



KROGER / KOHL'S ANCHORED RETAIL CENTER IN NW HOUSTON OFF HWY 290 & FM 1960



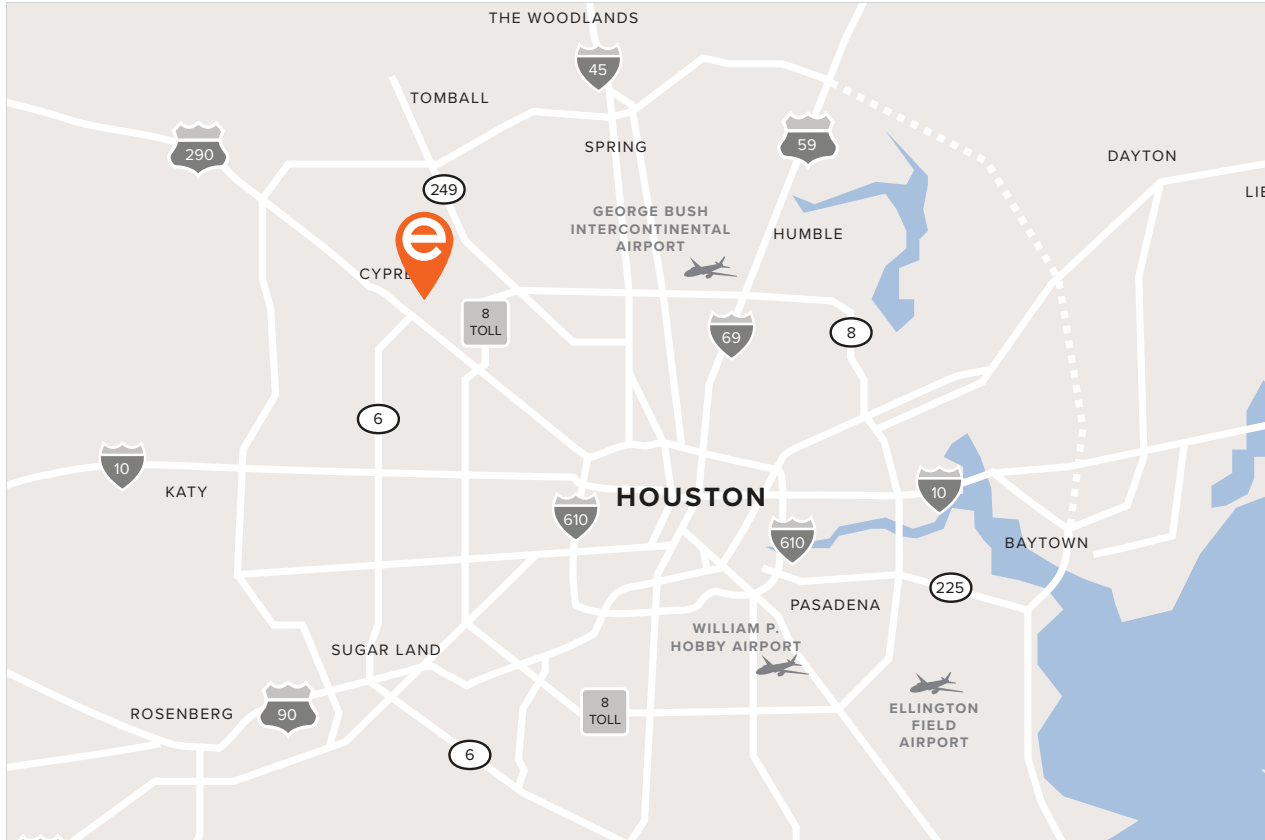
# Eldridge Town Center

12330 Fm 1960 Rd W, Houston, TX 77065-4807

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## LOCATION

12330 FM 1960 Rd. West

Houston Texas 77065-4807



## SIZE

See Site Plan For Availability



## RATE

Please call for pricing



## TRAFFIC COUNTS (KALIBRATE 2025)

57,219 CPD

FM 1960 Rd West

16,872 CPD

N Eldridge Pkwy



## 2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
<b>TOTAL POPULATION</b>	17,061	120,628	287,137
<b>DAYTIME POPULATION</b>	15,583	106,512	271,588
<b>AVG HH INCOME</b>	\$92,569	\$89,063	\$96,910

