

NORTHOAKS SHOPPING CENTER

RETAIL SPACE AVAILABLE FOR LEASE
±438,000 SF AVAILABLE



SHADOWOOD
REALTY PARTNERS



PROPERTY HIGHLIGHTS

- Regional power center located on SWC FM-1960 at Veterans Memorial Drive
- Anchored by Gordon Foods, Hobby Lobby, Ross, Plane Fitness, 99 Cents Only, and more
- Near signalized intersection
- 3.3 miles from Willowbrook Mall
- The area is home to a variety of businesses and industries, including healthcare, retail, and education.

AREA TRAFFIC GENERATORS



LOCATION

4613 FM-1960 Road West,
Houston TX, 77069



AVAILABLE

±438,000 SF
Shopping Center



RATES

Available Upon Request



TRAFFIC COUNTS (TXDOT)

49,760 VPD
FM-1960

22,041 VPD
VETERANS MEMORIAL DR

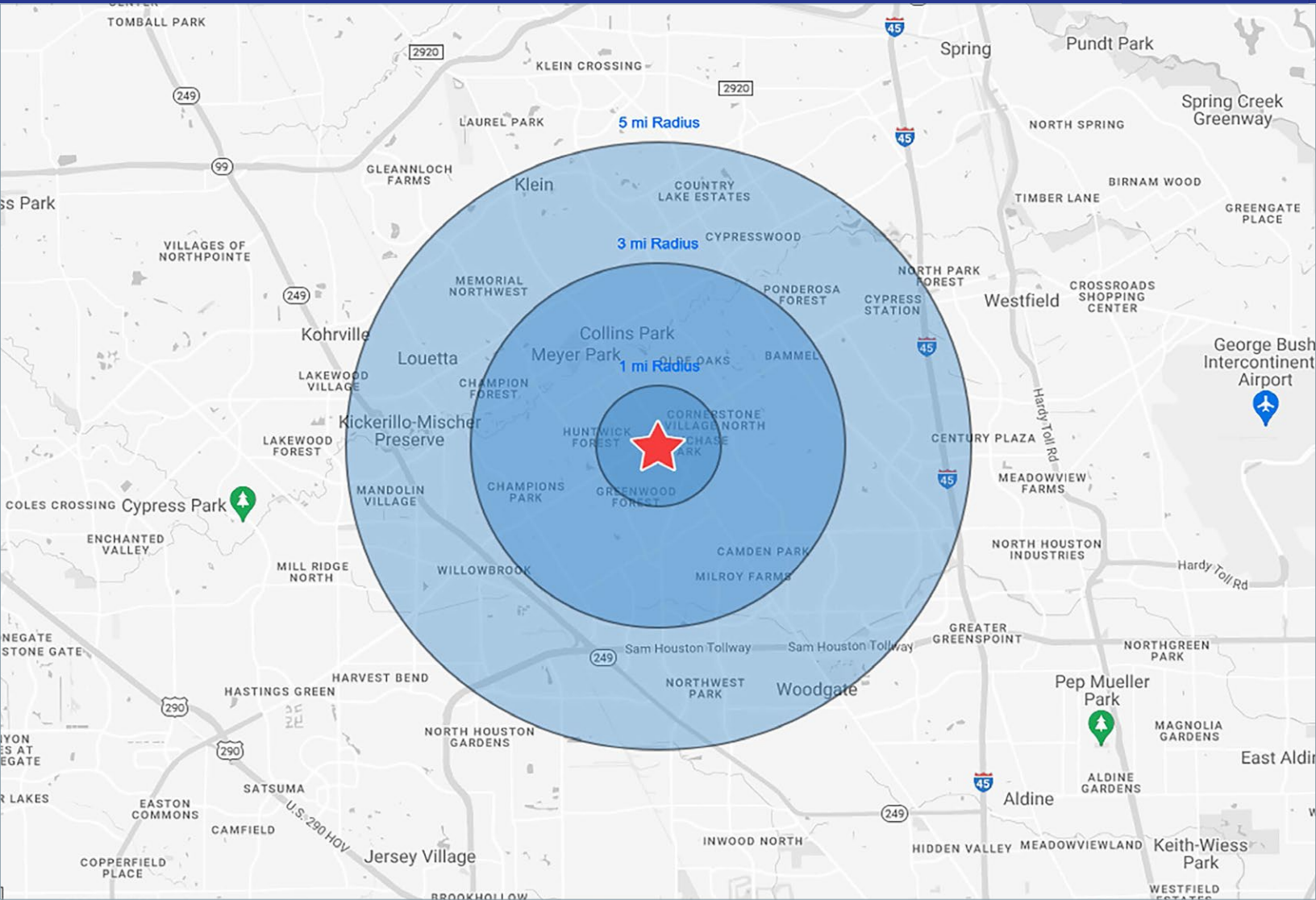
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2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	18,896	110,696	321,615
Households	7,653	39,844	114,694
Average HH Income	\$96,018	\$118,978	\$108,286
Total Employees	10,774	42,562	128,271

