

COPPERWOOD VILLAGE

SWC Highway 6 & FM 529 | Houston, TX 77095



AVAILABLE
1,755 SF - 26,535 SF

RATES | NNN
Please Call for Rates

PROPERTY INFORMATION

- 350,836 SF Retail Development
- Over 300,000 people within a 5 mile radius
- Junior Anchor space available
- Most heavily trafficked intersection in the Copperfield market

TRAFFIC COUNTS

Hwy 6 south of FM 529	42,540 (21)
FM 529 west of Hwy 6	40,218 (21)
FM 529 east of Hwy 6	32,725 (21)
Hwy 6 north of FM 529	42,931 (21)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2022 Population	17,233	149,670	327,814
Daytime Population	17,069	133,545	302,399
Average HH Income	\$97,782	\$106,002	\$112,247
Median Age	34.7	34.0	33.7

**FOR MORE INFORMATION
PLEASE CONTACT**

David Wise | Partner
dwise@streetwisetail.com | 713.773.5508

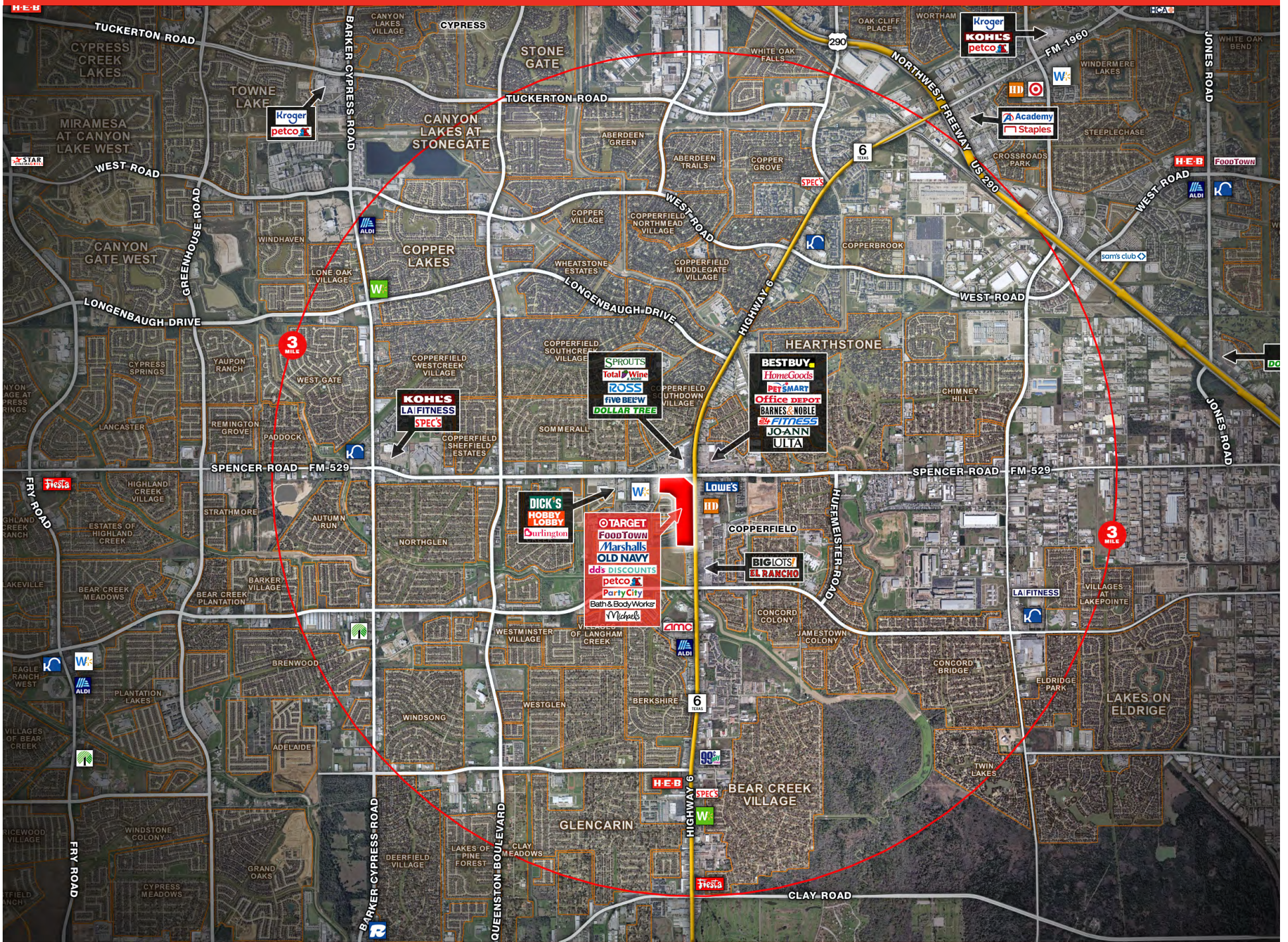
Elliott Bridger | Senior Vice President
ebridger@streetwisetail.com | 713.773.5542

