



15909 - 16111
San Pedro Ave.
Hollywood Park, TX 78232

For Lease

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Available SF

1,690 SF & 1300 SF (Available 10/01/23)

Term

Three (3) to Ten (10) years

Improvements

Negotiable

Traffic Counts

Hwy 281 just south of Brookhollow Blvd; 150,626 vpd (2019)

Hwy 281 just north of Thousand Oaks Dr.; 157,875 vpd (2019)

Traffic Counts by TxDOT Statewide Planning Map

Comments

- Established retail location
- Easy ingress/egress
- Excellent signage opportunities
- Attractive landscaping
- High density residential area
- Quick & easy access to & from Loop 1604 & Loop 410
- Great location for professional users requiring retail space

Demographics	1 Mile	3 Mile	5 Mile
Population	5,881	84,094	231,874
Households	2,522	36,542	94,846
Median HH Income	\$73,738	\$81,898	\$80,724

Source: Site To Do Business. Esri Forecasts for 2022



Site Aerial



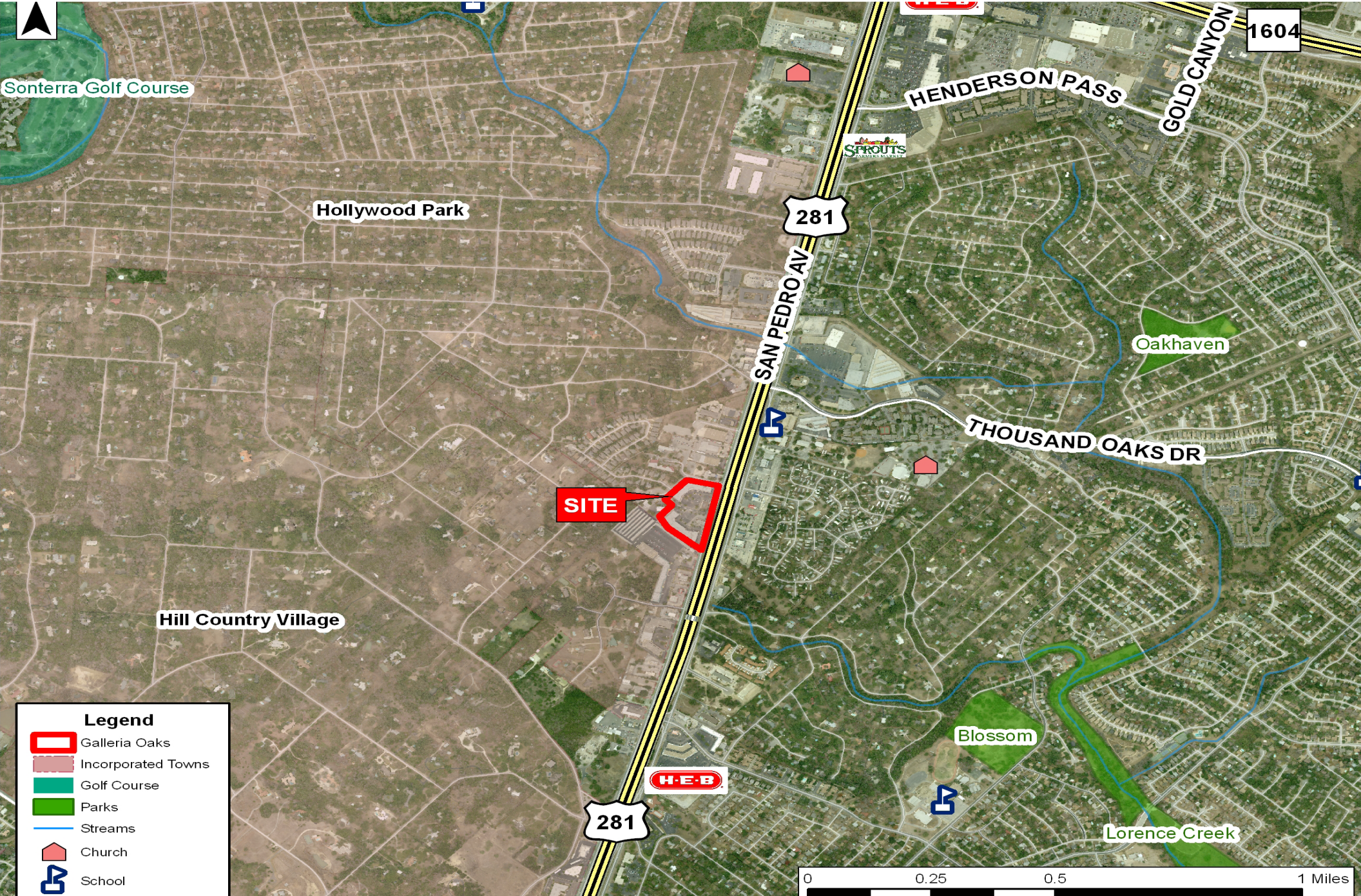
Demographics: 3-Mile

Summary	Census 2010		Census 2020		2022		2027	
Population	77,201		82,225		84,094		84,881	
Households	33,480		35,723		36,542		37,072	
Families	20,509		-		21,051		21,273	
Average Household Size	2.29		2.28		2.28		2.27	
Owner Occupied Housing Units	19,845		-		21,080		21,669	
Renter Occupied Housing Units	13,630		-		15,463		15,403	
Median Age	39.3		-		40.9		41.6	
Trends: 2022-2027 Annual Rate	Area		State		National			
Population	0.19%		0.88%		0.25%			
Households	0.29%		0.92%		0.31%			
Families	0.21%		0.96%		0.28%			
Owner HHs	0.55%		1.19%		0.53%			
Median Household Income	2.55%		2.93%		3.12%			
Households by Income			2022		2027			
			Number	Percent	Number	Percent		
<\$15,000			1,701	4.7%	1,187	3.2%		
\$15,000 - \$24,999			1,799	4.9%	1,257	3.4%		
\$25,000 - \$34,999			2,471	6.8%	1,731	4.7%		
\$35,000 - \$49,999			3,753	10.3%	3,277	8.8%		
\$50,000 - \$74,999			6,750	18.5%	6,814	18.4%		
\$75,000 - \$99,999			5,302	14.5%	5,550	15.0%		
