

# TOWN & COUNTRY VILLAGE



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LEASING INFORMATION



# PROPERTY INFORMATION

## TOWN & COUNTRY VILLAGE

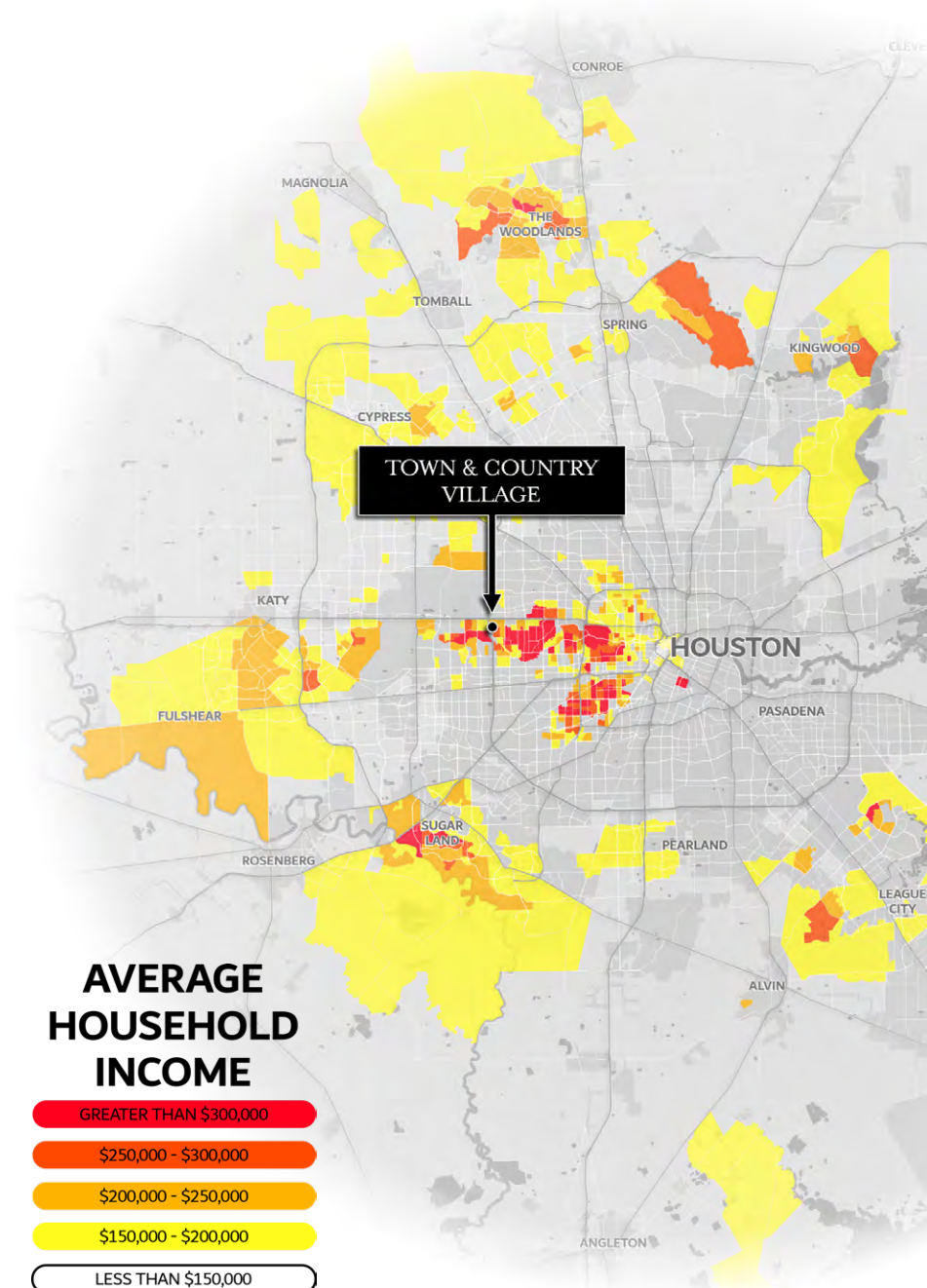


Town & Country Village a open-air mixed-use lifestyle development on the affluent west side of Houston, Texas, just off of the intersection of I-10 and Beltway 8 in the northeast quadrant of Memorial Drive and Beltway 8 (Sam Houston Tollway).

- 98% LEASED CENTER
- The complex straddles the northbound frontage road of Beltway 8, north of Memorial Drive and south of Interstate 10.
- Nestled in a park-like setting with a collection of national and local lifestyle tenants which compliment the growing office, residential and hotel amenities in the area.
- Located in a dense, established market with high daytime population, household incomes, and traffic counts.

