



NORTH ELDRIDGE SHOWROOMS | FOR LEASE



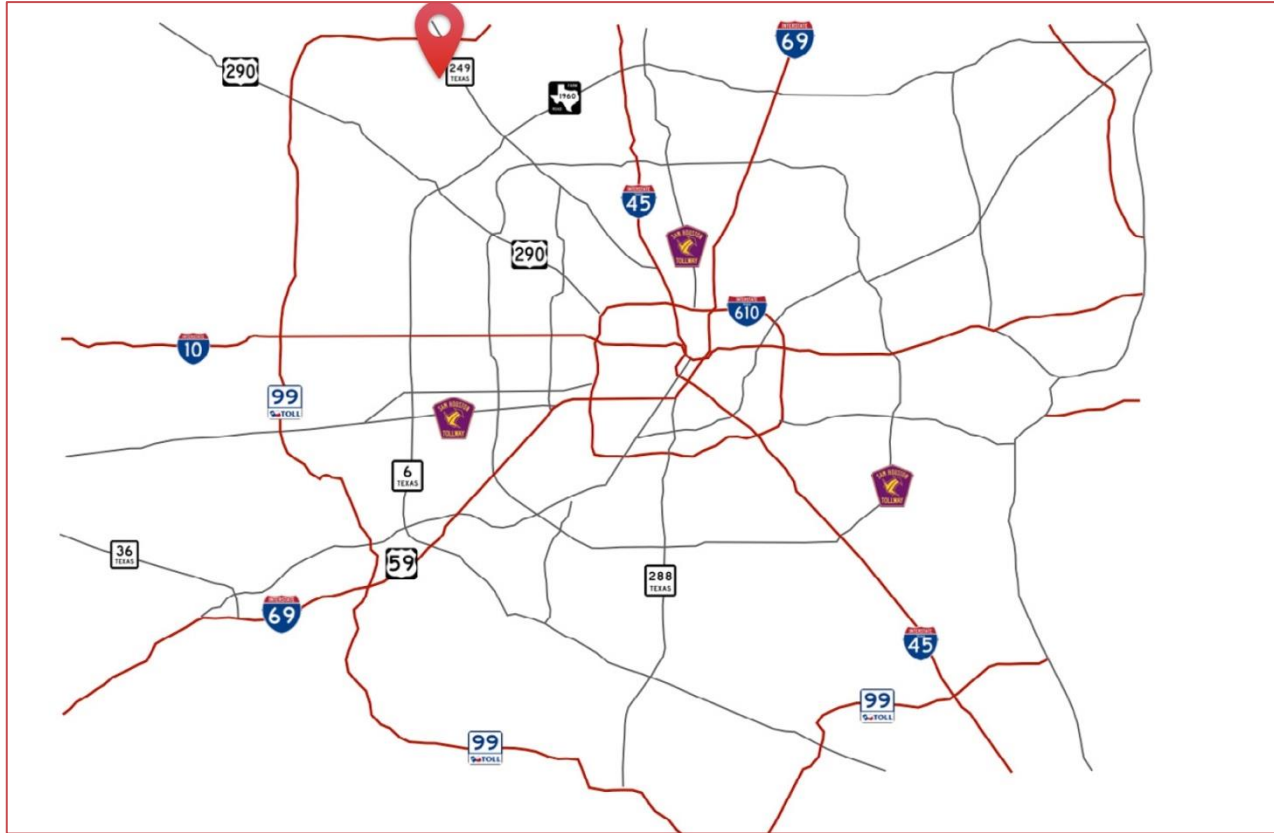
North Eldridge Showrooms

15,717 SF AVAILABLE

16121 N Eldridge Parkway, Tomball, TX 77377

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LOCATION

16121 N Eldridge Parkway, Tomball, TX 77377



AVAILABLE

15,717 SF total
2,432 SF smallest, combinable



RATE

Please call for pricing



TRAFFIC COUNTS (TXDOT)

33,110 VPD 15,624 VPD

Spring Cypress Rd

N Eldridge Pkwy



PROPERTY INFORMATION

- **High-Income Demographics:** Located in an area with an average household income of **\$145,142** within a 1-mile radius.
- **Significant Traffic Exposure:** Benefits from over **48,000 combined vehicles per day** at the intersection of N Eldridge Pkwy and Spring Cypress Rd.
- **Flexible Suite Sizes:** Offers up to **15,717 SF** of total space with combinable units starting at **2,432 SF**.
- **Prime Retail Hub:** Surrounded by major national anchors including **Walmart, H-E-B, Target, and Kohl's**.
- **Functional Showroom Build:** Features glass storefronts and overhead doors ideal for retail, fitness, or specialized service uses.

2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	10,729	92,967	227,790
AVG HH INCOME	\$145,142	\$129,878	\$120,839

AREA RETAILERS

Walmart, H-E-B, Kohl's, Chick-fil-A, Whataburger, Kroger, The Home Depot, Dollar Tree, Discount Tire, O'Reilly Auto Parts, Baskin Robbins, Raising Cane's, Circle K, McDonald's, IHOP, Generator Supercenter, Honda, Hyundai, Ford, Toyota, Petco, etc.

