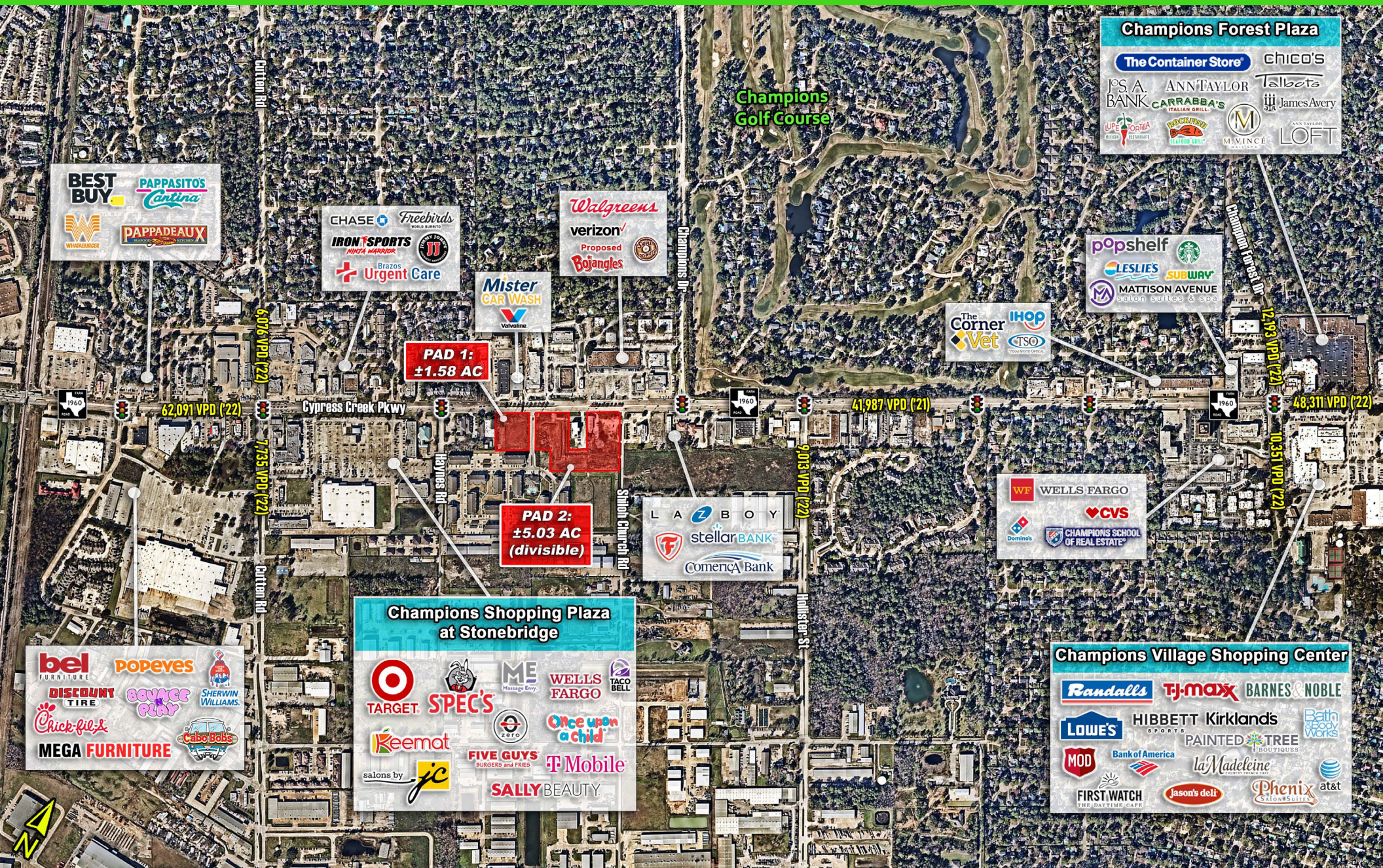


# GROUND LEASE OR BUILD TO SUIT

SWC & SWQ OF FM 1960 W & SHILOH CHURCH RD | HOUSTON, TX



**Champions Forest Plaza**

The Container Store | chico's  
 Jos. A. Bank | ANN TAYLOR | Talbots  
 CARRABBA'S ITALIAN GRILL | James Avery  
 LIFE OF LITA | MIVINCE | LOFT

popshelf | Starbucks  
 LESLIES | SUBWAY  
 MATTISON AVENUE  
 salon suites & spa