### 2023 DEMOGRAPHICS

VARIABLE	1 MILE	3 MILES	5 MILES
Total Population	14,300	146,948	409,013
Daytime Population	20,249	225,528	529,958
Average HH Income	\$200,356	\$126,979	\$108,128
Median Age	45.2	38.3	36.5



# HIGH HOUSEHOLD INCOMES

## TOWN & COUNTRY VILLAGE

### AVERAGE HOUSEHOLD INCOME

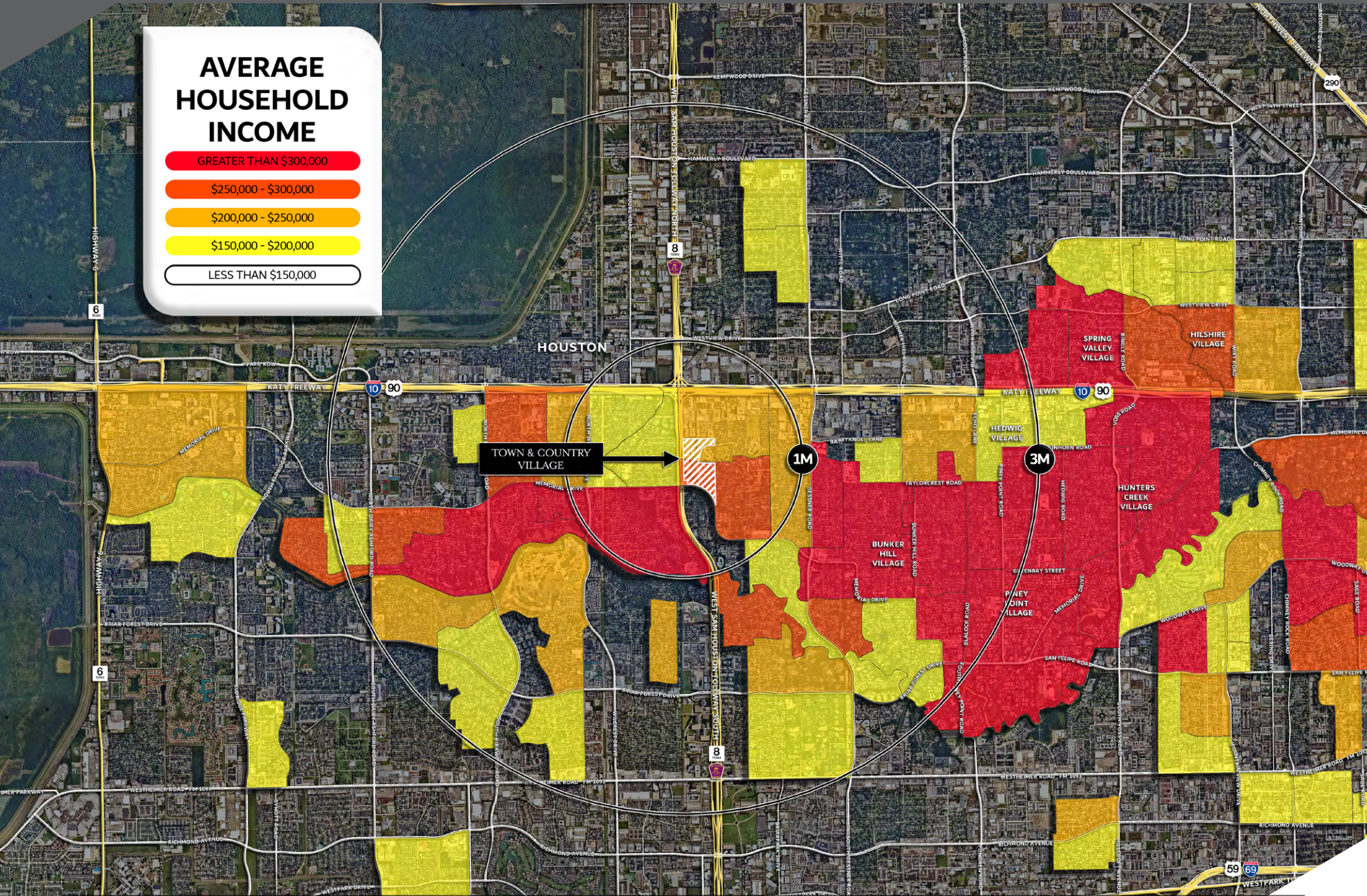
