



SPACE AVAILABLE • TX-6 SOUTHWEST HOUSTON

# Kingsbridge *Plaza*

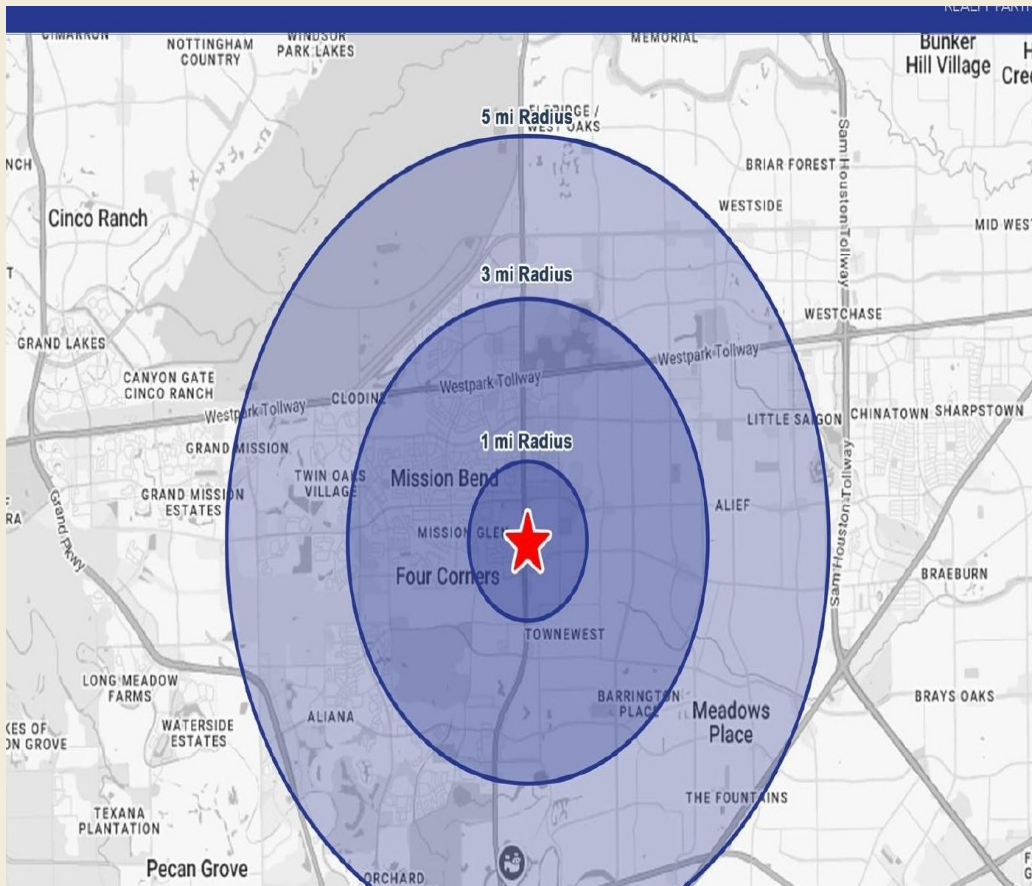
A ±2,400 SF retail space on TX-6 in southwest Houston with drive-thru endcap potential, fire sprinklered, with three-phase 277/480 V power.

8733 SOUTH TEXAS 6 • HOUSTON, TEXAS 77083

SF AVAILABLE	VPD ON TX-6	POP (3-MI)	POP (5-MI)	THRU ENDCAPS
<b>±2,400</b>	<b>57,048</b>	<b>161K+</b>	<b>324K+</b>	<b>Drive</b>

