



- 390,200 SF of rentable area
- Positioned in a rapidly maturing trade area with strong household incomes and accelerating population
- TXDOT-backed traffic signal planned at FM 2920 & Bauer Rd. intersection based on current VPD counts
- High-Growth Trade Area, Grocery-Driven Retail Potential
- Fastest crowding zip code in Texas
- Located along major retail growth corridors near FM 2920, Hwy 290, Grand Pkwy within a rapidly expanding suburban retail node
- Perfect for hotel, office, medical, hospital, restaurant or retail
- Ideal for developers seeking next retail node formation
- Anchor-ready fundamentals with upside timing advantage
- Trade Area Demographics
 - 1-Mile Median Household Income: ~\$125,000
 - 3-Mile Median Household Income: ~\$118,000
 - 5-Mile Median Household Income: ~\$110,000
 - 5-Mile Population: ~53,000 residents

SITE DATA:
TOTAL SITE AREA: 42.53 AC
BUILDINGS AREA: 316,850 sf
PARKING SPACES: 1,835
PARKING RATIO:

Tenant	SF	Parking	Parking / 1,000 SF
Bank	5,600.00	22.4	4
Retail A	11,250.00	56.25	5
Restaurant	6,300.00	63	10
Retail B	9,600.00	48	5
QSR	4,000.00	40	10
Medical	34,700.00	242.9	7
Retail C	8,250.00	41.25	5
Retail D	5,300.00	26.5	5
Retail E	2,800.00	14	5
Retail F	9,600.00	48	5
Retail G	11,000.00	55	5
Retail H	9,750.00	48.75	5
Retail I	11,250.00	56.25	5
Retail J	7,800.00	39	5
Retail K	9,400.00	47	5
Retail L	11,500.00	57.5	5
Retail M	7,200.00	36	5
Retail N	11,250.00	56.25	5
Retail O	12,000.00	60	5
Jr Anchors	128,300.00	641.5	5
TOTAL	316,850.00		
TOTAL Required		1699.55	
Total Provided		1835	

LEGEND

- 1 TRAFFIC LIGHT
- 2 MAIN ENTRANCE
- 3 SECONDARY ENTRY/EXIT
- 4 RETAIL
- 5 JR RETAIL
- 6 BANK
- 7 RESTAURANT
- 8 MEDICAL
- 9 QSR
- 10 CROSS PATHS
- 11 WATER FEATURE
- 12 PAVILLION
- 13 ADDITIONAL PAKING
- 14 DETENTION POND

CHARACTER IMAGERY


Waller Plaza

FM 2920, - // Hockley, TX, 77447