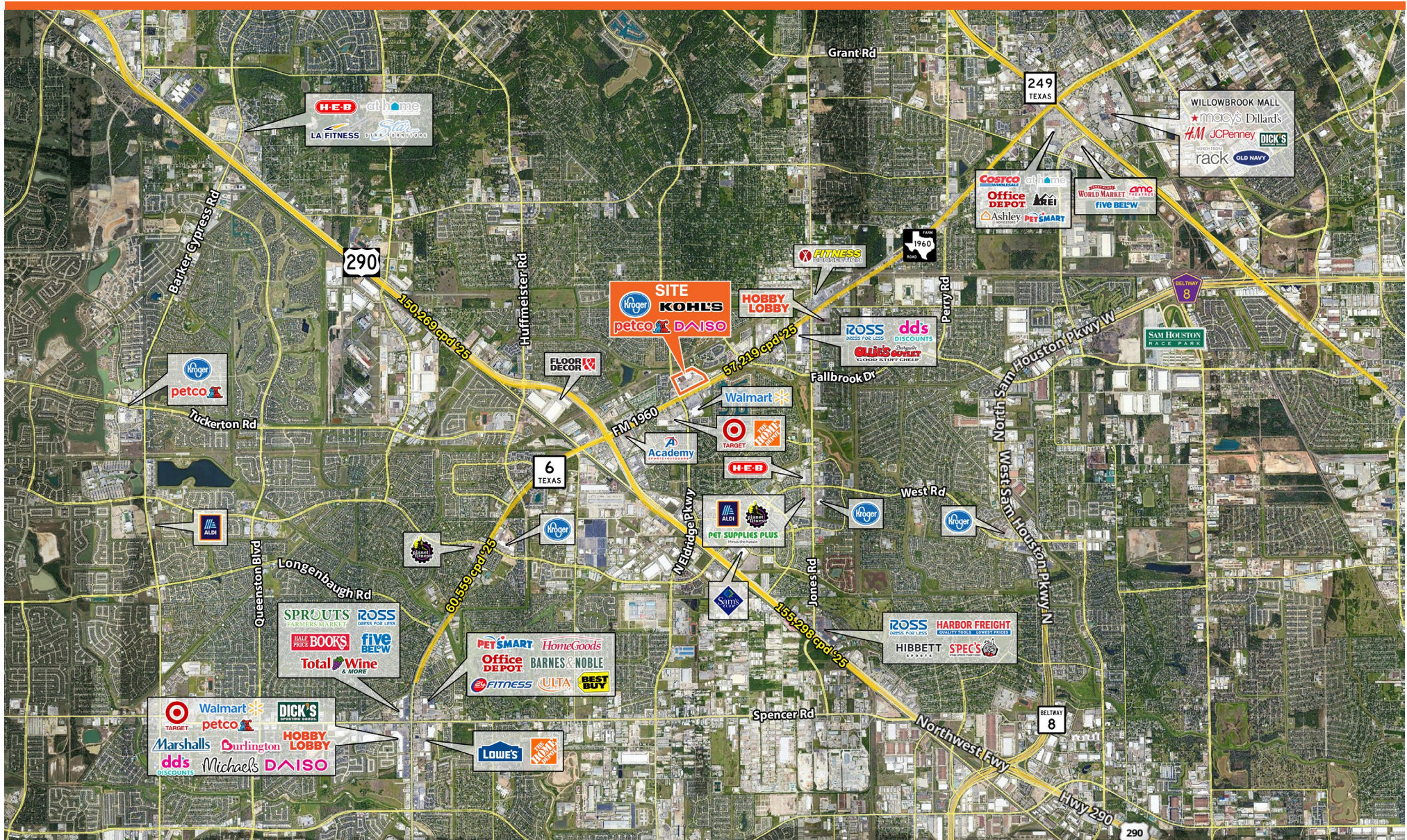
## AREA RETAILERS

Target, Walmart, Kohl's, Kroger + Fuel, The Home Depot, Petco, WSS, Chick-fil-A, Chipotle, Raising Canes, Freddy's Frozen Custard, Sushi Choo Choo, Chase Bank, PNC Bank, Daiso, Glo Sun Spa, SuperCuts, GNC, Hallmark, T-Mobile, Chiba Hot Pot, Two Hands Corn Dogs, Jack in the Box

## PROPERTY INFORMATION

- ±4,200 SF 2nd Gen Freestanding Restaurant & Inline Space Available
- Eldridge Town Center Receives 2.6M Visits Annually \*Placer.ai
- Excellent Access & Visibility Along FM 1960 with over 57,000 CDP
- Center Anchors Majors Tenants like Kroger, Kohl's and Petco, as well as Strong Inline and Pad Tenant Mix
- Strong Demographics with 120,628 Total Population Count within a 3-Mile Radius, \$96,910 Aver HH Income within 5-Mile Radius
- Pylon Signage Available













Unit	Tenant	Square Footage
1	Chase Bank	4,000
2	Jack in The Box	2,693
3	Available	2,828
4	Hoang Medical Associates	1,604
5	Postal N' Shipping	1,400
6	Flawless Lashes and Brows by Amy	1,400
7	Ann Ngocan	1,400
8	Chiba Hot Pot	3,945
9	Subway	1,536
10	Matrix Vision	1,839
11	HT Nailworks	1,500
12	Available	1,612
13	Supercuts	1,500
14	GNC	1,500
15	Cy Fair Wine & Spirits	1,875
17	Kohl's	0
18	Petco	13,440
19	Hallmark	4,200
20	Iora Primary Care	6,184
21	Premier Jewelers	1,224
23	Glo Sun Spa	1,610
24	The Alley	1,400
25	Available	1,190
26	T-Mobile	1,750
27	Aloha Hawaiian BBQ Express	1,400
30		4,200
31	Available	6,300
32	Available	1,061
41	Chipotle Mexican Grill	2,325
001 B	Kroger	64,722
002B	Kroger Fuel	2,500







## 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
<b>BROKER FIRM NAME</b>	<b>LICENSE NO.</b>	<b>EMAIL</b>	<b>PHONE</b>

<b>BUYER, SELLER, LANDLORD OR TENANT</b>	<b>DATE</b>
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Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809