



SHOPPING CENTER FOR LEASE



Commons At Willowbrook

NEC Highway 249 & FM 1960, Houston, Texas 77070

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LOCATION

NEC Highway 249 & FM 1960
Houston, Texas 77070



SIZE

448,812 sf



AVAILABLE SPACE

See site plan for availability

Anchor, junior anchor & small shop space available



RATE

Please call for pricing



TRAFFIC COUNTS (KALIBRATE 2021)

167,290 CPD

Highway 249

70,255 CPD

FM 1960



2021 DEMOGRAPHIC SNAPSHOT

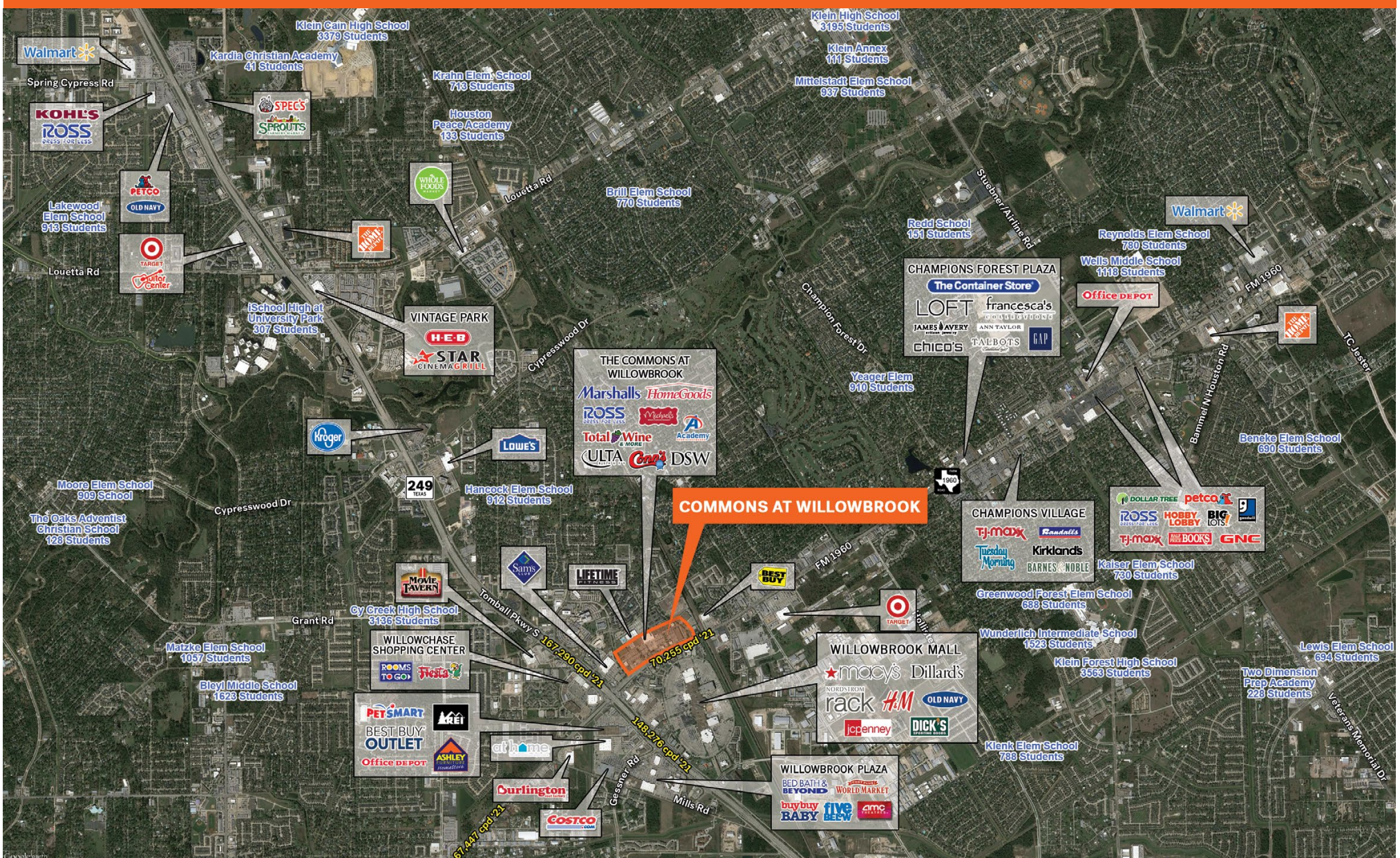
	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	12,103	98,010	308,571
DAYTIME POPULATION	18,114	107,388	252,769
AVG HH INCOME	\$65,371	\$80,670	\$83,509

