

8102 - 8104 W. Tidwell Road

HOUSTON, TX 77040 · NEAR NW / SPRING VALLEY SUBMARKET · HARRIS COUNTY

Multi-tenant neighborhood retail · 26,639 SF center on 1.88 acres · 827 - 5,000 SF available · pad site for ground lease

SPACES AVAILABLE

SUITE	SF	BASE RENT	NNN	MONTHLY
8102B	827	\$17.77	\$4.00	\$1,500
8102D	2,240	\$17.43	\$4.00	\$4,000
Divisible from 1,220 SF — landlord will demise to suit				
8104K	5,000	\$16.40	\$4.00	\$8,500
PAD	Ground Lease / Build-to-Suit			Call
TOTAL AVAILABLE	8,067	MAX CONTIGUOUS 5,000 SF		

PROPERTY HIGHLIGHTS

- **Established daily-needs center** anchored by a neighborhood grocer, meat market and money-transfer/service tenants — consistent, repeat-visit traffic.
- **US 290 exposure.** Located 0.35 miles from the US 290 Express Lanes (±198,400 VPD) with ±18,400 VPD directly on W. Tidwell Rd.
- **346' of frontage on Guhn Road** with drive-up access and signage at every storefront.
- **Deep, oversized parking field** — 36 surface spaces on a 1.88-acre site with easy ingress/egress and room for outdoor display or vendor use.
- **Pad site available** for ground lease or build-to-suit — QSR, drive-thru, auto service or freestanding user.
- **Dense infill trade area:** ±129,000 residents and ±74,300 daytime employees within three miles.
- **Suite sizes from 827 SF to 5,000 SF** — fits small-shop startups through mid-box users. Aggressive terms and TI available for qualified tenants.
- **Outside the 100-year floodplain** (FEMA Zone C & X, not in SFHA).

PROPERTY FACTS

Center GLA	26,639 SF
Available	8,067 SF
Land Area	1.88 AC
Year Built	1978
Construction	Masonry / 1 Story
Parking	36 Surface
Parking Ratio	1.67 / 1,000 SF
Frontage	346' Guhn Rd
Service Type	Triple Net (NNN)
CAM / NNN	\$4.00 / SF
Zoning	None (Houston ETJ)
Flood Zone	C & X — Not SFHA



TENANT ROSTER

M&G Market · La Guerrero Meat Market #4 · Envios Y Mas · Envimas 003 · Elizondo Washateria · Maria's Hair Salon
CO-TENANCY GAPS: restaurant/QSR, nails, barber, cellphone, tax & insurance, dollar/variety.

TRADE AREA DEMOGRAPHICS	1 MILE	3 MILES	10 MIN. DRIVE
Population	11,464	128,979	195,129
Households	4,827	46,219	72,051
Median Household Income	\$43,898	\$57,374	\$64,632
Daytime Employees	17,496	74,291	100,989
Projected Population Growth '25-'30	6.65%	6.50%	6.86%

±18,363

VPD — W. TIDWELL RD
AT DOW RD

±198,416

VPD — US 290
0.35 MI FROM SITE

±16,523

VPD — W. TIDWELL
AT WYANDOTTE BLVD

30 MIN

GEORGE BUSH INTL
21.1 MILES

41 MIN

WILLIAM P. HOBBY
26.4 MILES

Anthony "Butch" Lagred

FOUNDING PARTNER | MANAGING BROKER

210.216.8925

anthony@txtrianglecre.com

TX Lic. 664432-B

Oleksii "Alex" Kliukovkin

FOUNDING PARTNER | SALES AGENT

210.777.6762

alex@txtrianglecre.com

TX Lic. 848138-SA



Texas Triangle Commercial Real Estate, LLC
111 Heartleaf Rd · San Marcos, TX 78666 ·
www.txtrianglecre.com
Houston · San Antonio · Dallas · Beaumont