WELLS FARGO | CVS  
 DOMINO'S | CHAMPIONS SCHOOL OF REAL ESTATE

**Champions Village Shopping Center**

Randalls | TJ-maxx | BARNES & NOBLE  
 LOWE'S | HIBBETT SPORTS | Kirklands  
 PAINTED TREE | Bath Body Works  
 MOD | Bank of America | la Madeleine  
 FIRST WATCH | Jason's deli | Phenix | at&t

**Champions Shopping Plaza at Stonebridge**

TARGET | SPEC'S | ME | WELLS FARGO | TACO BELL  
 Keemat | FIVE GUYS | Once upon a child | T Mobile  
 salons by jc | SALLY BEAUTY

BEST BUY | PAPPASITOS Cantina  
 PAPPADIAUX

CHASE | Freebirds  
 IRON SPORTS | URGENT CARE

Walgreens | verizon  
 Proposed Bojangles

Mister CAR WASH

The Corner Vet | IHOP | TSO

**PAD 1:  
±1.58 AC**

**PAD 2:  
±5.03 AC  
(divisible)**

bel FURNITURE | Popeyes | DISCOUNT TIRE | BOUNCE PLAY | SHERWIN WILLIAMS  
 Chick-fil-A | MEGA FURNITURE | Cabo Bobs

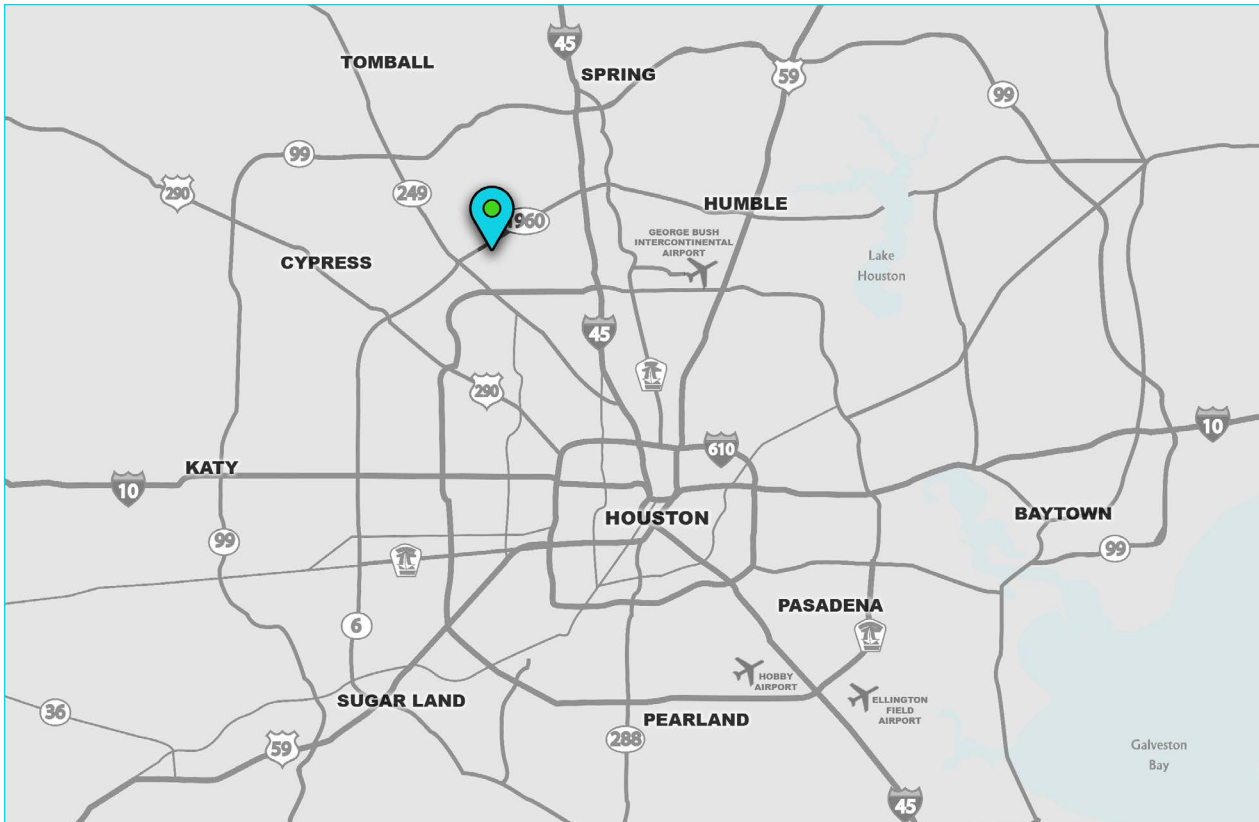
FOR MORE INFORMATION

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 713.664.3634  
 hgolden@evergreentx.com

www.evergreentx.com  
 Office: 713-664-3634  
 4615 Southwest Freeway, Suite 550 | Houston, Texas 77027