MAJOR TENANTS

Academy, Conn's, Ross, Michaels, Marshalls, HomeGoods, The Tile Shop, Total Wine, DSW, Ulta, Men's Wearhouse, Bath & Body Works, TGI Fridays, Chipotle, McAlister's Deli, Panda Express, Baskin Robbins, Starbucks

PROPERTY INFORMATION

- Super regional intersection of Highway 249 and FM 1960
- Across from Willowbrook Mall featuring tenants such as Nordstrom Rack, Macy's, Dillard's, JCPenney, Forever 21 and H&M
- Great tenant line up with excellent visibility & signage
- Highly traveled intersection with over 200,000 cars per day
- The Commons at Willowbrook development has an estimated 3,700,000+ shoppers annually





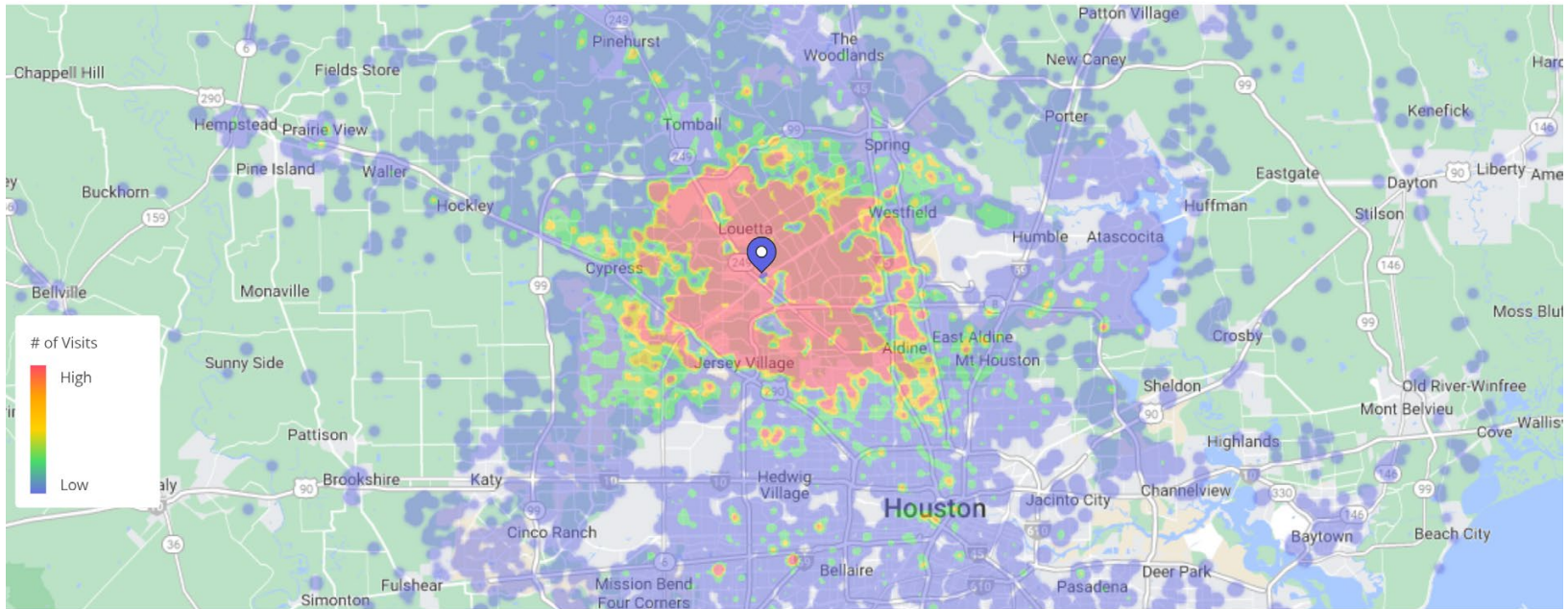
SPACE	NAME	SF	SPACE	NAME	SF	SPACE	NAME	SF
A	Conn's Appliances	50,616	5	Men's Wearhouse	7,139	32	Quest Diagnostics	2,499
B	Available	9,500	7	Starbucks Co	2,607	33	Designer Perfumes Hut	1,068
C	Marshall's	27,000	8	Chipotle Mexican Grill	2,715	34A	Available	1,302
D	HomeGoods	22,000	21	Panda Express	2,025	34B	Domino's	1,553
E1	Available	3,520	21A	UBREAKIFIX	1,040	34 C	VisionWorks	3,470
E2	The Tile Shop	15,500	22	Al's Formalwear	1,600	35	Available	4,620
E3	Available - Potential Storage	3,253	22A	The Catch	2,291	36	The Vitamin Shoppe	4,408
F	Academy	73,331	23	SAS Shoes	2,634	37	Available	3,000
G	Total Wine & More	23,500	24	Baskin Robbins	972	38	Bellissima OBGYN	3,500
H	Michaels	25,380	25	Frost Bank	3,492	39	Available	2,753
I	DSW Shoe Warehouse	18,063	26	Results Physiotherapy	2,816	40	Available - medical space	12,975
J	Ross Dress for Less	31,648	27	Paris Lash Studio	1,035	42	Fawn Fancy Nails	709
1	Lease Pending	7,300	28	Available	1,587	43	Available	5,001
2	Ulta Cosmetics	12,000	29	Available	5,136	44	Dentists at the Commons	1,427
3A	Gyu-Kaku Japanese BBQ	4,200	30A	Available	1,671	45	Bath & Body Works	4,275
3B	Available (Divisible)	11,115	30B	Prestige Tailor	1,670	51	Available	2,497
4	TGI Friday's	7,049	31	Sports Clips	1,344			