GREATER THAN \$300,000

\$250,000 - \$300,000

\$200,000 - \$250,000

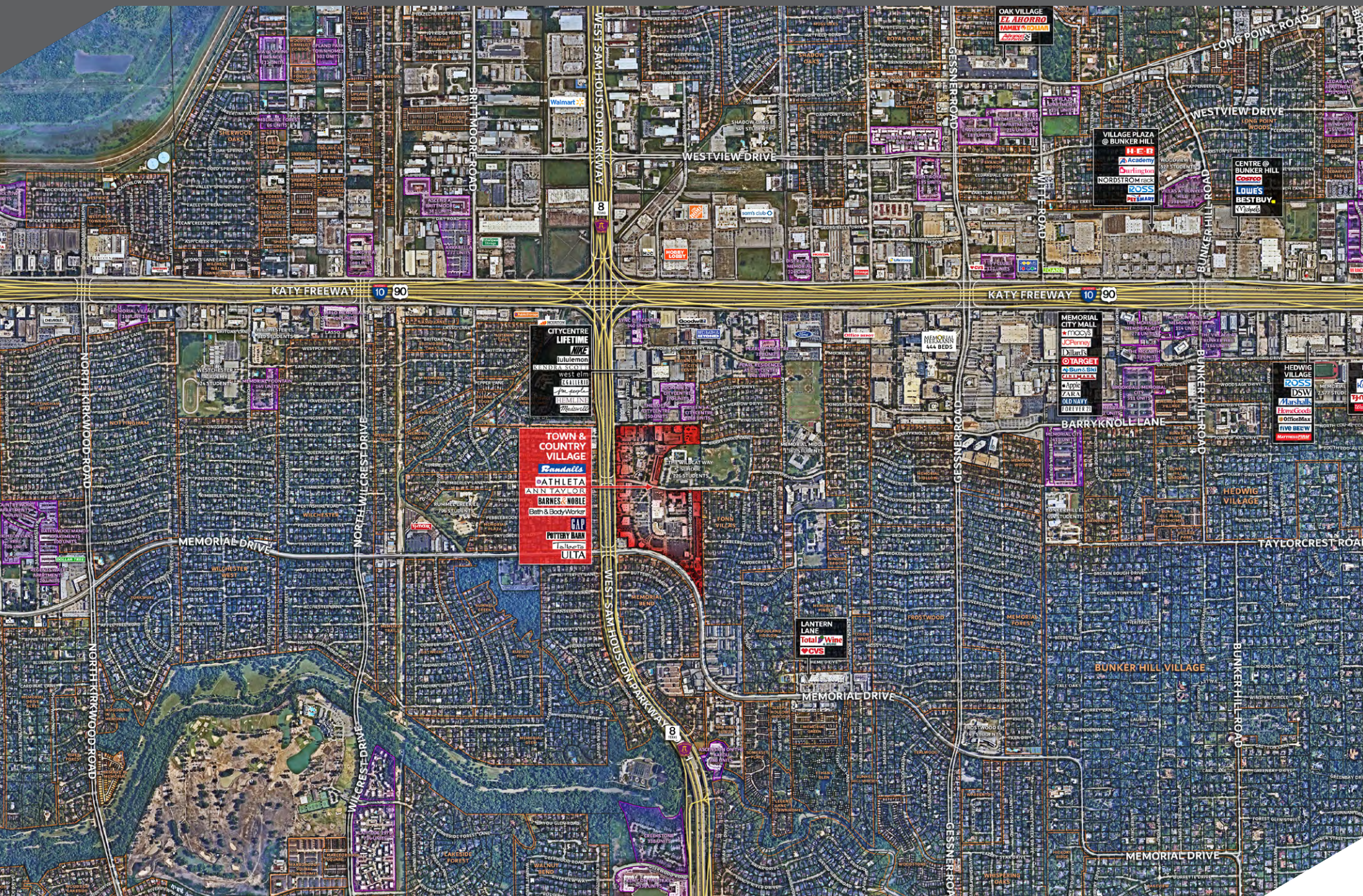
\$150,000 - \$200,000

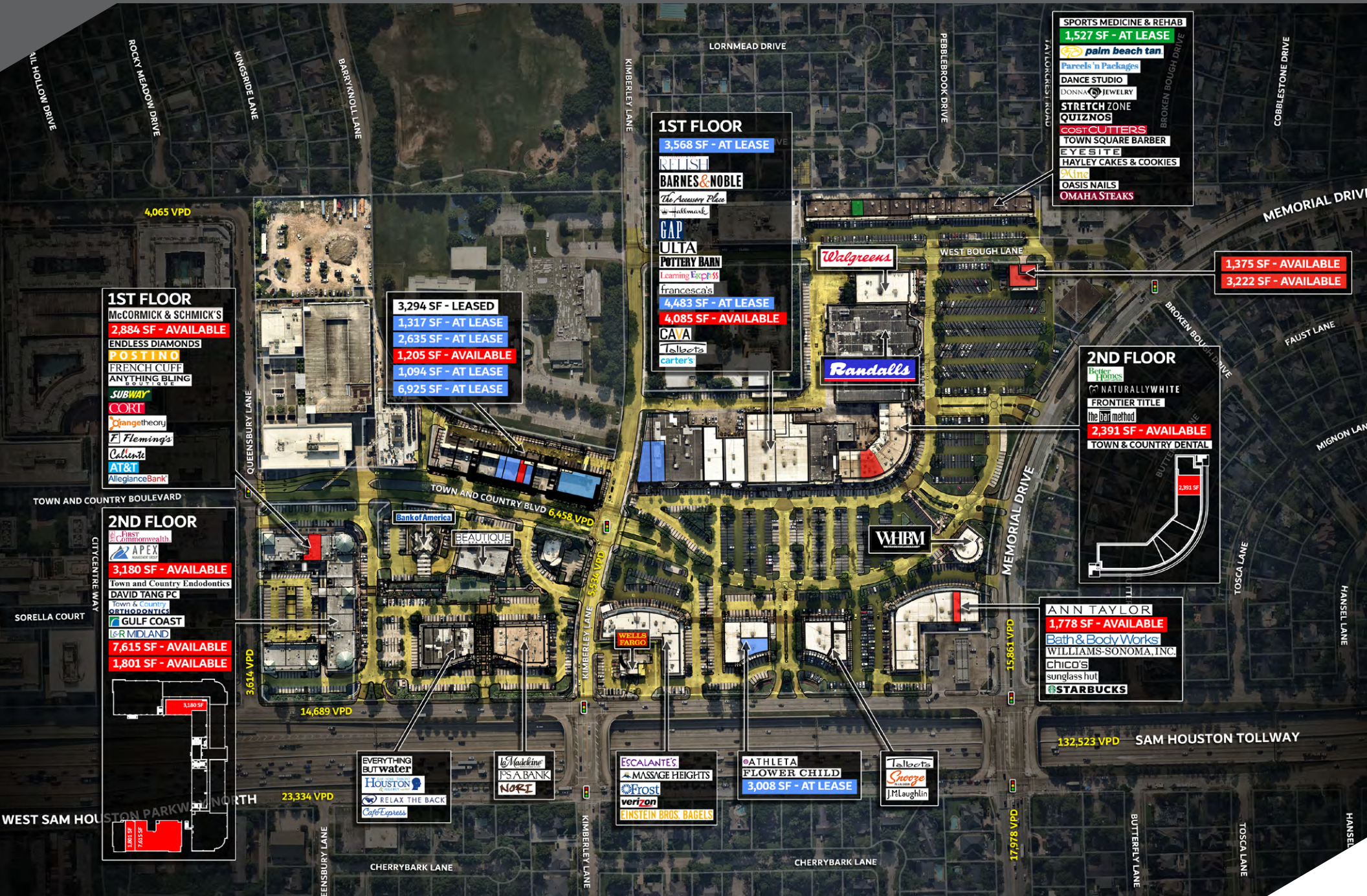
LESS THAN \$150,000



# IMMEDIATE TRADE AREA

# TOWN & COUNTRY VILLAGE

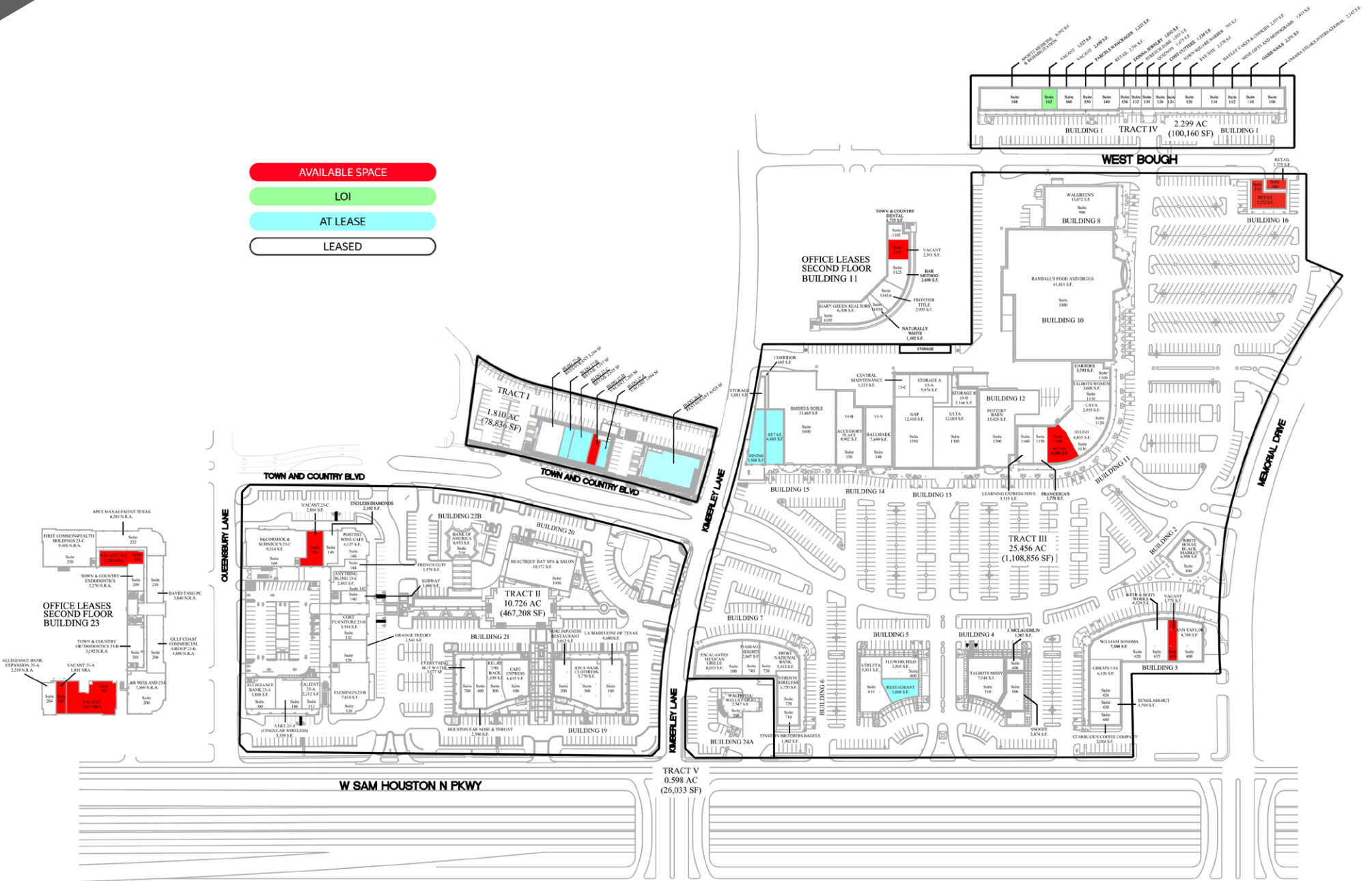


