

LAKE COUNTRY PLAZA SHOPPING CENTER

5300 FM 1960 East - Humble, Texas 77346



LOCATION

- Atascocita is one of the fastest growing residential communities in the nation with a population growth of 18% from 2010 to 2015.
Source: Co Star All Rights Reserved - 2015 Demographics
- The Center is surrounded by dense residential - 84% are single family homes
- Two Humble I.S.D. schools located directly behind the center (Timberwood Middle School and Community Learning Center)
- Great Access with multiple Ingress and Egress via FM 1960

SPACES AVAILABLE

In-Line Spaces Available :
Suite 5370 - 11,740 sq. ft. (Church Space)
Suite 5346 - 5,102 sq. ft.
Suite 5346B - 1,753 sq. ft.
Suite 5328-A - 1,600 sq. ft.
Suite 5340 - 1,300 sq. ft.

TRAFFIC COUNT

FM 1960 East: 51,189 Cars Per Day
Timber Forest: 12,918 Cars Per Day

DEMOGRAPHICS

| | 3 Mile Radius | 5 Mile Radius |
|--------------------------|---------------|---------------|
| Estimated Population | 77,345 | 150,782 |
| Households | 24,095 | 49,938 |
| Average Household Income | \$105,444 | \$103,641 |

Source: CoStar. All Rights Reserved - 2015 Demographics



CLARION PROPERTIES, LTD.