## LOCATION

SWC & SWQ of FM 1960 & Shiloh Church Rd  
Houston, Texas 77069



## SIZE

PAD 1: ±1.58 AC  
PAD 2: ±5.03 AC (divisible)



## PRICING

Call for Pricing



## TRAFFIC COUNTS

FM 1960: 62,091 VPD west of site  
FM 1960: 48,311 VPD east of site  
(TXDOT 2022)

## PROPERTY INFORMATION

- Pad Sites Available For Lease or Built to Suit
- Any utilities required for the property are 100% reimbursable by Cy-Champ PUD
- Ideal for the development of a wide variety of uses, including restaurant, retail, office, and medical
- Development-ready pads with detention in place
- Less than 1 mile from Willowbrook Mall, averaging 5.7 million visits annually per Placer AI
- Located in a vibrant, established trade area near national credit tenants such as Target, Origin Bank, Wells Fargo, & Chick-fil-A

## DEMOGRAPHIC SNAPSHOT

	1MI	3MI	5MI
2023 POPULATION	9,118	114,010	309,123
DAYTIME POP.	12,175	127,938	306,304
HOUSEHOLDS	3,784	42,337	106,956
AVG HH INCOME	\$106,108	\$95,587	\$99,953

## AREA RETAILERS





**Commons at Willowbrook**

Academy Sports + Outdoors, ULTA, Cnn's, Michaels, SAS, ROSS, HomeGoods, DSW, Marshalls, The Tile Shop, Total Wine & More, McAlister's Deli, BR, FRIDAYS, THE CATCH EST. 1985

**Champions Shopping Plaza at Stonebridge**

TARGET, SALLY BEAUTY, SPEC'S, T-Mobile, Once upon a child, salons by jc, TACO BELL, Keemat, WELLS FARGO

**Champions Forest Plaza**

The Container Store, chico's, Talbots, James Avery, pop shelf, CVS, J.S.A. BANK, ANN TAYLOR, CARRABBA'S ITALIAN GRILL, LOFT, LUPA TORIA, M.VINCE

**Champions Village**

Randalls, TJ-maxx, HIBBETT SPORTS, PAINTED TREE BOOTTIGUES, BARNES & NOBLE, Kirklands, LOWE'S