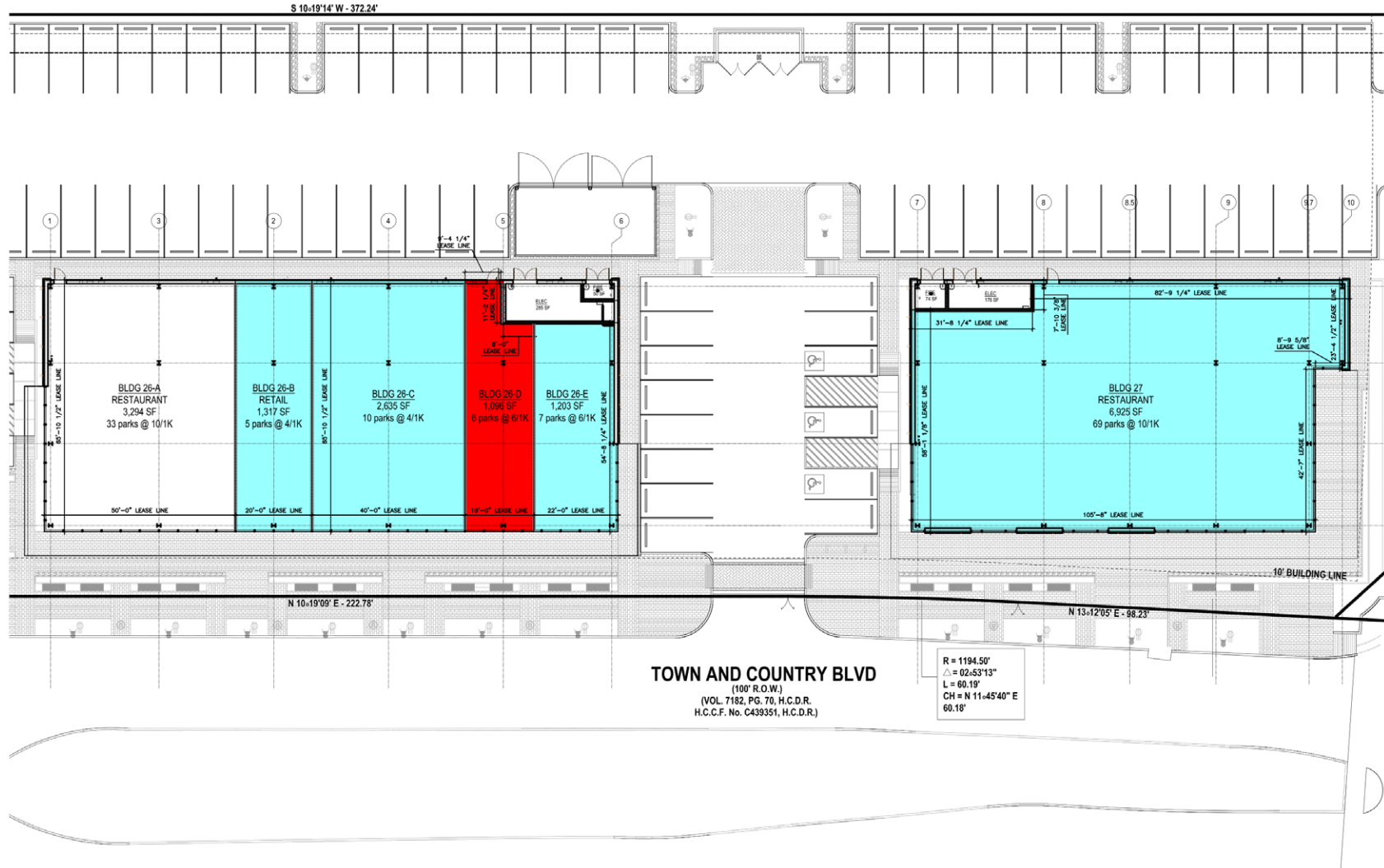


# MASTER PLAN

# TOWN & COUNTRY VILLAGE

- AVAILABLE SPACE
- LOI
- AT LEASE
- LEASED





## TRACT I

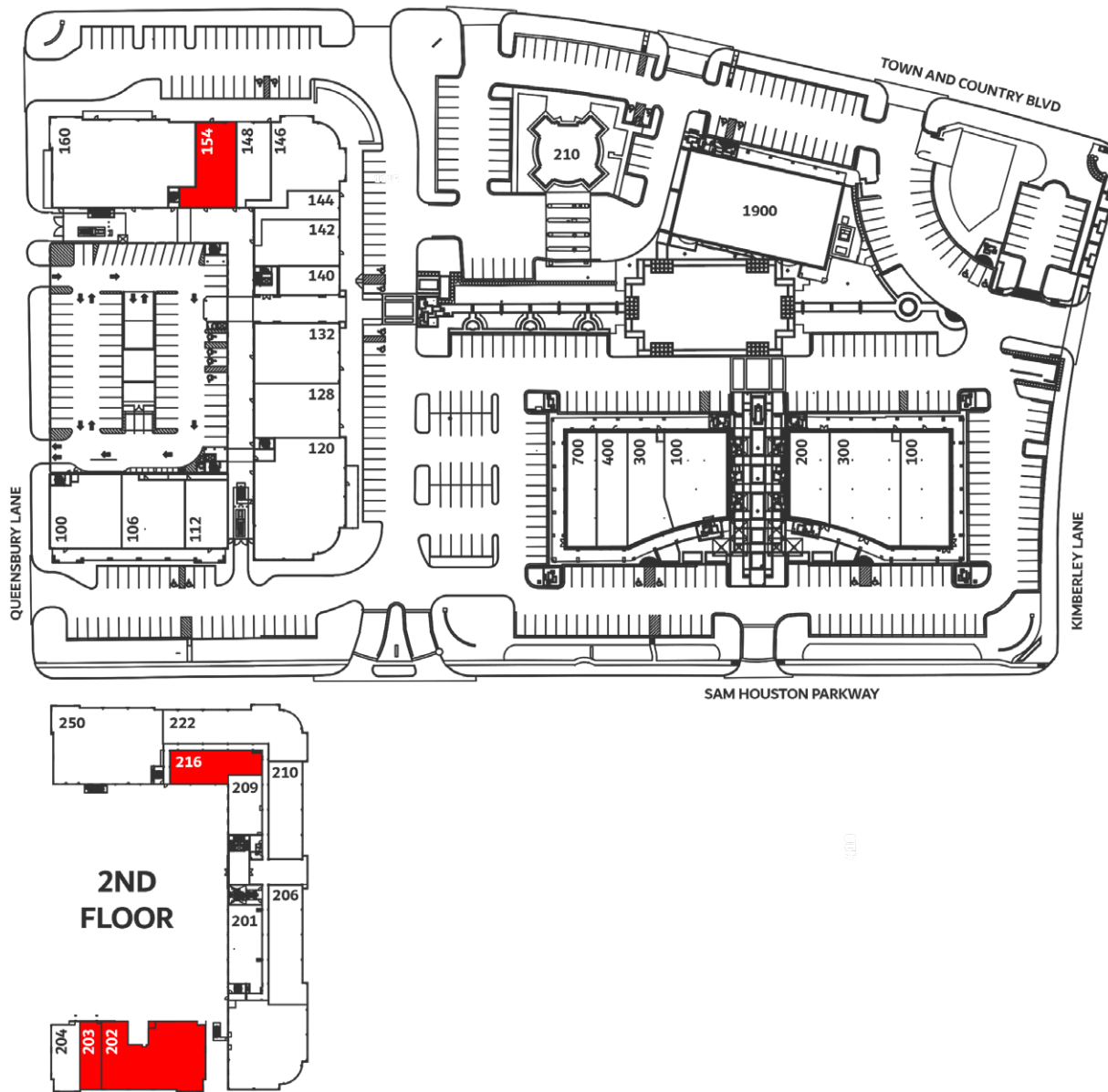
LEASED

LOI

AT LEASE

AVAILABLE SPACE





SUITE	TENANT	SQFT
100	LA MADELEINE	1,375