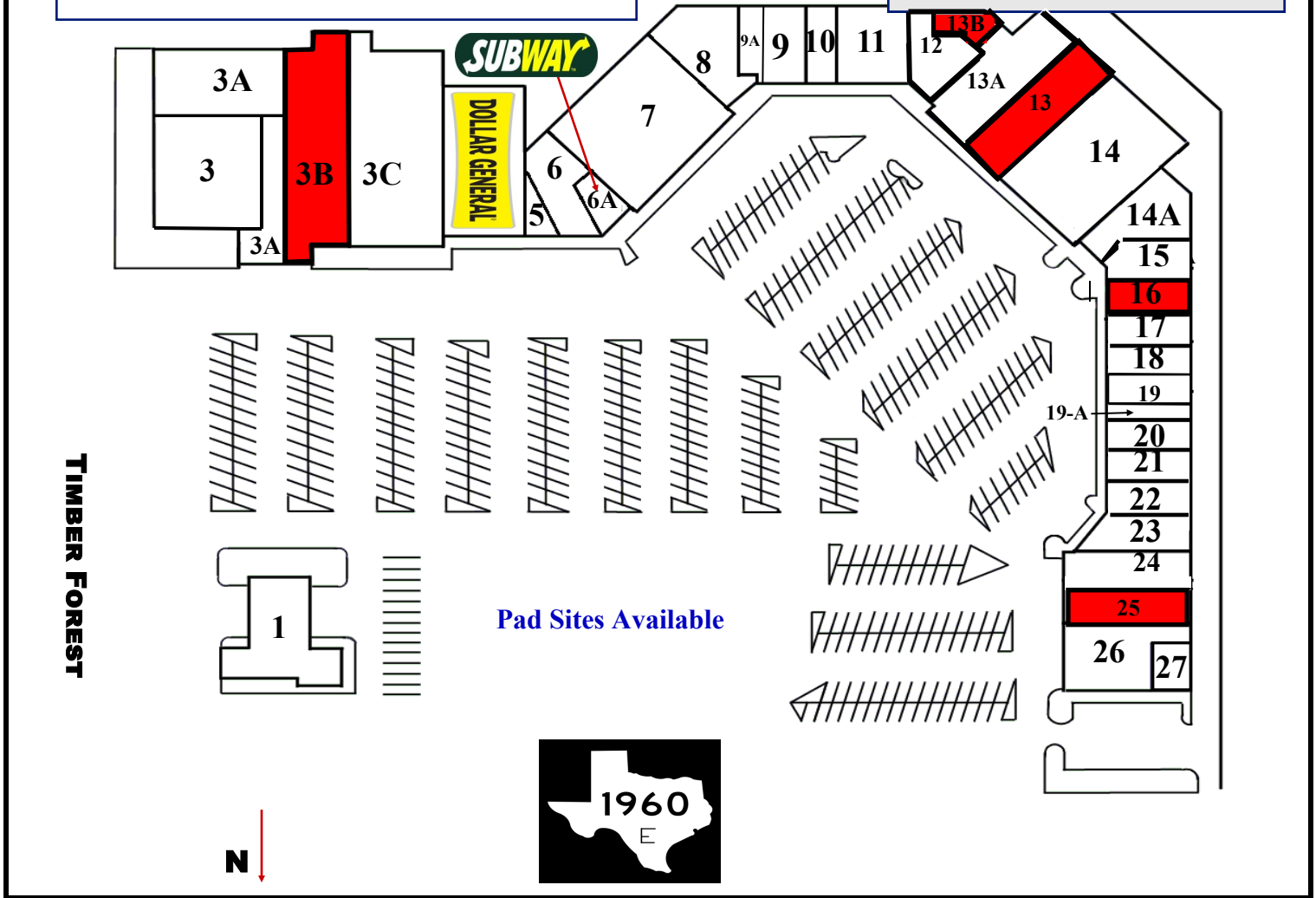
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