NEW CLASS-A RETAIL OPPORTUNITY AVAILABLE

75K SF PRIME RETAIL SPACE + PADS

VILLAGE CROSSING

SHOPPING CENTER

Entertainment

Swim School

Merchant

RESTAU

ROSENBERG



TEXAS

POSITIONED FOR GROWTH IN THE HEART OF ROSENBERG

BUILDING I 37,950 SF 75' X 506' DESERVE DETENTION (2b) 11 6 1 1 (b) 1 1 (b) **BUILDING II** 37,863 SF 75' X 502' OUTPARCEL ± 8.39 AC (2B) SEVEN OAKS CIRCLE OUTPARCEL ± 2.0644 AC + 2 81 40 INTERSTATE I69 FEDERAL ROAD - 87.275 VPD (2023)

TEXANA

Discover two ±37,000 SF spaces in one of Houston's most dynamic suburban retail corridors. Located in Rosenberg—the metro's leader in retail occupancy—these available buildings offer a rare opportunity to join a thriving center surrounded by explosive residential growth.

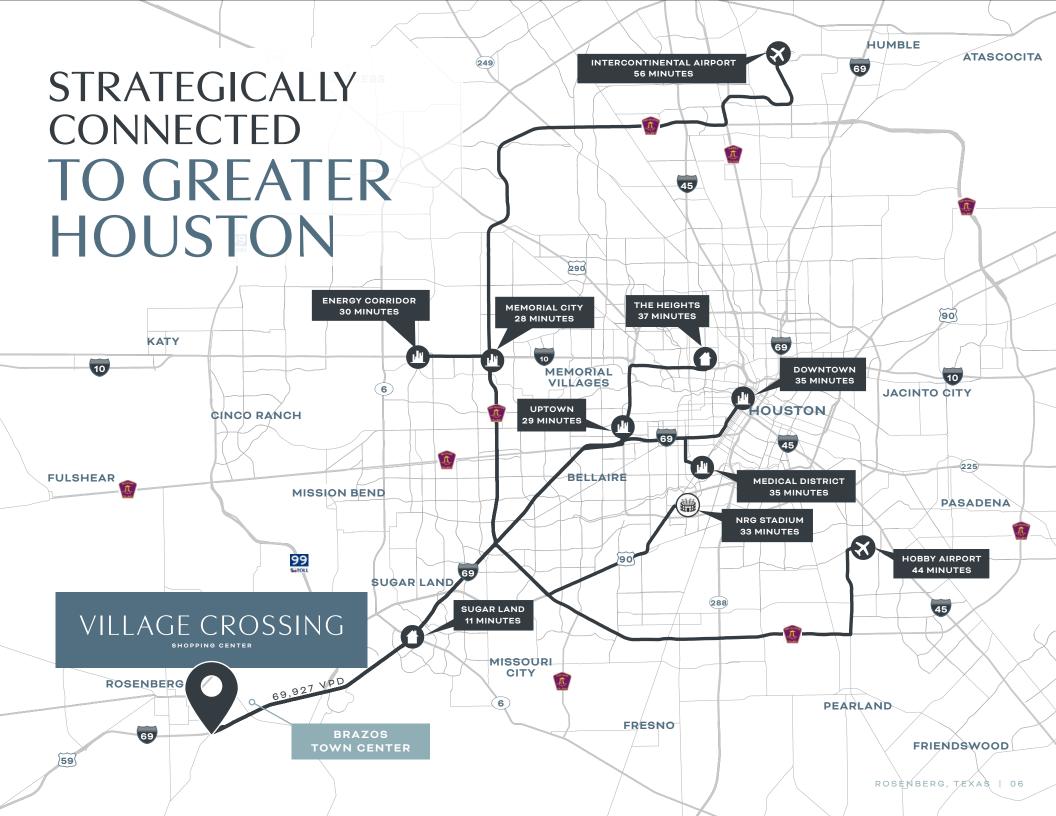
DEVELOPMENT

PLAN AVAILABLE SOLD TRACTS PROPOSED DETENTION (NOT A PART) *NOTE: CONCEPTUAL SITE PLAN IS FOR REFERENCE ONLY AND IS SUBJECT TO CHANGE MEDICAL RETAIL 3.40 AC N.A.P. ± 10 AC N.A.P. N.A.P. ± 9.89 AC ± 5.02 AC ± 20 AC PROPOSED · DETENTION ± 4.59 AC DETENTION ± 8.66 AC N.A.P. COMMERCIAL ± 1.53 AC UNDER CONTRACT DIVISIBLE RESERVE N.A.P. ± 8.39 AC N.A.P. urban Air ± 1.72 AC ± 4.33 AC SEVEN OAKS CIRCLE UNDER **ROOMS** COMMERCI CONTRACT COMMERCIAL TO GO> SOON ± 1.04 AC ± 2.41 AC COMING SOON ± 1.01 AC 5.84 AC JL 87,275 VPD ('23)