300	JOS. A. BANK	3,222
200	NORI	900
100	CAFÉ EXPRESS	4,655
300	RELAX THE BACK	3,159
400	HOUSTON EAR NOSE & THROAT	2,596
700	EVERYTHING BUT WATER	3,077
1900	BEAUTIQUE DAY SPA & SALON	10,172
210	BANK OF AMERICA	6,953
160	MCCORMICK & SCHMICK'S	9,314
<b>154</b>	<b>AVAILABLE</b>	<b>2,884</b>
148	ENDLESS DIAMONDS	2,102
146	POSTINO	4,137
144	FRENCH CUFF	1,570
142	ANYTHING BLING	2,883
140	SUBWAY	1,406
132	CORT FURNITURE	3,934
128	ORANGE THEORY	3,541
120	FLEMING'S	7,818
112	CALIENTE	2,212
106	AT&T	3,359
100	ALLEGIANCE BANK	3,888
250	FIRST COMMONWEALTH HOLDINGS	9,416
222	APEX MANAGEMENT	6,281
<b>216</b>	<b>AVAILABLE</b>	<b>3,180</b>
210	DAVID TANG PC	3,840
209	TOWN & COUNTRY ENDODONTICS	2,270
206	GULF COAST COMMERCIAL	4,880
201	TOWN & COUNTRY ORTHODONTICS	3,192
200	L&R MIDLAND	7,369
<b>202</b>	<b>AVAILABLE</b>	<b>7,615</b>
<b>203</b>	<b>AVAILABLE</b>	<b>1,801</b>
204	ALLEGIANCE BANK EXPANSION	2,219

