,200
11	Jewelers Bench	1,600
12	Massage Heights Kingwood	2,400
13	Ace Hardware	29,199
14	Club Studio	40,000
15	AT&T or AT&T Mobility	2,400
16	Mattress Firm	4,400
17	Taste of Greek	1,200
18	Pinch A Penny	1,600
19	Available	8,640
20	Wells Fargo	3,156
21	Hopper Ventures Sport Clips	1,500
22	Kingwood Dirty Dough	1,000
23	Mathnasium of Kingwood	1,000
24	Chipotle	2,500
25	Jersey Mike's Subs	1,462
26	Cyrese & Company	975
27	La Madeleine French Bakery	3,604

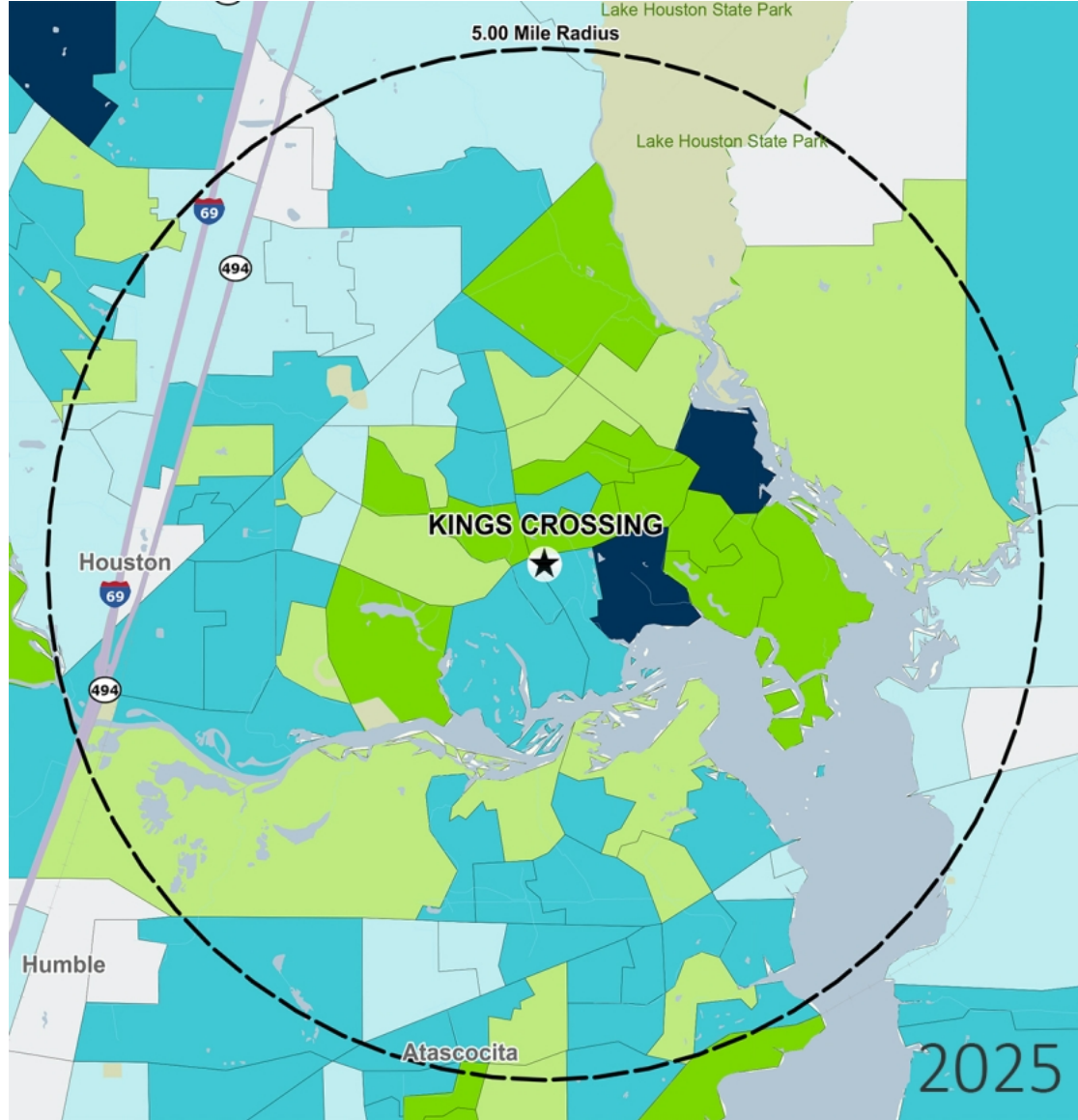
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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COMPETITION MAP



by Block Group

Demographics

2025 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	8,753	69,878	160,524
Population Density	2,795	2,479	2,050
Daytime Pop	8,727	57,852	130,491
Households	3,613	24,700	57,384
Average HH Income	\$178,535	\$166,708	\$139,902
Median HH Income	\$119,687	\$129,474	\$111,243
Per Capita Income	\$73,706	\$59,004	\$50,068

Popstats, 4Q 2025, Kalibrate

Average Household Income

- \$300K and up
- \$200K - \$300K
- \$150K - \$200K
- \$100K - \$150K
- \$75K - \$100K
- < \$75K



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4540 Kingwood Dr., Kingwood, TX



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