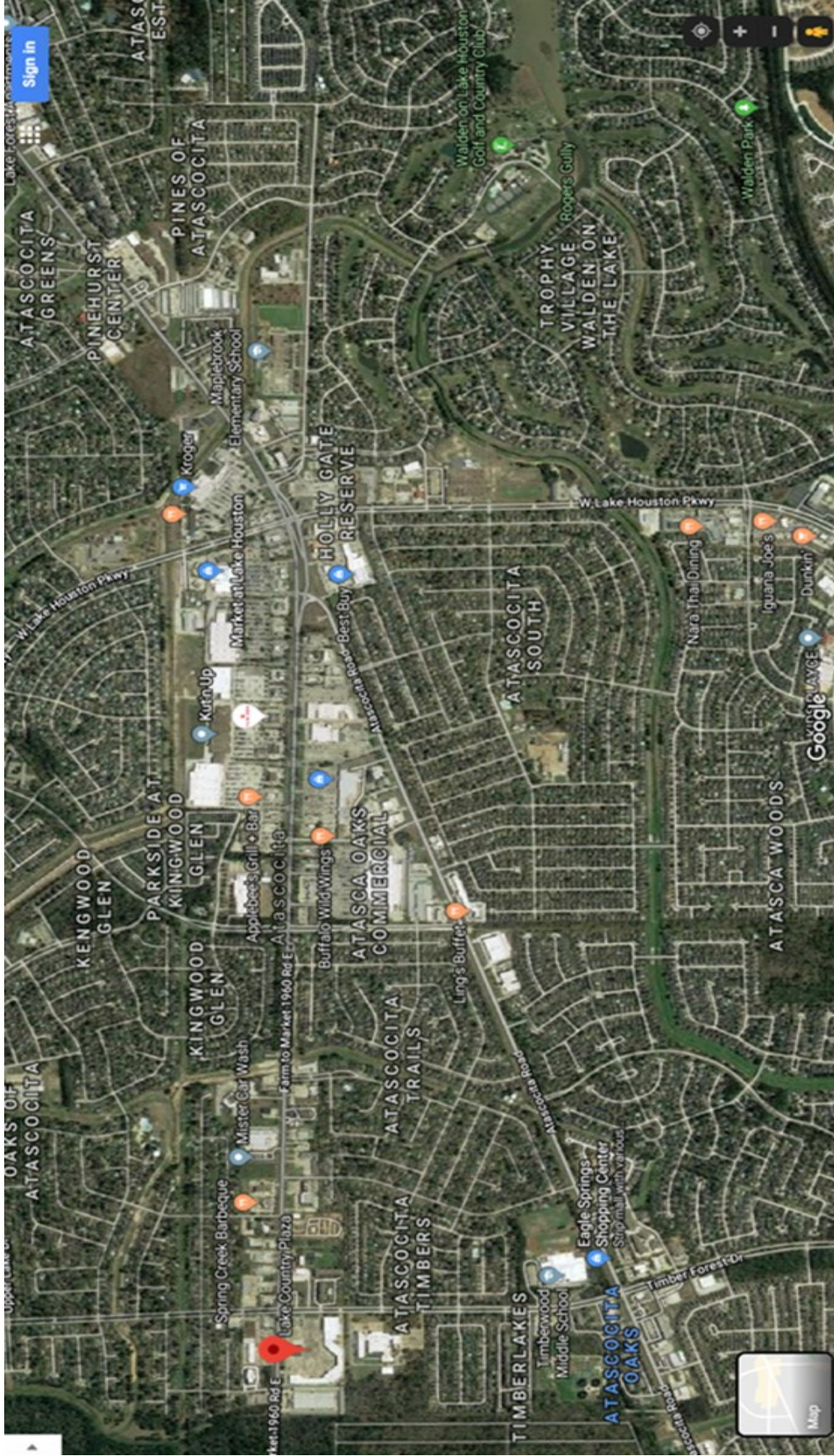
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