SECTION · DEMOGRAPHICS

# 2025 *Demographics*

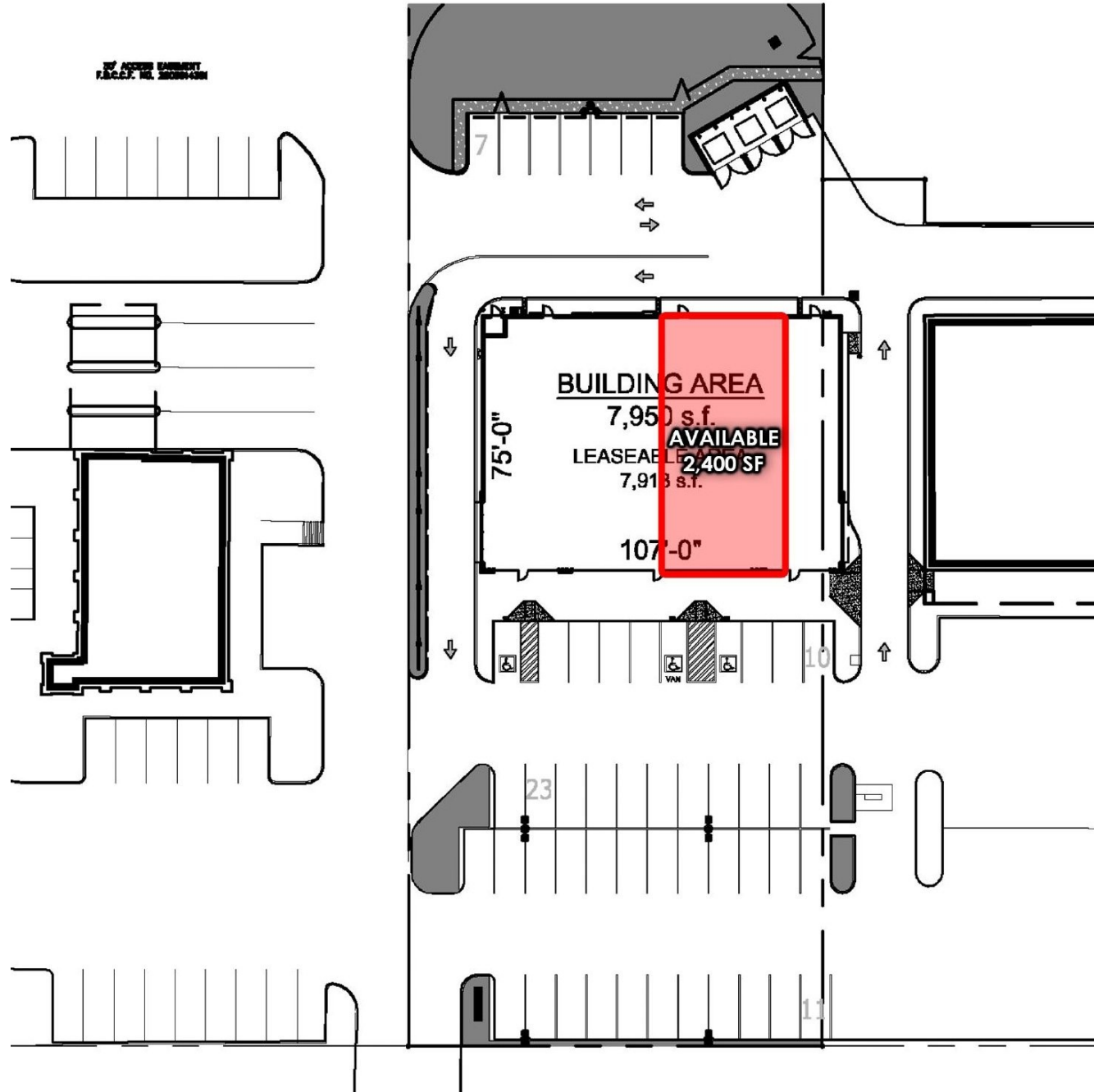


**2025 DEMOGRAPHICS**  
KINGSBRIDGE PLAZA

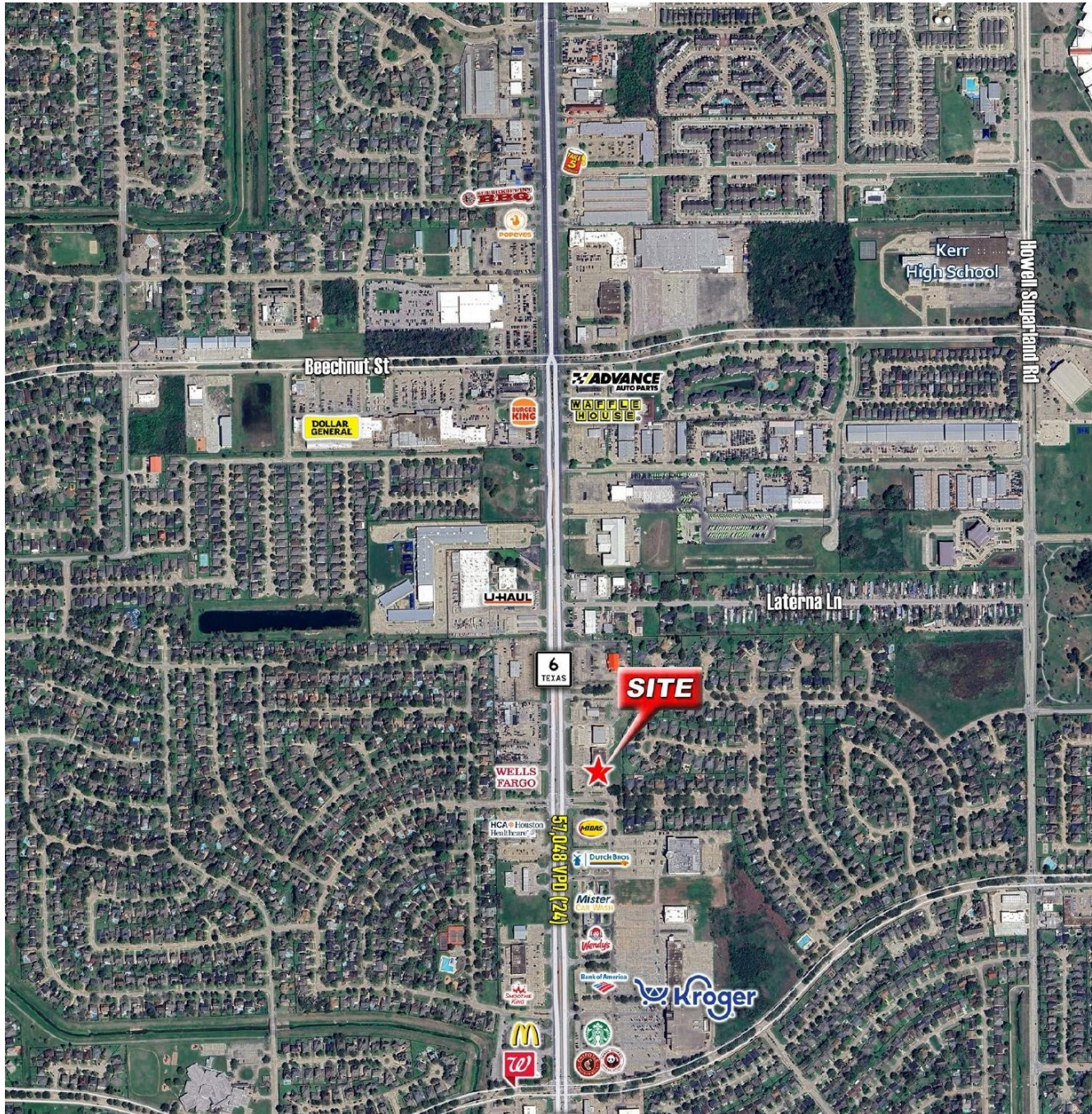
RING	1 - MI	3 - MI	5 - MI
Population	<b>18,410</b>	<b>161,030</b>	<b>324,917</b>
Households	<b>6,383</b>	<b>54,006</b>	<b>132,666</b>
Avg HH Income	<b>\$105,727</b>	<b>\$94,752</b>	<b>\$98,534</b>
Daytime Empl.	<b>4,488</b>	<b>31,990</b>	<b>130,459</b>