**BEST BUY**, PAPPASITOS Cantina, PAPPADIAUX

Walgreens, verizon, Proposed Bojangles

The Corner Vet, IHOP, CTSO

LABOY, stellar BANK, Comerica Bank

IN-N-OUT, CHUCKE CHEESE'S, Olive Garden, Portillo's

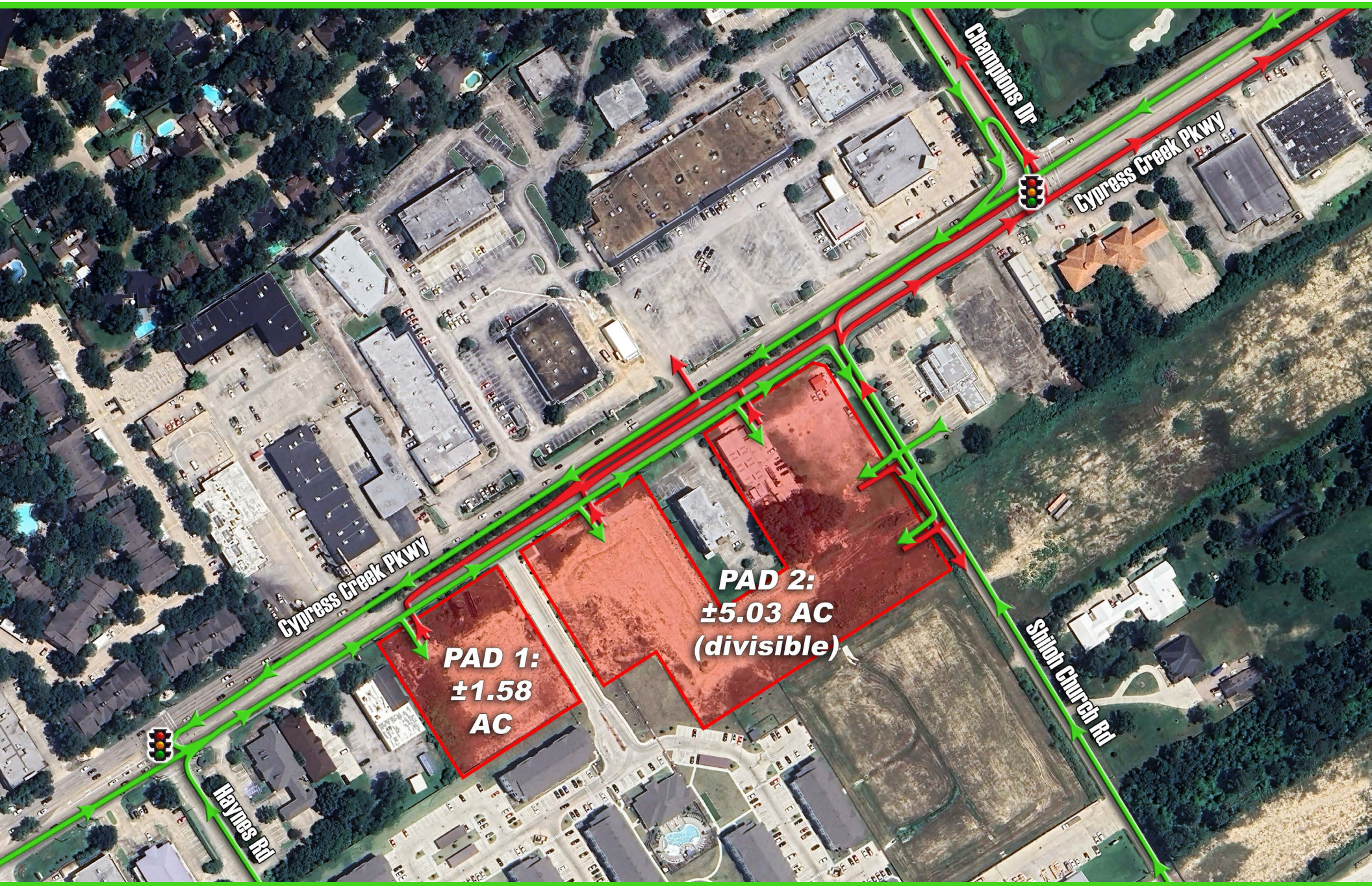
bel FURNITURE, SHERWIN WILLIAMS, MEGA FURNITURE, Popeyes, Cabo Bob's

**Willowbrook Mall**

Dillard's, macy's, H&M, rack, DICK'S Sporting Goods, macy's backstage, SEPHORA, lululemon, OLD NAVY

**Willowbrook Plaza**

KREI, GOLF GALAXY, AMC THEATRES, WORLD MARKET, DXL DESTINATION, five BELOW



## 7.3 MILLION

RESIDENTS IN THE  
9-COUNTY HOUSTON-  
THE WOODLANDS-  
SUGAR LAND MSA

## 26 FORTUNE 500 HEADQUARTERS

METRO HOUSTON HAS THE THIRD  
LARGEST NUMBER OF FORTUNE  
500 COMPANIES IN THE NATION



### HOUSTON HAS THE LARGEST EXPORT MARKET IN THE U.S.

#### PORT HOUSTON RANKS

### 1<sup>ST</sup>

IN FOREIGN  
TONNAGE FOR 27  
STRAIGHT YEARS

### LARGEST

GULF COAST  
CONTAINER  
PORT

### 1<sup>ST</sup>

IN TOTAL  
WATERBORNE  
TONNAGE

IN 2022, HOUSTON WAS THE TOP EXPORTING  
METRO IN THE U.S. (\$191.8 BILLION IN EXPORTS)

## HOUSTON'S TOP EMPLOYERS

### OVER 20,000 EMPLOYEES

- AMAZON
- H-E-B
- HOUSTON METHODIST
- MEMORIAL HERMANN HEALTH SYSTEM
- WALMART

### 10,000 – 19,999 EMPLOYEES

- CHI ST. LUKE'S HEALTH
- EXXONMOBIL
- HCA HOUSTON HEALTHCARE
- KROGER
- SLB
- TEXAS CHILDREN'S HOSPITAL
- UNIVERSITY OF HOUSTON
- UT HEALTH SCIENCE CENTER
- WOOD GROUP

HOUSTON IS  
THE NATIONS **4<sup>th</sup>**  
MOST POPULOUS CITY

**7<sup>th</sup>**  
LARGEST U.S. METRO ECONOMY

**3.3 million**  
JOBS IN THE HOUSTON MSA

NATIONS **5<sup>th</sup>** MOST POPULOUS METRO AREA - LARGER THAN MASSACHUSETTS OR TENNESSEE

## 2 INTERNATIONAL AIRPORTS

GEORGE BUSH INTERCONTINENTAL  
(IAH)