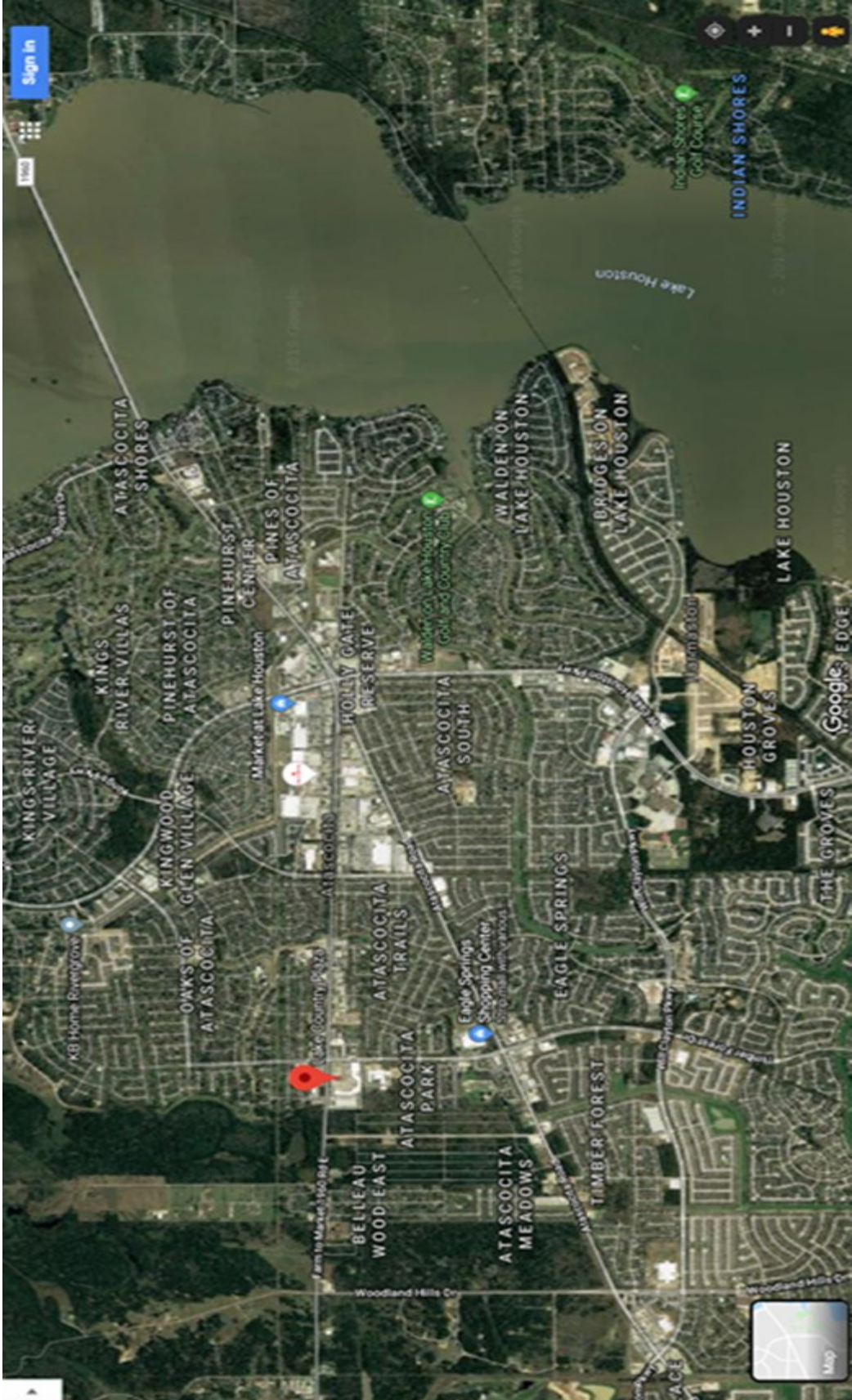
LEASING - COMMERCIAL BROKEAGE - CONSULTING