streetwise
RETAIL ADVISORS

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

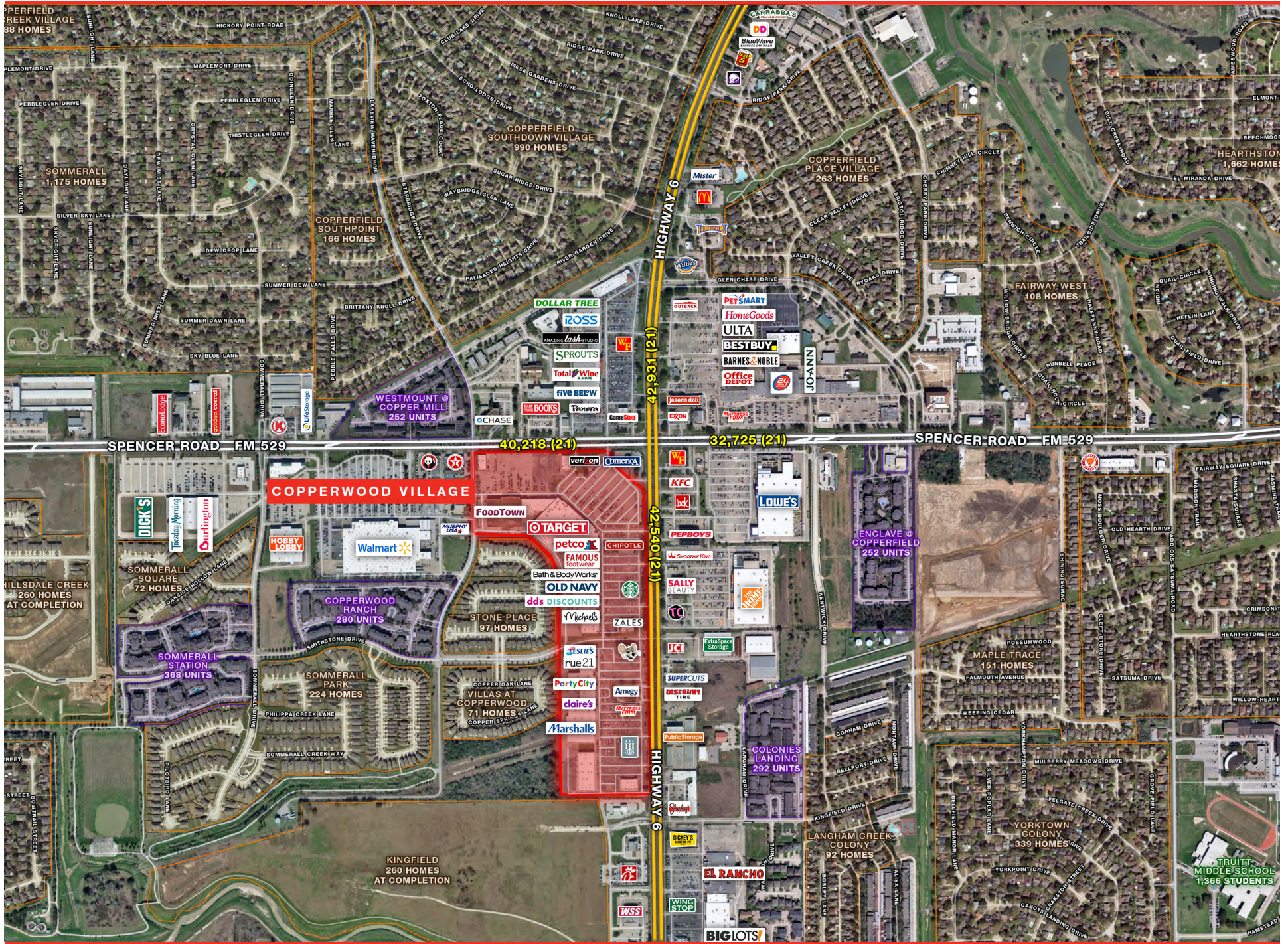
TRADE AREA

COPPERWOOD VILLAGE



INTERSECTION OVERVIEW

COPPERWOOD VILLAGE



AVAILABILITY & ACCESS

COPPERWOOD VILLAGE



FM 529 & HIGHWAY 6, HOUSTON, TX 77095

SUITE	TENANT	SQ FT	SUITE	TENANT	SQ FT	SUITE	TENANT	SQ FT
1	NORTH-WEST EDUCATIONAL CENTER	7,560	24	OLD NAVY	14,000	46	GAME STOP	1,550
2	CHILDREN'S PLACE	5,400	25	FAMOUS FOOTWEAR	11,948	47	VITAMIN SHOPPE	4,300
3	AVAILABLE	8,400	26	AVAILABLE	2,702	48	VISIONWORKS	3,500
4	AVAILABLE	5,400	27	PETCO	14,320	49	JERSEY MIKE'S	1,481
5	SOCCER 4 ALL	3,480	28	POSTAL COPY CENTER	1,150	50	CHIPOTLE MEXICAN GRILL	2,000
6	i-DEAL SOLID FURNITURE	4,320	29	KS BEAUTY SUPPLY	2,800	51	STARBUCKS COFFEE	1,500
7	MARSHALLS	30,382	30	M M NAILS	1,125	52	WEST HOUSTON VISION CARE	1,797
8	AVAILABLE	26,535	31	AVAILABLE	2,000	53	CASTLE DENTAL	2,975