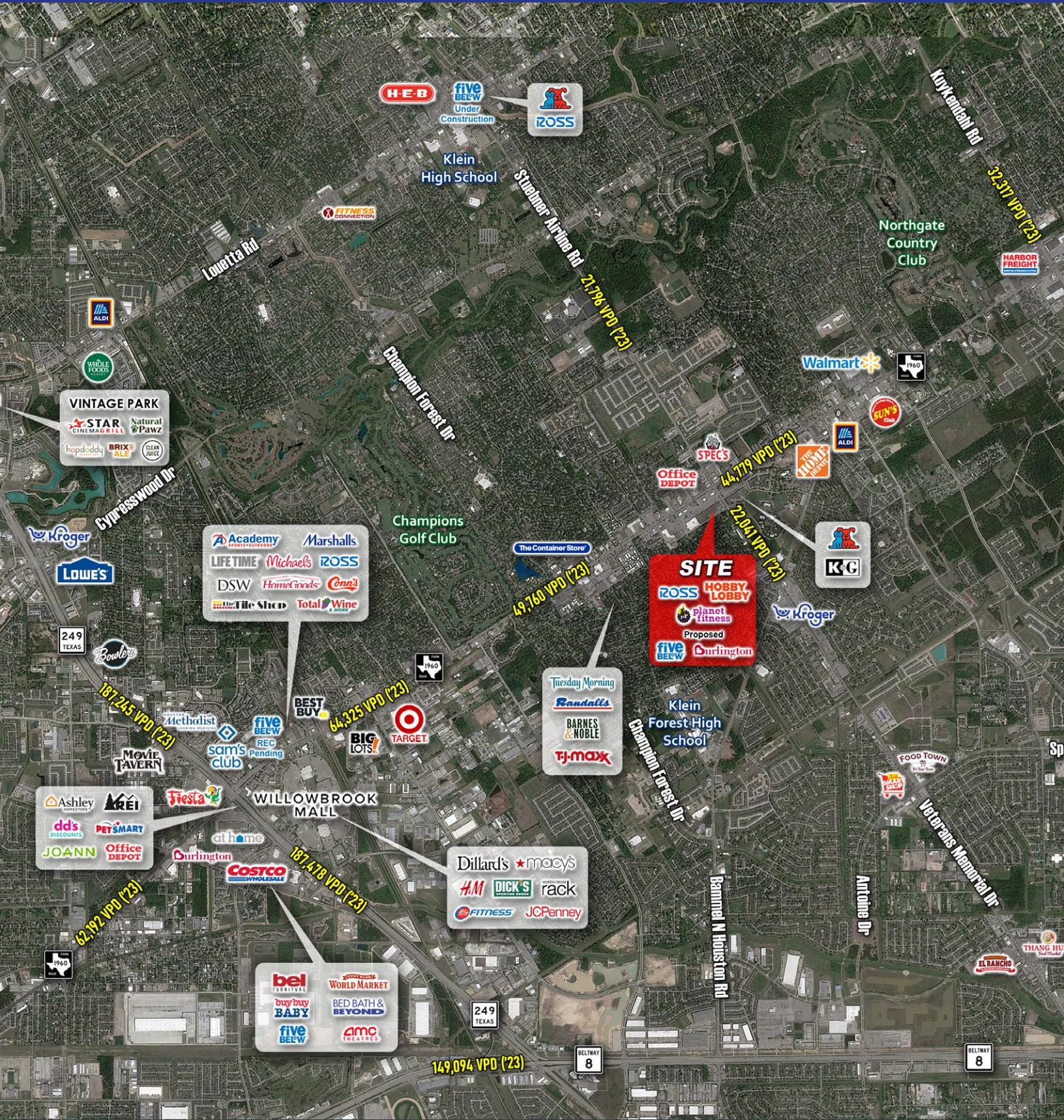
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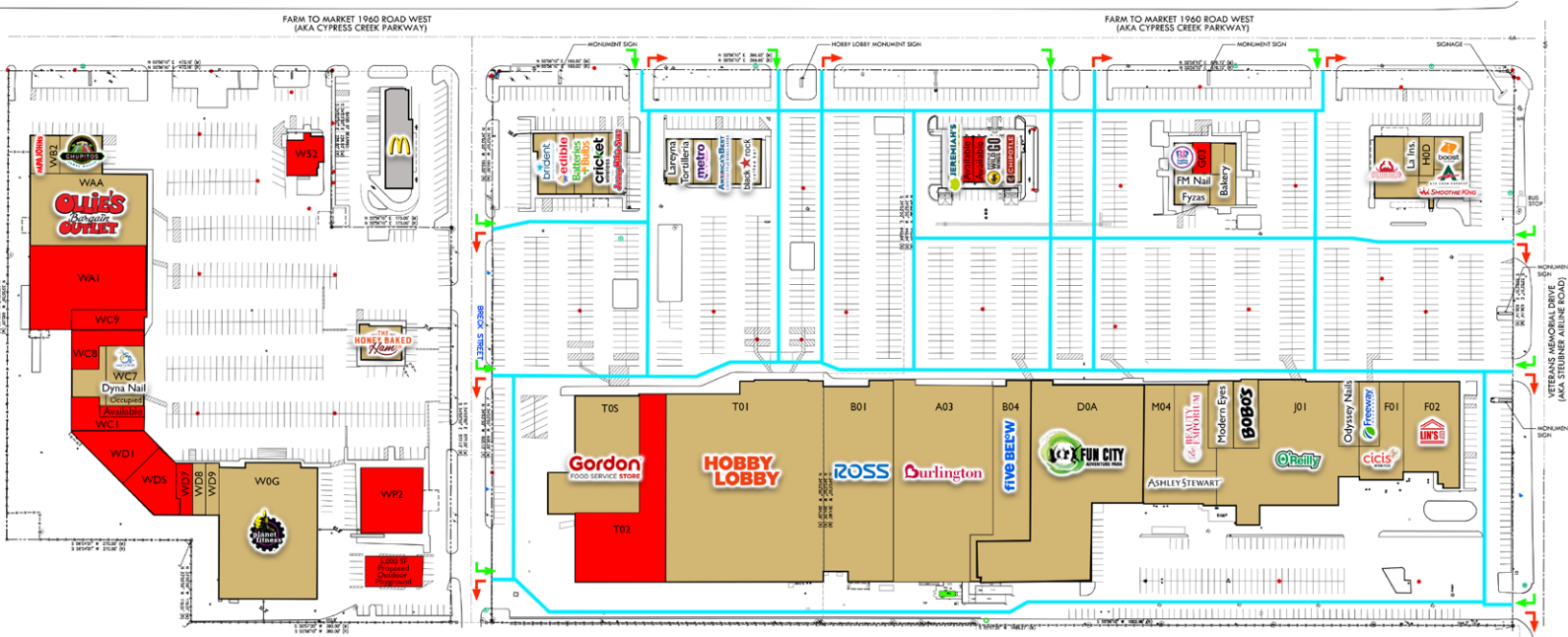
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- LOI NEGOTIATION
- AVAILABLE
- LEASE NEGOTIATION



