

NEW CLASS-A RETAIL OPPORTUNITY AVAILABLE  
75K SF PRIME RETAIL SPACE + PADS

# VILLAGE CROSSING

SHOPPING CENTER



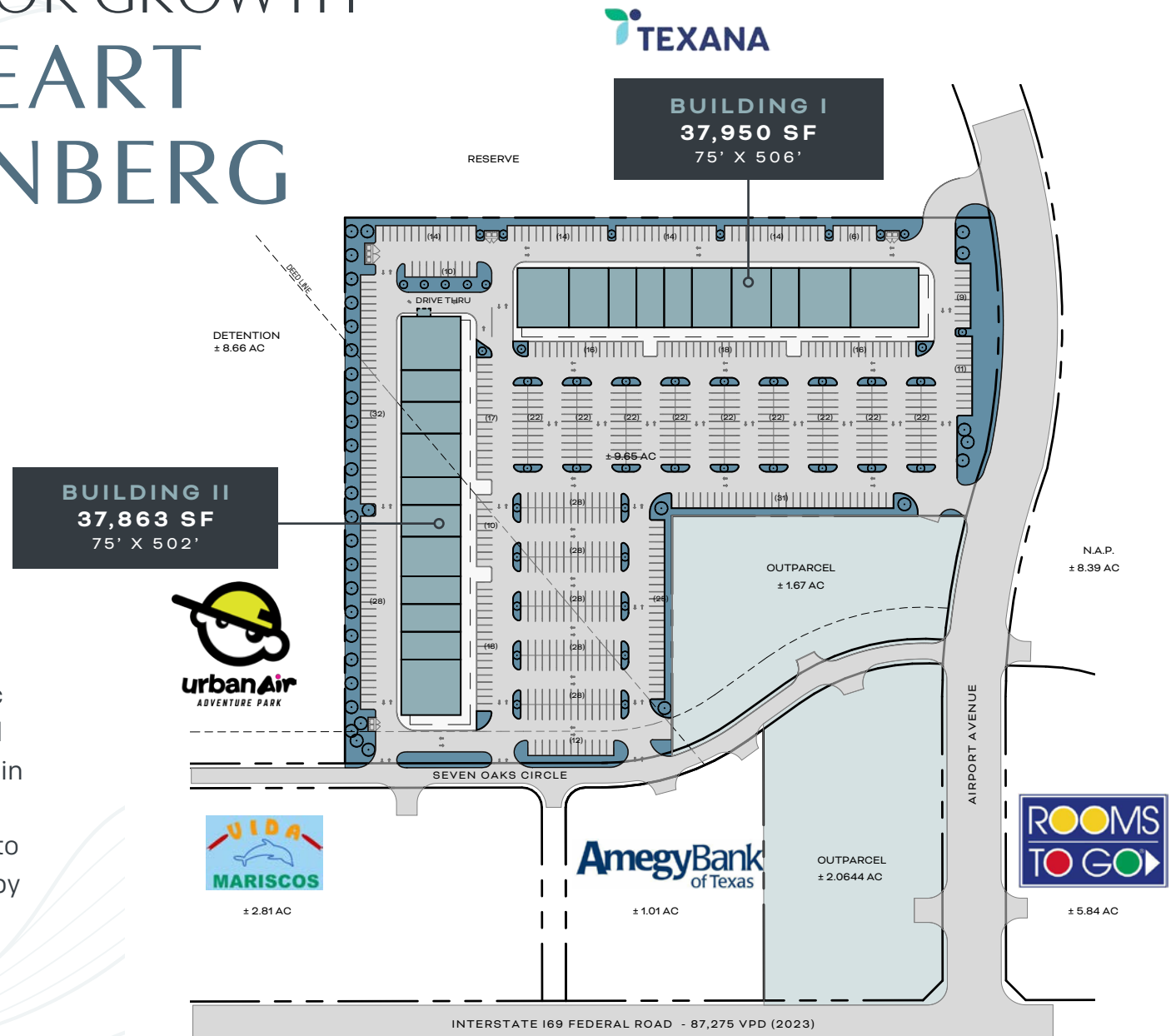
ROSENBERG



TEXAS

# POSITIONED FOR GROWTH IN THE HEART OF ROSENBERG

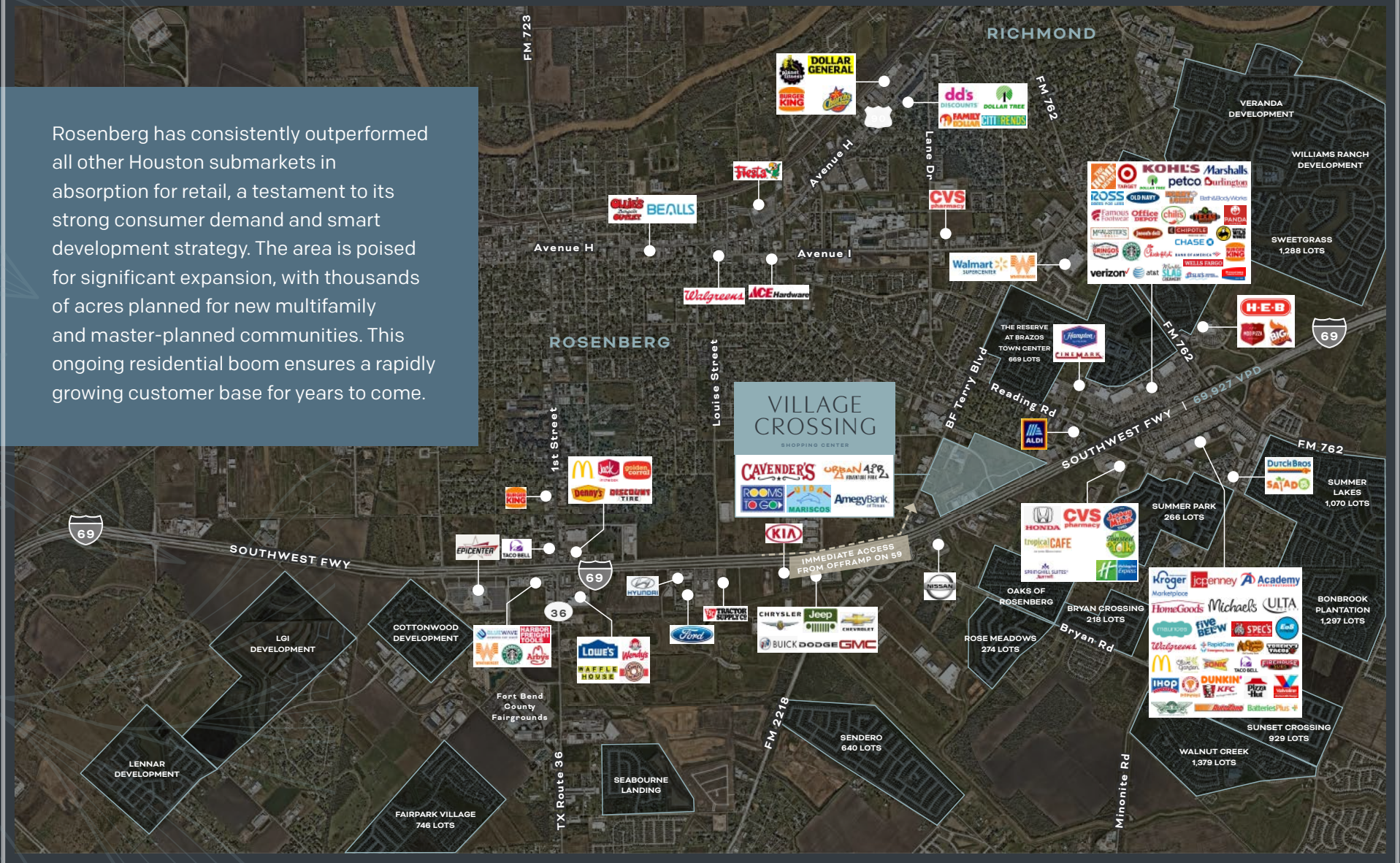
Discover two  $\pm 37,000$  SF spaces in one of Houston's most dynamic suburban retail corridors. Located in Rosenberg—the metro's leader in retail occupancy—these available buildings offer a rare opportunity to join a thriving center surrounded by explosive residential growth.