9	CLAIRE'S BOUTIQUES	1,500	32	ANDY'S SALON	1,400	54	PEDIATRIX	4,062
10	POPSHELF	10,053	33	UNIQUE BROWS	1,100	55	ZALE'S JEWELERS	3,679
12	PARTY CITY	23,500	34	LIBERTY TAX SERVICE	1,125	56	CHUCK E CHEESE	11,300
13	rue21	4,700	35	AVAILABLE	1,938	57	AT&T MOBILITY	1,610
14	WAREHOUSE POOL SUPPLY	5,100	36	CLOTHES MAX	4,000	58	MATTRESS FIRM	4,000
15	AVIS/BUDGET CAR RENTAL	1,400	38	AVAILABLE	1,755	59	JAMES AVERY JEWELRY	2,875
17	PHENIX SALON SUITES	7,700	39	VILLAGE MD	4,732	60	NAVY FEDERAL CREDIT UNION	1,376
18	UNDER NEGOTIATION	8,482	40	AVAILABLE	1,800	61	FROST BANK	4,000
19	CARTER'S	5,000	41	ONE MAIN FINANCIAL	1,645	61A	AVAILABLE	2,360
20	BATH & BODY WORKS	5,493	42	DR. LOUIS MCDONALD, DDS	3,153	62	HONEY BAKED HAM	1,500
21	MICHAELS	20,125	43	VERIZON WIRELESS	4,157	63	SHERIFF'S OFFICE	1,170
22	SHOE EXPO	2,009	44	JAMBA JUICE	1,400	64	THE JUICY CRAB	6,069
23	DD'S DISCOUNTS	21,500	45	UNDER NEGOTIATION	1,500			