## TRACT II

LEASED
LOI
AT LEASE
AVAILABLE SPACE







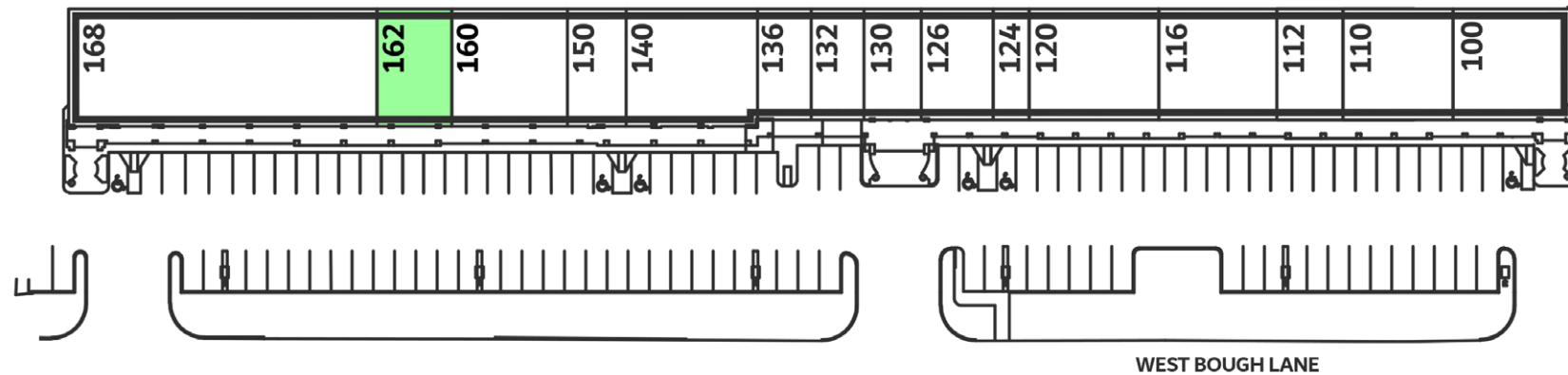
SUITE	TENANT	SQFT
200	AVAILABLE	1,375
210	AVAILABLE	3,222
900	WALGREENS	900
1000	RANDALL'S	61,611
1100	CARTERS	3,793
1110	TALBOTS WOMEN	3,600
1120	CAVA	2,935
1130	RELISH	4,855
1140	AVAILABLE	4,085
1150	FRANCESCA'S	1,778
1160	LEARNING EXPRESS TOYS	3,515
1105	TOWN & COUNTRY DENTAL	1,755
1115	AVAILABLE	2,391
1125	BAR METHOD	2,698
1145A	FRONTIER TITLE	2,935
1145B	NATURALLY WHITE	1,192
1155	GARY GREEN REALTORS	6,308
1200	POTTERY BARN	15,426
1300	ULTA	12,014
1350	GAP	12,410
140	HALLMARK	7,699
150	ACCESSORY PLACE	8,902
1600	BARNES & NOBLE	21,665
1610	AT LEASE	4,483
1620	AT LEASE	3,568
100	ESCALANTES	8,023
740	MASSAGE HEIGHTS	2,047
730	FROST BANK	5,012
720	VERIZON WIRELESS	3,750
710	EINSTEIN BROS BAGELS	1,962
200	WELLS FARGO	2,547
600	FLOWER CHILD	3,505
610	ATHLETA	5,811
620	AT LEASE	3,008
490	J. MCLAUGHLIN	1,367
500	SNOOZE	3,874
510	TALBOTS MISSY	7,144
400	ANN TAYLOR	4,788
410	AVAILABLE	1,778
415	BATH & BODY WORKS	4,324
420	WILLIAM SONOMA	7,500
426	CHICO'S	6,126
430	SUNGLASS HUT	1,769
440	STARBUCKS	2,014
300	WHITE HOUSE BLACK MARKET	4,998

## TRACT III

LEASED
LOI
AT LEASE
AVAILABLE SPACE



SUITE	TENANT	SQFT
168	SPORTS MEDICINE & REHABILITATION	6,392
162	AT LOI	1,527
160	PALM BEACH TAN	2,450
150	PARCELS N' PACKAGES	1,223
140	DANCE STUDIO	2,791
136	DONNA JEWELRY	1,032
132	STRETCH ZONE	1,015
120	QUIZNO'S	1,475
126	COST CUTTERS	1,134
124	TOWN SQUARE BARBER	703
120	EYE SITE	2,570
116	HAYLEY CAKES & COOKIES	2,357
112	MINE GIFTS & MONOGRAMS	1,413
110	OASIS NAILS	2,371
100	OMAHA STEAKS	2,142



## TRACT IV

LEASED LOI AT LEASE AVAILABLE SPACE





## RETAIL & SERVICES



## RESTAURANTS



**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
<b>BROKER FIRM NAME</b>	<b>LICENSE NO.</b>	<b>EMAIL</b>	<b>PHONE</b>
V. Edward James	374627	ejames@streetwiseretail.com	713.595.9500
<b>DESIGNATED BROKER OF FIRM</b>	<b>LICENSE NO.</b>	<b>EMAIL</b>	<b>PHONE</b>

**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.

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