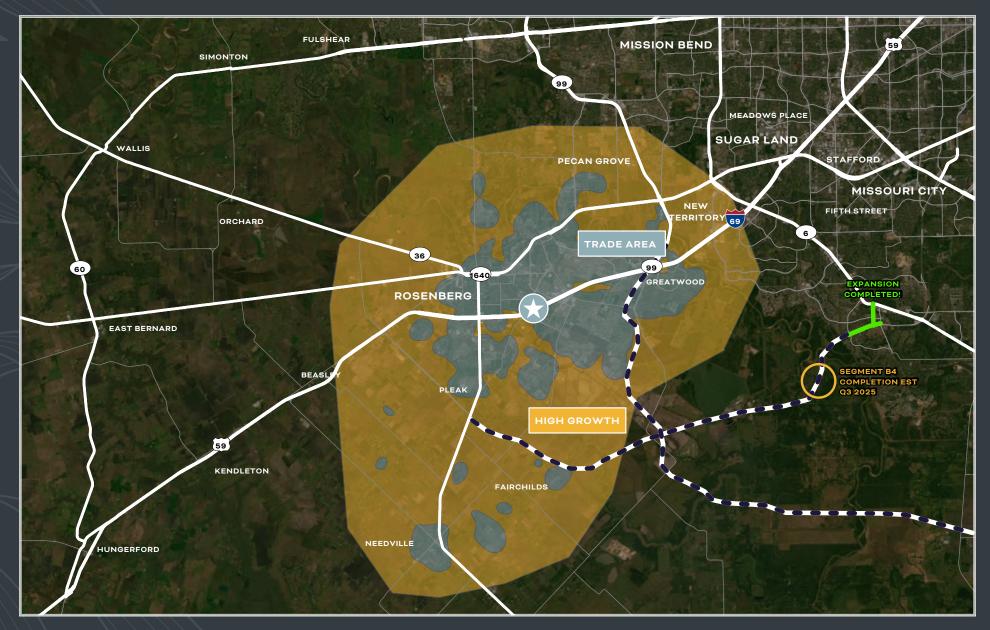
SURROUNDED BY CONVECTIVITY







MARKET GROWTH



STRATEGICALLY POSITIONED

FOR SPEED

Village Crossing offers access to a rapidly growing and economically vibrant trade area. Within a 3- and 5-mile radius, the population is projected to grow at 2.3–2.7% annually through 2029, supported by strong daytime populations of 62,803 (3 mi) and 99,714 (5 mi).



DAYTIME POPULATION (2024)

62,803 (3 MI) | 99,714 (5 MI)



AVG. HOUSEHOLD INCOME (2024)

\$100,900 (3 MI) | \$107,474 (5 MI)



MEDIAN AGE

35.9 (3 MI) | 35.9 (5 MI)



(FOOD AWAY FROM HOME)

\$88M (3 MI) | \$154M (5 MI)



RETAIL POTENTIAL

Growing families, strong homeownership, and an affluent consumer base with aboveaverage spending across categories like dining, entertainment, and personal care

WITH A BUSINESS-FRIENDLY ENVIRONMENT AND AN INCREASINGLY EDUCATED, SKILLED WORKFORCE, VILLAGE CROSSING IS IDEALLY POSITIONED FOR RETAILERS LOOKING TO THRIVE IN A HIGH-GROWTH MARKET.

VILLAGE CROSSING

SHOPPING CENTER

RESTAURANT

FOR MORE INFORMATION, PLEASE CONTACT:

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