■ AVAILABLE ■ UNDER NEGOTIATION

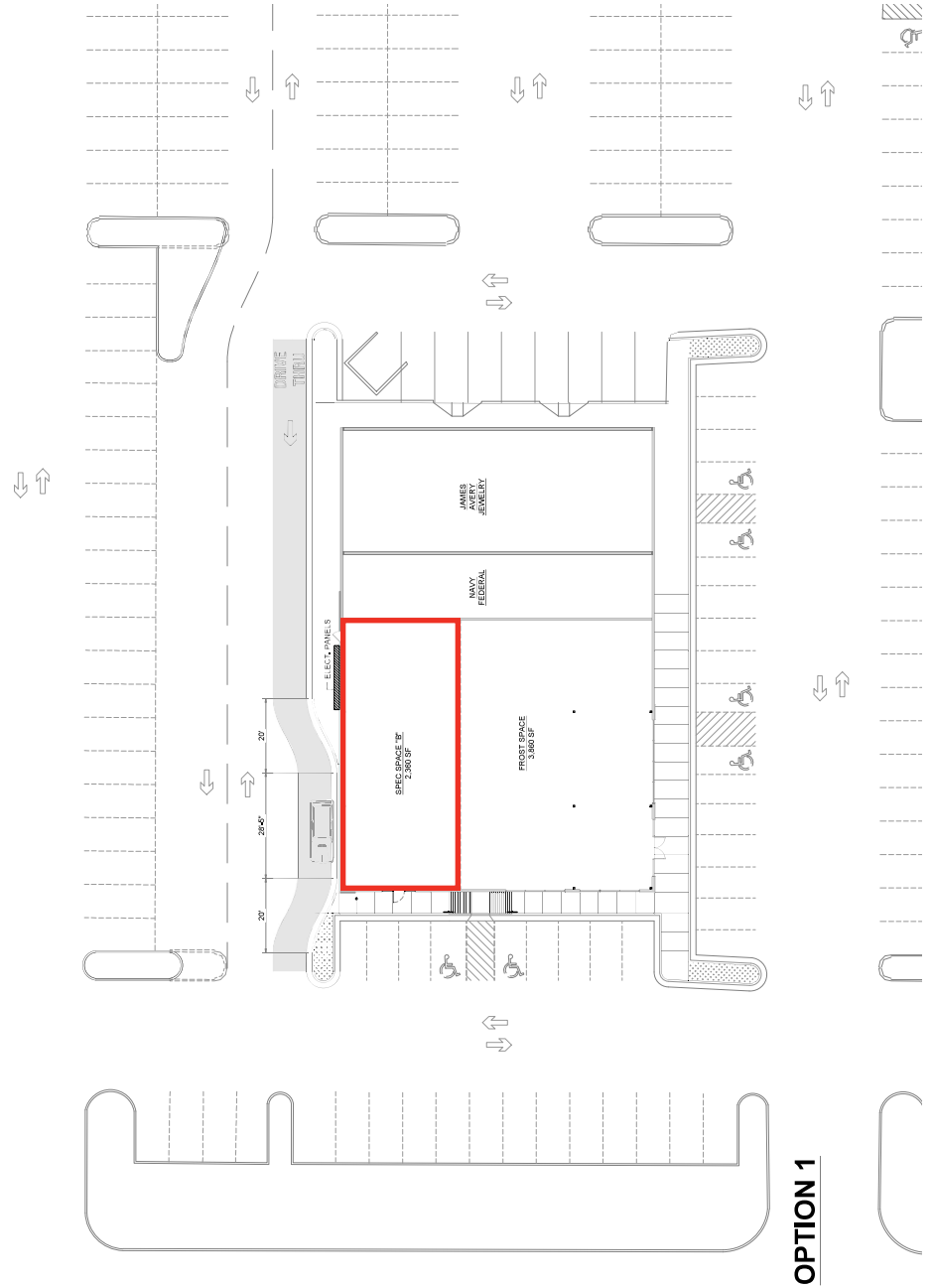
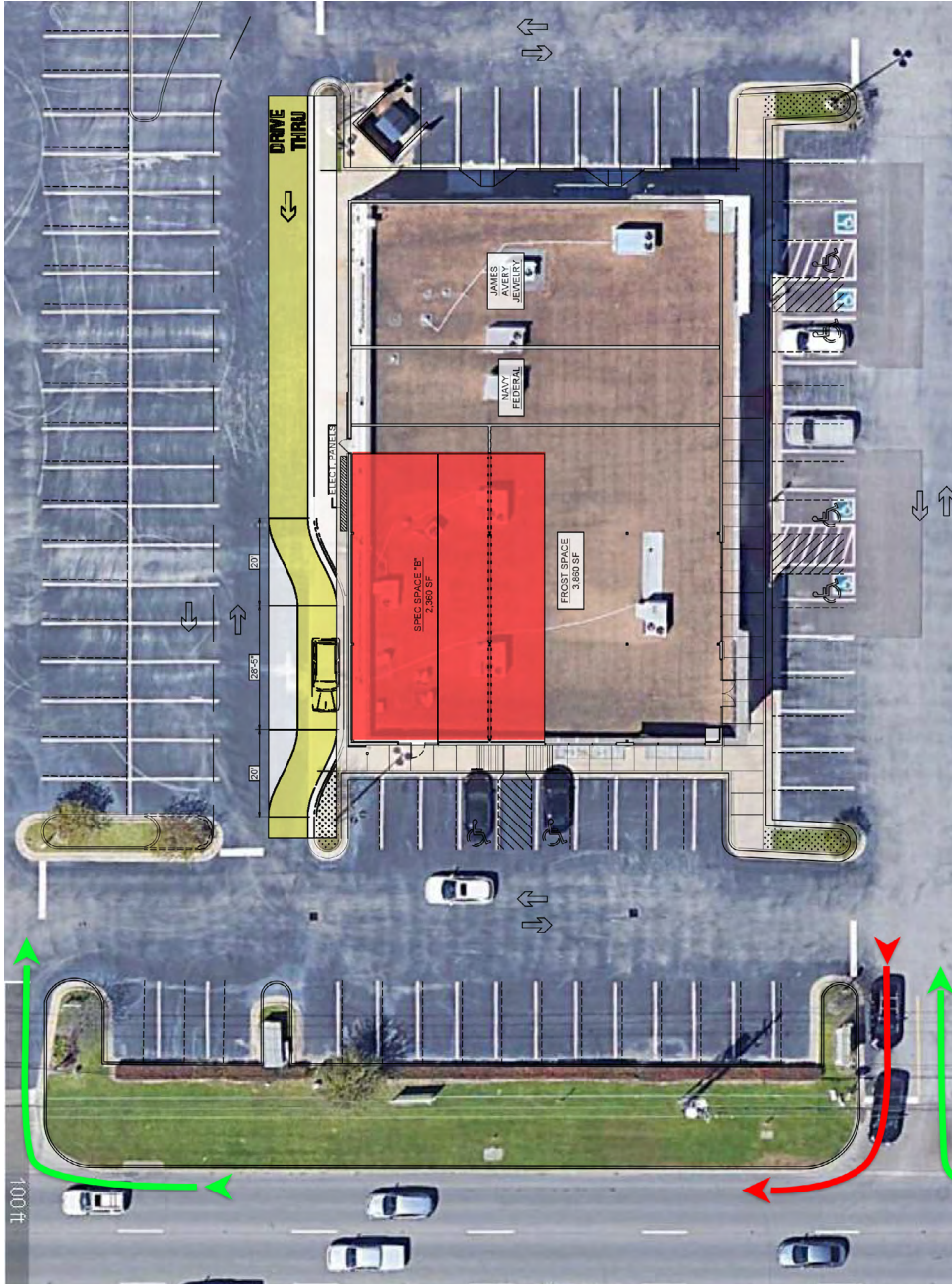
last updated: 3/13/2023



11/18/22

±2,360 SF DRIVE-THRU OPPORTUNITY

COPPERWOOD VILLAGE



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written

buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

JP Retail Advisors LLC	9003881	info@streetwiseretail.com	713.595.9500
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
V. Edward James	374627	ejames@streetwiseretail.com	713.595.9500
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

Flyer Last Updated on March 13, 2023 10:22 AM.