- A03 Burlington
- B01 Ross Dress for Less
- B04 Five Below
- DOA Fun City Adventure Park
- F01 Cici's Pizza
- F03 Freeway Insurance of Texas
- G01/G02 Bakery
- G03 AVAILABLE 1,000 SF**
- G04 Baskin Robbins
- G05 Nails By Le
- G06 Fyza Grocery
- H0A Smoothie King
- H0B Ace Cash Express
- H0D Occupied
- H0F LA Insurance

- H01 Boost Mobile
- H02 Crab Station
- J01 O'Reilly's Super Store
- J02 Odyssey Nails
- J03 Bobo's Appliances
- J3C Modern Eyes Vision Center
- M03 Beauty Emporium
- M04 Ashley Stewart
- R05 Honey Baked Ham
- R4A1 Jersey Mike's
- R4B OCCUPIED BUT AVAILABLE 1,400 SF**
- R4C Batteries Plus
- R4F Edible Arrangements
- R4H America's Best Eyeglasses
- R6A Black Rock Coffee

- R6F Metro PCS
- R6H LaReyna Tortilleria
- T01 Hobby Lobby
- T02 AVAILABLE 15,576 SF**
- T0S-Gordon Foods
- WAA Ollie's Bargain Outlet**
- WB1 Chupitos
- WB2 Papa John's Pizza
- WC1 AVAILABLE 2,700 SF**
- WC2 AVAILABLE 1,157 SF**
- WC3 AVAILABLE 1,105 SF**
- WC4 Dyna Nails
- WC6 AVAILABLE 2,382 SF**
- WC7 SwiftStride

- WC8 AVAILABLE 3,640 SF**
- WC9 AVAILABLE 1,500 SF**
- WD1 AVAILABLE 5,342 SF**
- WD5 AVAILABLE 4,238 SF**
- WD7 AVAILABLE 1,746 SF**
- WD8 La Farma Barbershop
- WD9 Office
- WP2 AVAILABLE 8,595 SF**
- W0G Planet Fitness
- W52 3,325 SF Freestanding QSR**

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Information About Brokerage Services

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

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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