\$100,000 - \$149,999			7,222	19.8%	7,839	21.1%		
\$150,000 - \$199,999			3,809	10.4%	5,011	13.5%		
\$200,000+			3,736	10.2%	4,406	11.9%		
Median Household Income			\$81,898		\$92,884			
Average Household Income			\$113,366		\$130,079			
Per Capita Income			\$49,562		\$57,145			
Population by Age	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,909	5.1%	3,854	4.6%	3,999	4.7%	3,999	4.7%
5 - 9	4,249	5.5%	4,075	4.8%	4,085	4.8%	4,085	4.8%
10 - 14	4,914	6.4%	4,462	5.3%	4,174	4.9%	4,174	4.9%
15 - 19	4,752	6.2%	4,549	5.4%	4,105	4.8%	4,105	4.8%
20 - 24	5,459	7.1%	5,303	6.3%	4,829	5.7%	4,829	5.7%
25 - 34	11,151	14.4%	12,392	14.7%	12,689	14.9%	12,689	14.9%
35 - 44	10,042	13.0%	11,726	13.9%	12,786	15.1%	12,786	15.1%
45 - 54	12,252	15.9%	10,216	12.1%	10,089	11.9%	10,089	11.9%
55 - 64	10,657	13.8%	11,776	14.0%	10,601	12.5%	10,601	12.5%
65 - 74	5,504	7.1%	9,352	11.1%	9,602	11.3%	9,602	11.3%
75 - 84	3,003	3.9%	4,678	5.6%	5,996	7.1%	5,996	7.1%
85+	1,308	1.7%	1,710	2.0%	1,925	2.3%	1,925	2.3%
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	64,895	84.1%	51,020	62.0%	50,845	60.5%	48,259	56.9%
Black Alone	3,018	3.9%	3,957	4.8%	4,046	4.8%	4,119	4.9%
American Indian Alone	364	0.5%	639	0.8%	648	0.8%	681	0.8%
Asian Alone	2,570	3.3%	2,834	3.4%	2,962	3.5%	3,214	3.8%
Pacific Islander Alone	87	0.1%	125	0.2%	124	0.1%	125	0.1%
Some Other Race Alone	4,127	5.3%	6,004	7.3%	6,252	7.4%	6,577	7.7%
Two or More Races	2,141	2.8%	17,646	21.5%	19,217	22.9%	21,906	25.8%
Hispanic Origin (Any Race)	23,682	30.7%	30,054	36.6%	31,922	38.0%	33,761	39.8%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

Aerial Map



Sonterra Golf Course

Hollywood Park

Hill Country Village

SITE

281

HENDERSON PASS

GOLD CANYON

1604

Oakhaven

THOUSAND OAKS DR

Blossom

Lorence Creek

H-E-B

281

Legend

- Galleria Oaks
- Incorporated Towns
- Golf Course
- Parks
- Streams
- Church
- School