The Commons at Willowbrook development is a regional power center with an excellent tenant mix of national, regional, and local tenants. The property is positioned at a super-regional intersection of Highway 249 and FM 1960 in Houston, TX. As captured in the Placer Ai cellphone data below, the Commons at Willowbrook has an expansive trade area, drawing in consumers from The Woodlands, Spring, Cypress, Tomball, Katy, and Atascocita. The property has an estimated 1,000,000 customers annually and a total estimated number of visits exceeding 3,700,000.

Trade Area

- **Commons at Willowbrook**
 7654 - 7664 Cypress Creek Pkwy, Houston, TX 77070



The locations shown are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

May 1st, 2021 - Apr 30th, 2022
 Data provided by Placer Labs Inc. (www.placer.ai)





	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
TOTAL POPULATION	12,103	98,010	308,571
TOTAL ADULT DAYTIME POPULATION	18,114	107,388	252,769
PROJECTED TOTAL GROWTH 2021 TO 2026	10.37%	8.65%	8.77%
2026 PROJECTED POPULATION	13,358	106,483	335,618
% FEMALE POPULATION	51%	51%	51%
% MALE POPULATION	49%	49%	49%
MEDIAN AGE	36.5	37.6	36.6
BUSINESS			
TOTAL EMPLOYEES	14,483	75,297	152,591
TOTAL BUSINESSES	756	3,909	8,261
HOUSEHOLD INCOME			
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$49,213	\$65,316	\$69,090
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$65,371	\$80,670	\$83,509
ESTIMATED PER CAPITA INCOME	\$38,325	\$37,314	\$34,120
HOUSEHOLD			
TOTAL HOUSING UNITS	6,582	42,061	117,047
% HOUSING UNITS OWNER-OCCUPIED	30%	53%	60%
% HOUSING UNITS RENTER-OCCUPIED	59%	39%	34%
RACE & ETHNICITY			
% WHITE	53%	60%	60%
% BLACK OR AFRICAN AMERICAN	24%	18%	17%
% ASIAN	11%	11%	11%
% HISPANIC	22%	27%	32%
% OTHER	12%	11%	12%

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.

EDGE Realty Partners LLC	9000663	info@edge-re.com	713.900.3000
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

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