# SURROUNDED BY CONVENIENCE & CONNECTIVITY

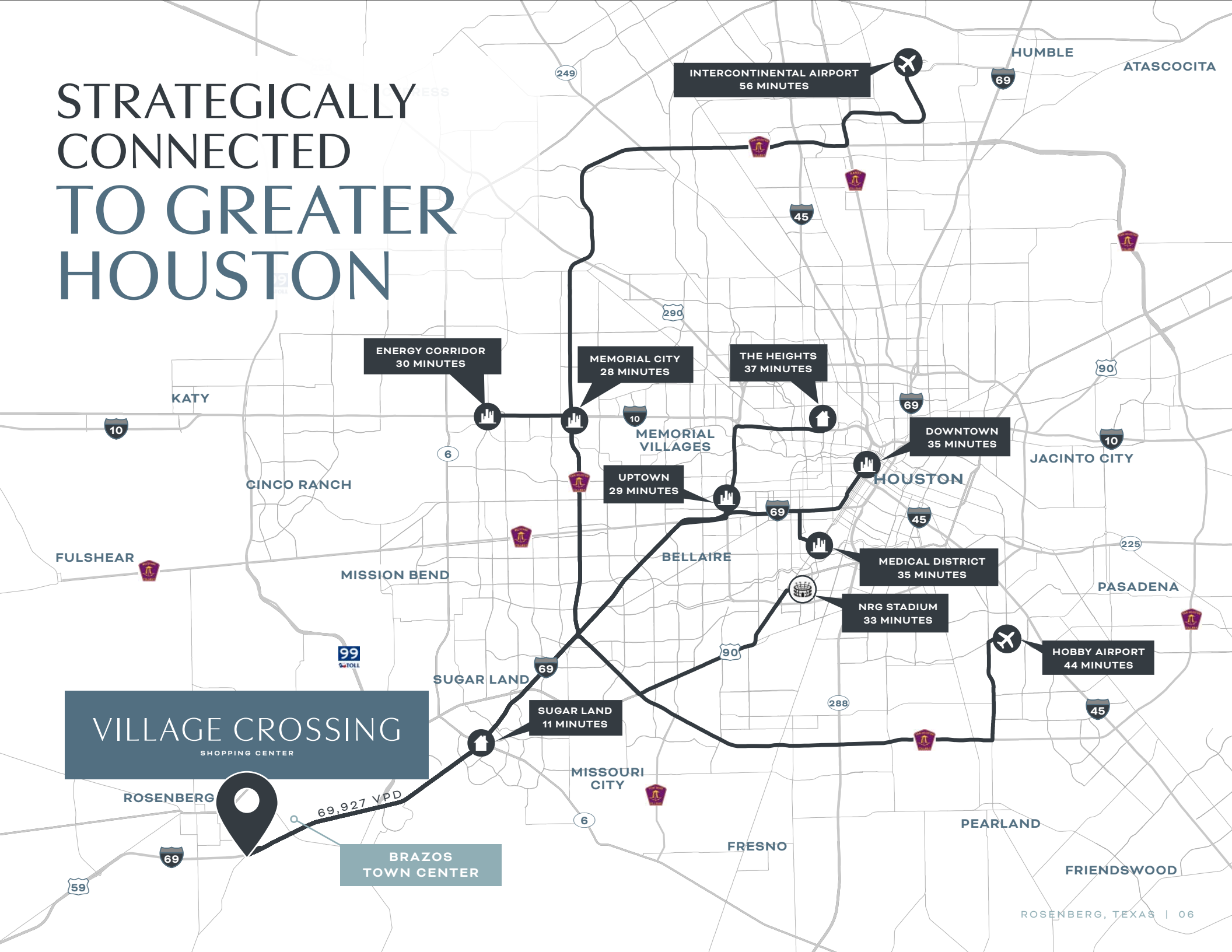
Rosenberg has consistently outperformed all other Houston submarkets in absorption for retail, a testament to its strong consumer demand and smart development strategy. The area is poised for significant expansion, with thousands of acres planned for new multifamily and master-planned communities. This ongoing residential boom ensures a rapidly growing customer base for years to come.