0 0.25 0.5 1 Miles

Site Plan

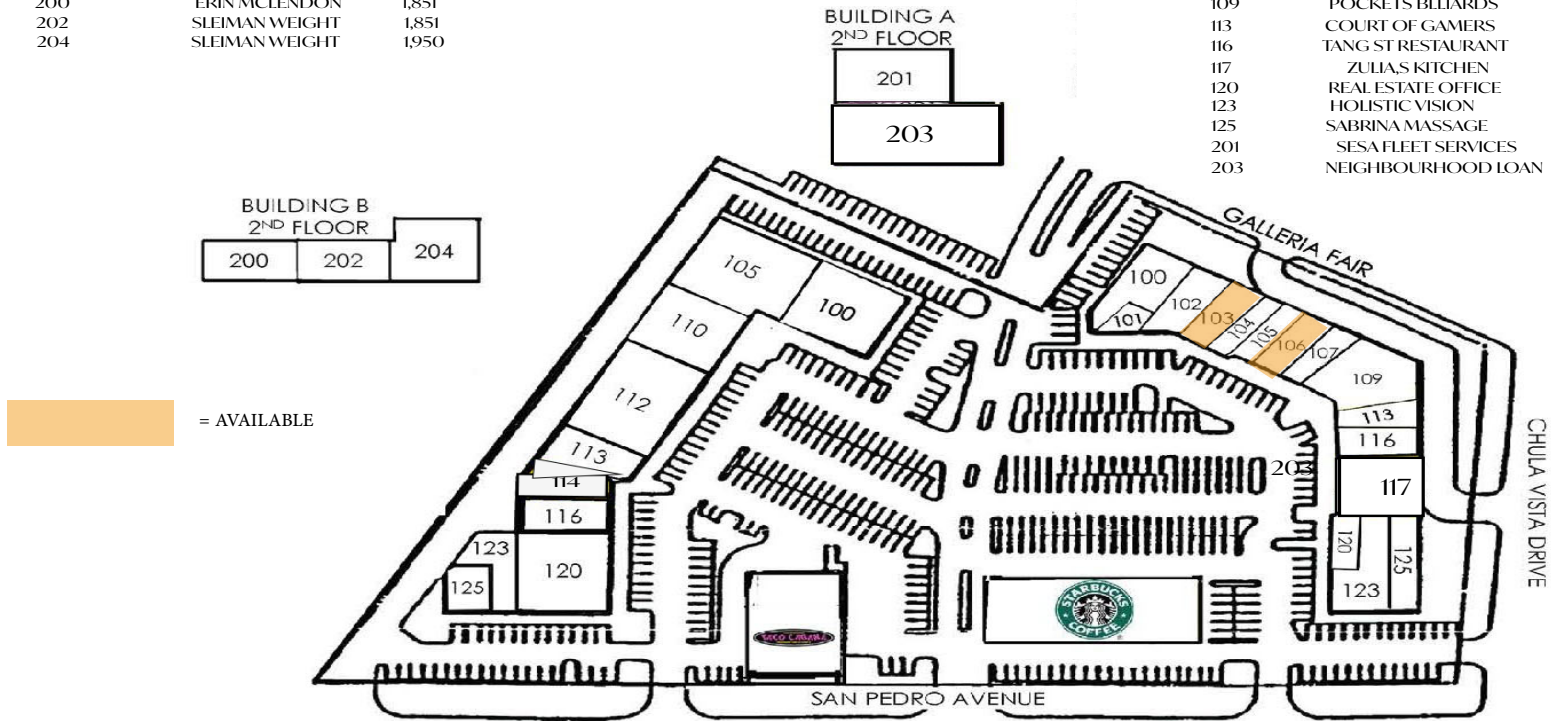
GALLERIA OAKS SITE PLAN 15909 - 16111 SAN PEDRO

BUILDING B - 15909

SUITE	TENANT	SQFT
100	HALLBRO TEXAS	6,427
105	REBEL CHURCH	8,942
110	REBEL CHURCH	4,000
112	WACKY KIDS	5,511
113	PURPLE GARLIC	2,868
114	GLAMOUR INTER	2,847
116	TM4 FITNESS, LLC	2,854
120	HEST FITNESS	2,854
123	MARTHA-S VINTAGE	2,800
125	BUBBLY SEEDS	943
200	ERIN MCLENDON	1,851
202	SLEIMAN WEIGHT	1,851
204	SLEIMAN WEIGHT	1,950

BUILDING A - 16111

SUITE	TENANT	SQFT
100	BBQ CHICKEN	3,405
101	INSURANCE SOLUTIONS	1,027
102	GRAZE GRAZE	1,510
103	VACANT	1,690
104	ALIGN HEALTH & FITNESS	3,101
105	ALIGN HEALTH & FITNESS	6,427
106	VACANT	1,300
107	NAIL STUDIO	1,500
109	POCKETS BILLIARDS	8,392
113	COURT OF GAMERS	2,400
116	TANG ST RESTAURANT	2,000
117	ZULIAS KITCHEN	2,741
120	REAL ESTATE OFFICE	660
123	HOLISTIC VISION	1,724
125	SABRINA MASSAGE	1,143
201	SESA FLEET SERVICES	1,328
203	NEIGHBOURHOOD LOAN	2,605





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