Visitor data from Placer.ai

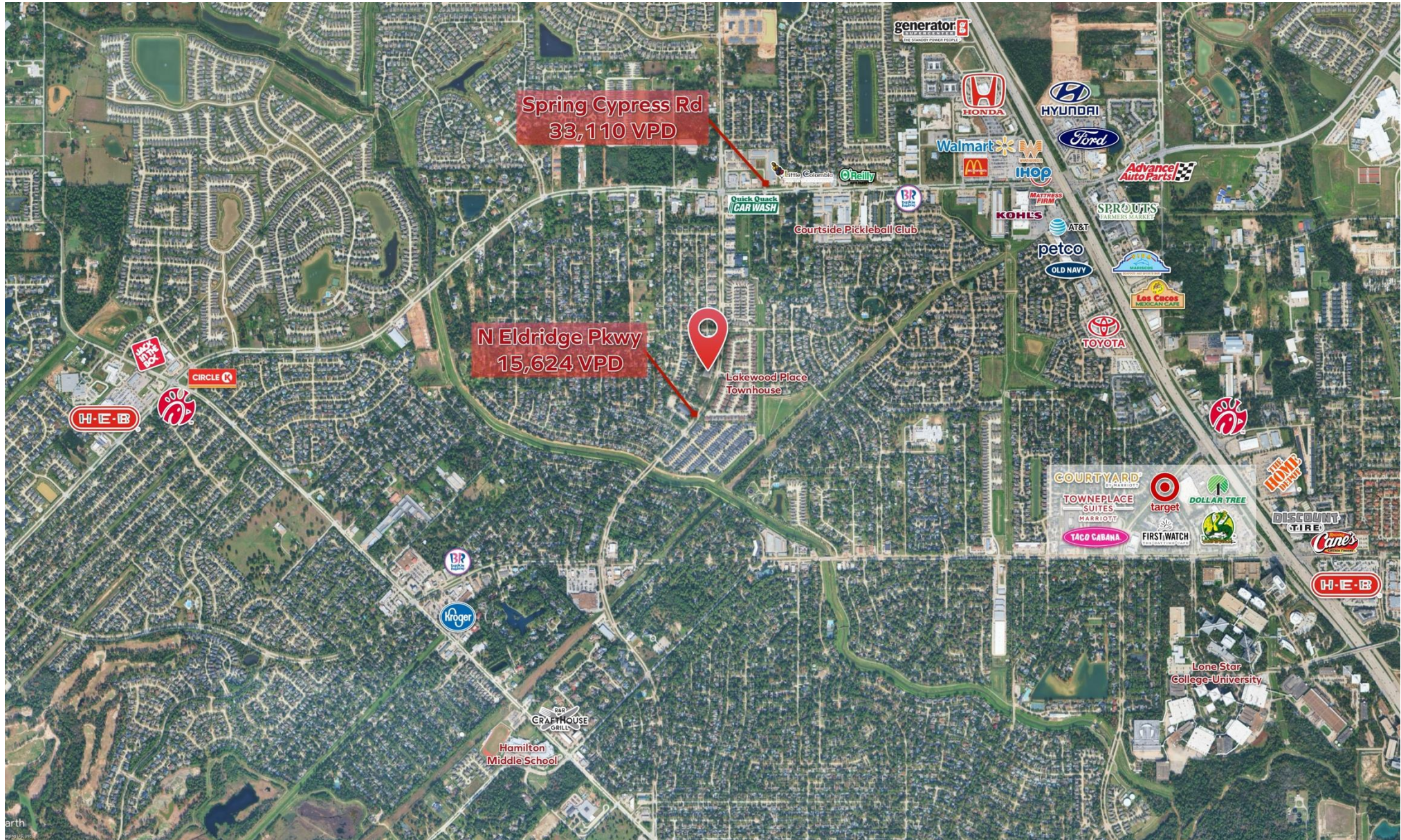


KM Realty is pleased to present the North Eldridge Showrooms, a premier retail opportunity strategically located in the heart of the **Tomball/Cypress trade area**. This asset offers maximum versatility for showroom, retail, or service-oriented tenants seeking a high-profile location with superior visibility.

The property features a total of **15,717 SF** of available space, designed with a flexible layout that allows for suites **starting at 2,432 SF**. The building's architecture emphasizes modern functionality, utilizing expansive glass storefronts and overhead doors to accommodate **diverse business operations**.

Ideally situated near the high-traffic intersection of **N Eldridge Parkway** and **Spring Cypress Road**, the center is surrounded by an affluent population where the 3-mile average household income **exceeds \$129,000**. With proximity to major regional retailers and a dense residential landscape of **over 92,000 residents** within three miles, North Eldridge Showrooms represents a top-tier opportunity for brands looking to establish a dominant presence in **Northwest Houston**.











	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
Population			
2024 Population	10,729	92,967	227,790
2029 Population Projection	10,795	94,219	231,237
Annual Growth 2024-2029	0.1%	0.3%	0.3%
Households			
2024 Households	3,748	31,948	79,741
2029 Household Projection	3,768	32,361	80,935
Annual Growth 2024-2029	0.1%	0.3%	0.3%
Avg Household Size	2.80	2.90	2.80
Avg Household Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$290,413	\$284,106	\$282,156
Median Year Built	1993	2001	2000
Household Income			
Avg Household Income	\$145,142	\$129,878	\$120,839
Median Household Income	\$127,947	\$110,778	\$96,494
Population Summary			
Median Age	42.80	37.60	37.80
Avg Age	40.80	37.30	37.70
Employment			
Civilian Employed	5,467	48,448	118,276
Marital Status			
Married	2,530	19,427	45,660
Married No Children	1,453	9,887	24,128
Married with Children	1,077	9,540	21,532

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

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.

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.

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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

KM Realty Management LLC	530124	randy@kmrealty.net	713.690.1093
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
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DESIGNATED BROKER	LICENSE NO.	EMAIL	PHONE
Ronald Patrice	780842	ronald@kmrealty.net	713.275.2616
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE
BUYER/TENANT/SELLER/LANDLORD INITIALS			DATE