

KEYSTONE PLAZA RETAIL CENTER

US-290 & MANGUM RD
10600 Northwest Freeway Houston, TX 77092



FOR LEASE

AVAILABLE SPACE
868 SF - 7,033 SF

RATE
Call for Pricing

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PROPERTY HIGHLIGHTS



Full center renovation underway, expected to be completed by the end of 3rd Q 2025



Prominent frontage and pylon signage along US 290 (286,852 VPD) just 1 mile north of Loop 610



Extra tall ceilings



Total of 426 parking spaces across surface lots and structured parking.



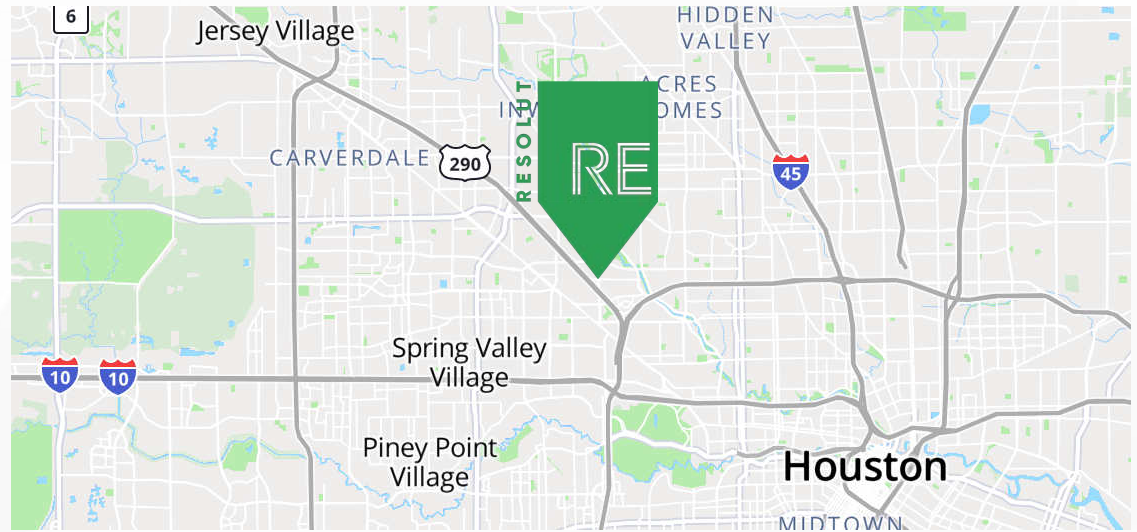
6,100 SF Freestanding 2nd Generation Restaurant Available



Over 187,000 daytime population within a 10-minute drive



Strong surrounding residential neighborhoods including Spring Branch, Garden Oaks, and Greater Heights.