**LAKE COUNTRY PLAZA
SHOPPING CENTER**
5300 FM 1960 EAST
HUMBLE, TX

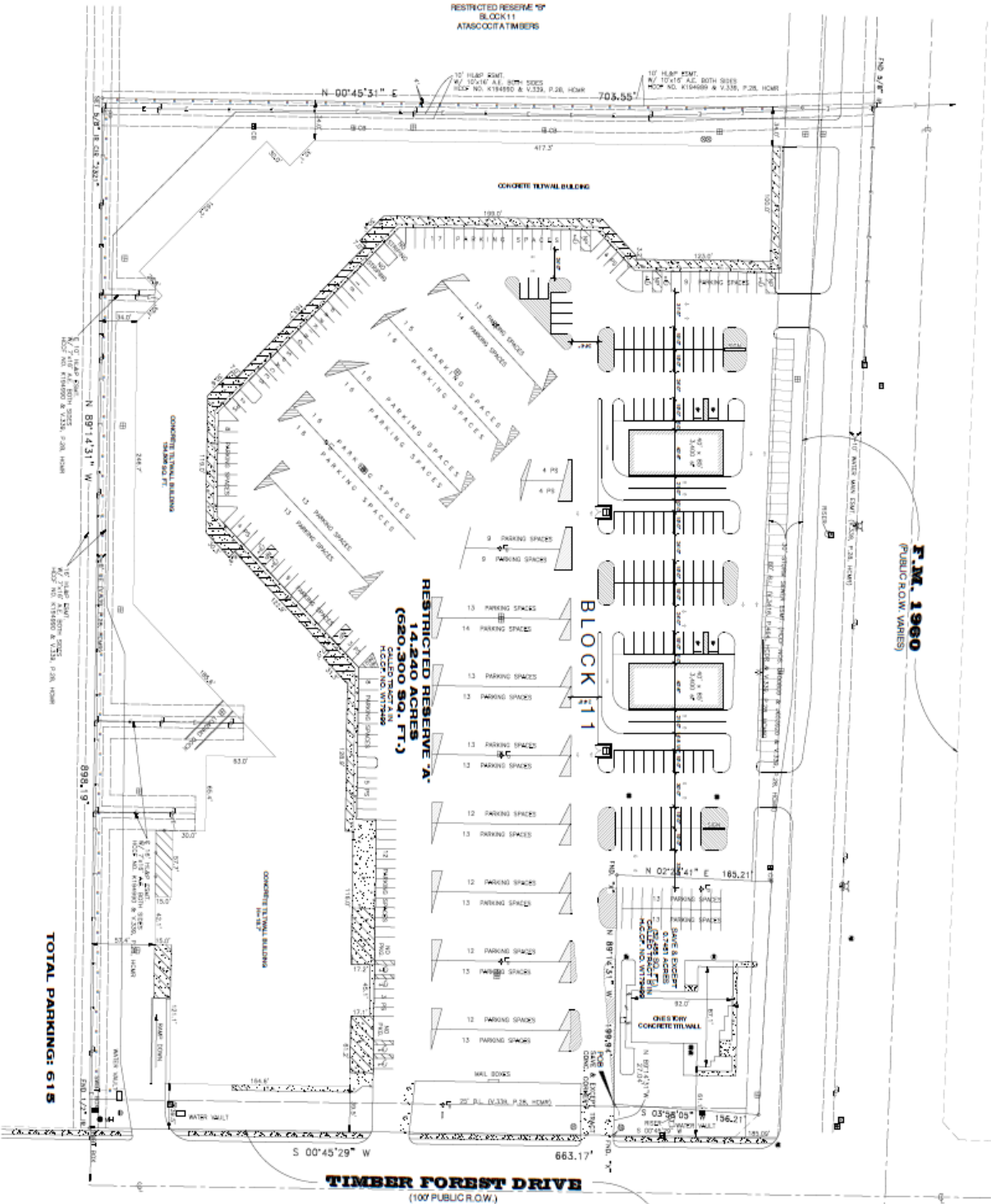


| Unit | Address | Tenant | Sq Ft | Unit | Address | Tenant | Sq Ft |
|------|---------|-------------------------------|---------------|------|---------|----------------------------|--------------|
| 1 | 5300 | Atascocita Tire | 5,000 | 14 | 5366 | Kanga's Playcenter | 10,368 |
| 2 | 5304 | PAD SITES AVAILABLE | - | 14A | 5344 B | Adventure Alley Child Care | 4,935 |
| 3 | 5360 | Skero's Furniture | 5,616 | 15 | 5342 | Paradise Fish & Pets | 2,627 |
| 3A | 5370 A | Atascocita Dance | 6,968 | 16 | 5340 | AVAILABLE | 1,300 |
| 3B | 5370 | Church Space Available | 11,740 | 17 | 5338 | Lovely Nails 2 | 1,300 |
| 3C | 5370 B | Armed Sports | 14,166 | 18 | 5336 | Lovely Nails | 1,300 |
| 4 | 5358 | Dollar General | 8,255 | 19 | 5334 | Elite Martial Arts | 2,076 |
| 5 | 5356 | Femenine Touch Beauty Salon | 805 | 19-A | 5334 | MaidPro | 1,221 |
| 6 | 5354 | Ae's Taste of Korea | 2,692 | 20 | 5332 C | JLA Real Estate | 1,625 |
| 6A | 5352 | Subway | 1,375 | 21 | 5332 B | Homemade Bakery | 1,625 |
| 7 | 5364 | Juergen's Gymnastics | 11,922 | 22 | 5332 A | Skero's Furniture | 2,566 |
| 8 | 5362 | Juergen's Gymnastics | 3,795 | 23 | 5330 B | Q Dental | 2,800 |
| 9A | 5350A | Enterprise | 1,549 | 24 | 5330 | Angel Care Family Clinic | 1,756 |
| 9 | 5350 | Thai Restaurant | 2,203 | 25 | 5328A | AVAILABLE | 1,600 |
| 10 | 5351 | Sabi Thai Massage & Spa | 2,304 | 26 | 5324B | El Jalapeño Restaurant | 4,980 |
| 11 | 5326 | Korner Slice Pizza | 2,852 | 27 | 5324 | Top Shelf Studio Barbers | 860 |
| 12 | 5328 | The Water Tree Store | 2,435 | | | | |
| 13 | 5346 | AVAILABLE | 5,102 | | | | |
| 13A | 5346A | Team Rise Wrestling | 6,120 | | | | |
| 13B | 5346B | AVAILABLE | 1,753 | | | | |





RESTRICTED RESERVE "B"
BLOCK 11
ATASCOCITA TIMBERS



F.M. 1960
(PUBLIC R.O.W. VARIES)

RESTRICTED RESERVE "A"
14,240 ACRES
(620,300 SQ. FT.)

TOTAL PARKING: 618

TIMBER FOREST DRIVE
(100' PUBLIC R.O.W.)