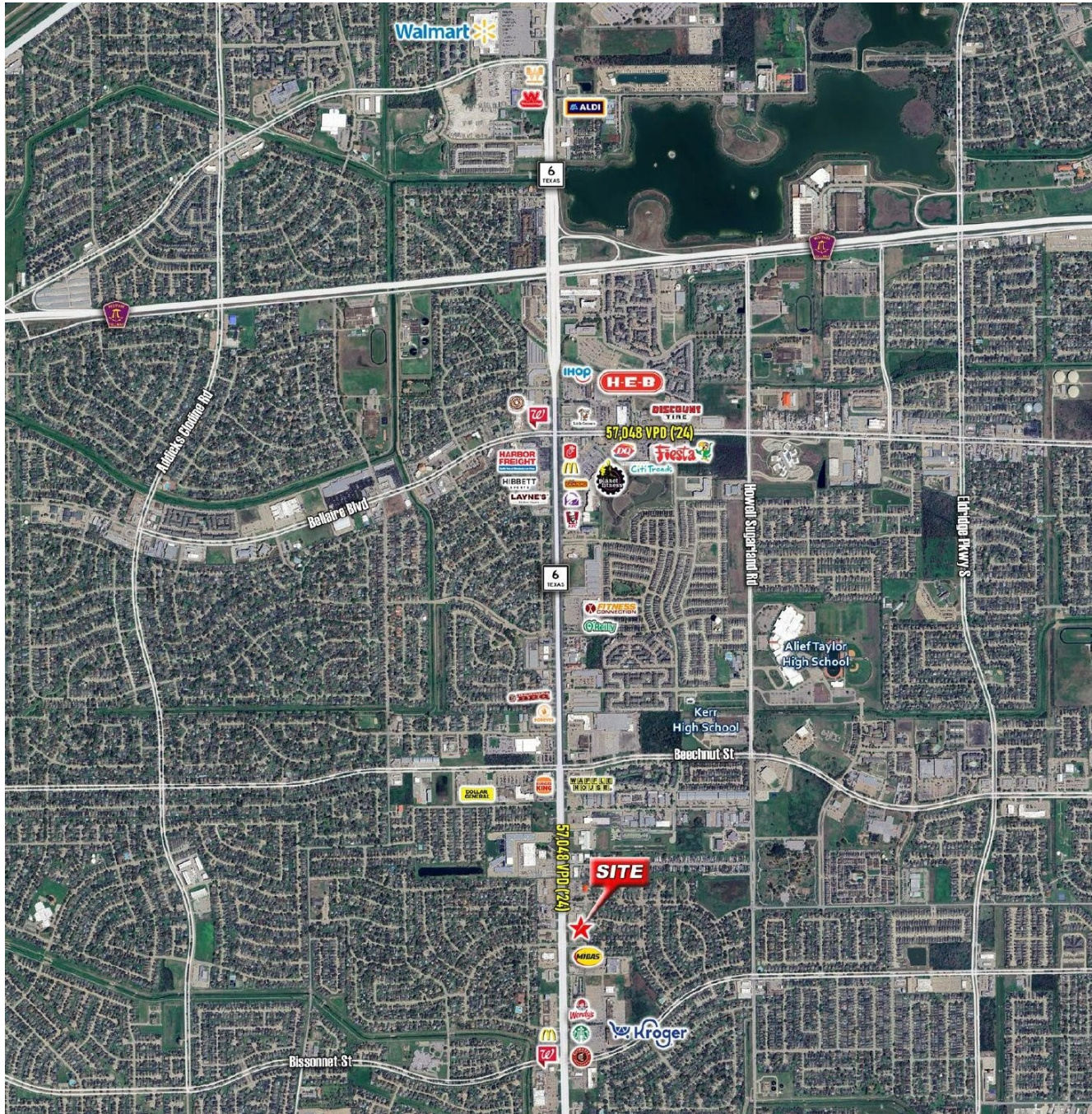
**5 - MILE TRADE AREA**

**324,917**  
*residents · \$98,534 avg HH income*









SECTION · LEASING TEAM

# Leasing *Team*

All leasing inquiries regarding Kingsbridge Plaza are directed to the Shadowood Realty Partners advisory team.



## Taki Dallis

PRINCIPAL

20+ years in commercial real estate finance and brokerage. 1.5M+ SF of leasing and \$500M+ in transactions across Texas and the Southwest. MBA Finance (Honors) — Texas A&M.

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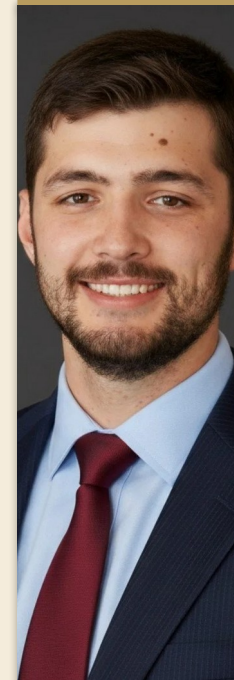


## Michael Moulton

VICE PRESIDENT

Started in CRE in 2015. Previously at Weingarten Realty (Central Region leasing, ~4M SF). VP at Shadowood since 2023, leading the Texas portfolio. 1M+ SF in lease transactions. Bachelor's — Texas Tech.

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## Michael Finkelshteyn

COMMERCIAL ADVISOR

Houston commercial advisor with an engineering degree from Texas A&M and prior oil & gas experience. 100+ real estate transactions completed, with direct rental-portfolio ownership and shopping-center LP experience. Bilingual — fluent in Russian.

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### TOUR THE PROPERTY

*Tours of Kingsbridge Plaza are available by appointment. Please contact the Shadowood Realty Partners advisory team to schedule a site visit or request a custom proposal.*