AREA TRAFFIC GENERATORS

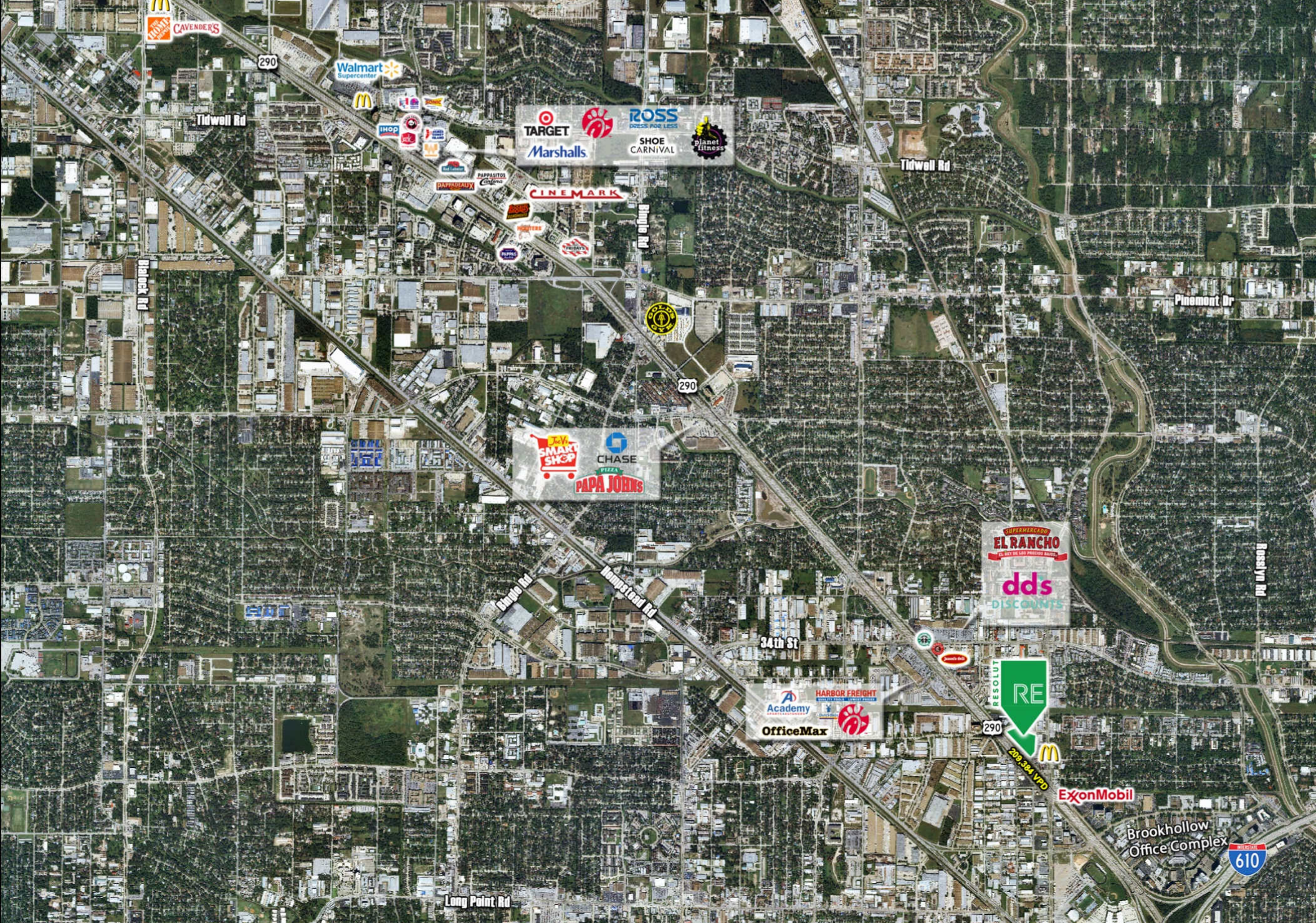


SITE PLAN

UNIT	TENANT	SF
10510	Available (2nd Gen Restaurant) *DO NOT DISTURB TENANT*	6,100
10512	Carlos Garcias, DDS	932
10520	Banh Mi & More	1,450
10530	Available	868
10540	Boost in Life Health & Wellness	1,158
10560	My Castle FSBO	1,160
10570	Darlene's	1,738
10580	Hair Lovers	1,211
10590	Available	1,321
10600 #202	School of Massage	6,133
10600 #235	English School	—
10610	Precise Personnel	930
10616	All Star Tax Services	1,039
10622	Fast Sign	2,100
10628	Available	1,428
10630	Available	1,465
10640	Available	4,140
10650	AT&T Mobility	3,500
10670	FEDEX	6,055
10686	Rosa Nails	930
10690	Los Cucos Mexican Café	7,100







10600

Northwest Freeway



AVAILABLE

**OCCUPIED
DO NOT
DISTURB
TENANT**

6,100 SF

10600

Northwest Freeway



MAJOR EMPLOYERS

Keystone Plaza is strategically positioned within a high-employment corridor anchored by several of Houston's largest public, healthcare, financial, and logistics employers. These institutions not only fuel daytime population and weekday traffic, but also support a stable base of middle-income households that frequent surrounding retail centers. The presence of major workforce hubs within a short radius enhances the property's appeal to service, food, and wellness tenants seeking consistent demand drivers.

Company	Industry	Employees
Memorial City Mall District	Retail	47,000+
Brookhollow Office Complex	Multi-Tenant Office Hub	5,000+
Chase Bank Service Center	Financial Services	1,100+
CEMEX	Manufacturing	1,000+
H-E-B Grocery Company	Grocery Retail	1,200+
UPS North Houston Hub	Logistics / Distribution	1,500+

DEMOGRAPHICS (3-MILE)



TOTAL POPULATION
143,364



AVG HH INCOME
\$107,343



TOTAL EMPLOYEES
132,759



TOTAL BUSINESSES
8,296



2026 PROJECTED POPULATION
153,772



TRAFFIC COUNT HWY 290
236,845 CPD



TOTAL OCCUPIED HOUSING UNITS
63,989



TRAFFIC COUNT MAGNUM RD
16,077 CPD



Information About Brokerage Services

11-2-2015

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.

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