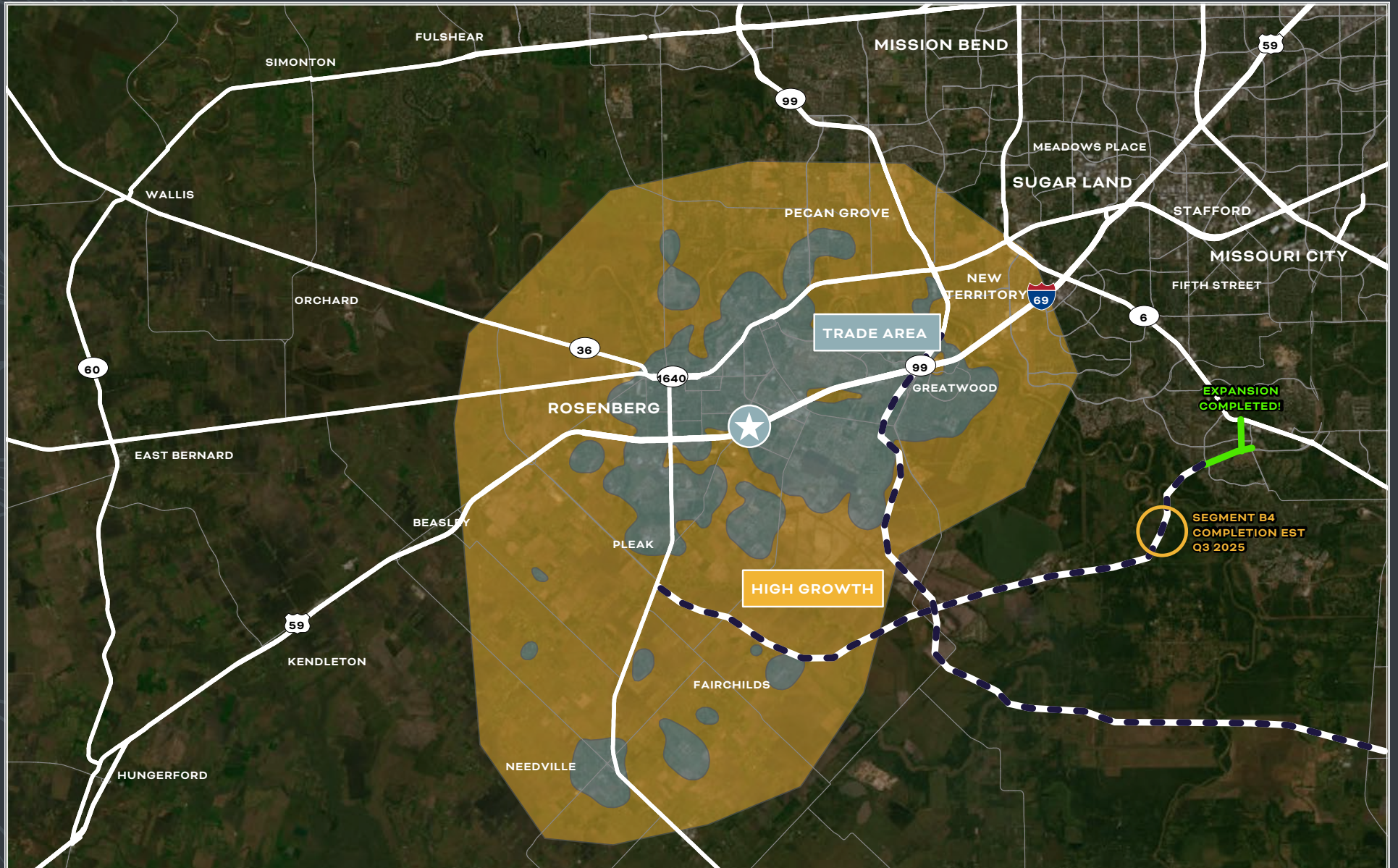
# FUTURE ROADS & EXPANSIONS



# STRATEGICALLY CONNECTED TO GREATER HOUSTON



# MARKET GROWTH



# STRATEGICALLY POSITIONED FOR SPEED

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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)



## CONSUMER SPENDING (FOOD AWAY FROM HOME)

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



## RETAIL POTENTIAL

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

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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

Urgent Care

FOR MORE INFORMATION, PLEASE CONTACT:

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**CUSHMAN &  
WAKEFIELD**