

MULTI-TENANT RETAIL BUILDING FOR LEASE



HIGHLIGHTS

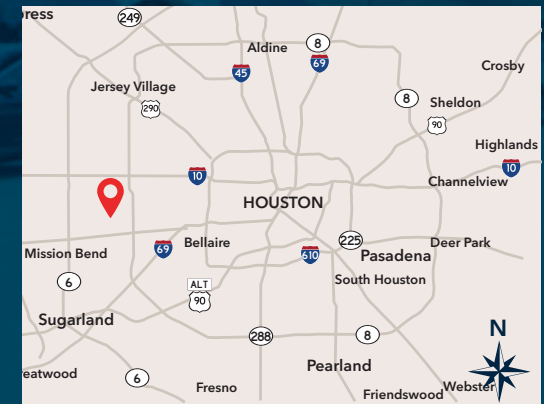
- Located directly across from Royal Oaks, a master planned country club community.
- Easy access and excellent visibility in a high traffic area.
- Surrounded by major retailers, including HEB, Kohl's, Trader Joe's, Lowe's, Home Depot, and Walmart Supercenter.

SIZE

- Building: 35,500 SF
- Land: 6.58 Acres

AVAILABLE

- 4,000 SF 2nd GEN RESTAURANT AVAILABLE, WITH LARGE OUTDOOR PATIO





DEMOGRAPHICS

TRADE AREA BY BLOCK GROUPS

RADIUS	1 MILE	2 MILE	5 MILE
 Population			
2025 Projection	29,133	87,176	503,404
2020 Estimate	28,473	84,887	486,511
2010 Census	27,556	80,254	437,757
Growth 2020 - 2025	2.32%	2.70%	3.47%
Growth 2010 - 2020	3.33%	5.77%	11.14%
 2020 Population by Age			
Median Age	34.30	35.20	34.20
Average Age	34.80	35.80	35.20
 2020 Population by Occupation			
Civilian Employed	15,349 70.32%	46,164 70.35%	247,880 66.52%
Civilian Unemployed	722 3.31%	2,002 3.05%	10,155 2.73%
Civilian Non-Labor Force	5,753 26.36%	17,429 26.56%	114,509 30.73%
Armed Forces	3 0.01%	22 0.03%	92 0.02%
 2020 Population by Education			
Some High School, No Diploma	1,674 8.17%	7,001 11.31%	65,659 18.98%
High School Grad (Incl Equivalency)	3,771 18.40%	10,444 16.87%	64,933 18.77%
Some College, No Degree	5,854 28.57%	16,490 26.63%	76,116 22.01%
Associate Degree	1,261 6.15%	4,366 7.05%	27,748 8.02%
Bachelor Degree	5,059 24.69%	15,389 24.85%	71,106 20.56%
Advanced Degree	2,872 14.02%	8,231 13.29%	40,288 11.65%
 2020 Average Household Size	2.10	2.20	2.60
 Households			
2025 Projection	13,542	37,988	190,348
2020 Estimate	13,290	37,174	184,458
 Income			
2020 Avg Household Income	\$83,985	\$84,361	\$79,196
2020 Med Household Income	\$52,889	\$56,559	\$50,456



SITE PLAN

- AVAILABLE
- LEASE PENDING
- EXECUTED

AVAILABLE

- 4,000 SF

DIRECTORY

TENANT	SUITE	SF
1. Baskin Robbins	#109	1,600 SF
2. Cowboy Japanese Sushi	#129	6,700 SF
3. Crumbi Cookies.....	#119	2,320 SF
4. Dr. Eric Noser.....	#121	2,000 SF
5. Houston Aqua	#127	1,600 SF
6. Jesus Vision (Dr. Tsegia)	#125	2,400 SF
7. Midwest Coney Connection..#.....		2,368 SF
8. Paris Nails	#123	1,200 SF
9. Patisserie Paris Je T'aime.....	#107A	1,200 SF
10. Pro Lash & Brow	#111	1,200 SF
11. Subway	#105	1,600 SF
12. Thai Bistro II	#115	2,000 SF
13. Thai Healing Massage	#119A	1,680 SF
14. Unice Hair Salon	#.....	1,600 SF

TOTAL GLA

- Building: 35,500 SF
- Land: 6.58 Acres