WILLIAM P HOBBY AIRPORT  
(HOU)

THE ONLY TEXAS CITY WITH  
2 INTERNATIONAL AIRPORTS

## CITY OF HOUSTON DEMOGRAPHICS



### 2.3 million

APPROXIMATE NUMBER OF  
CITY OF HOUSTON RESIDENTS



### \$59,389

MEDIAN HOUSEHOLD INCOME

SOURCE: ESRI 2023

Source: Greater Houston Partnership Research, June 2023

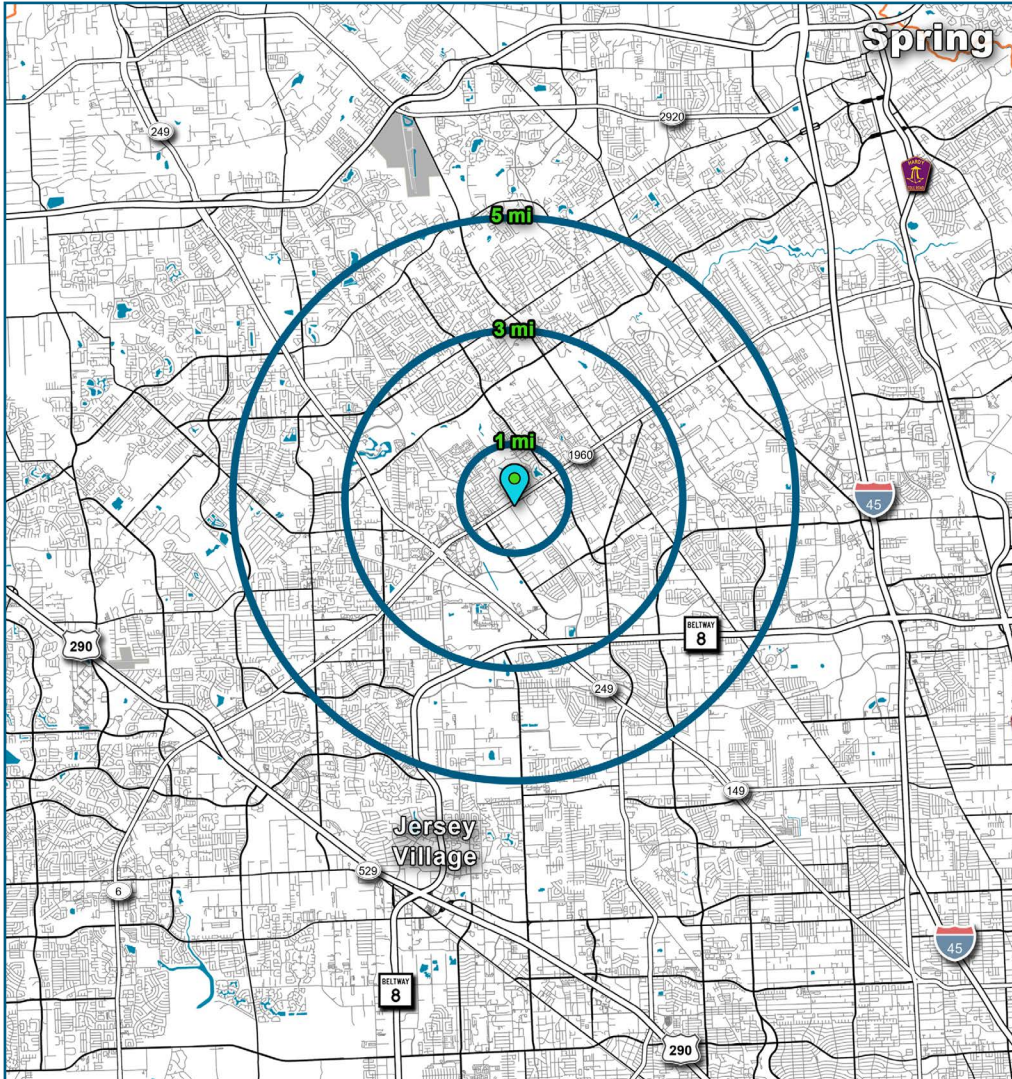
This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

**2023 TOTAL POPULATION**  
(3 mi Radius)  
**114,010**

**TOTAL HOUSEHOLDS**  
(3 mi Radius)  
**42,337**

**DAYTIME POPULATION**  
(3 mi Radius)  
**127,938**

**AVERAGE HH INCOME**  
(3 mi Radius)  
**\$95,587**



POPULATION	1 MILES	3 MILES	5 MILES
2023 Population	9,118	114,010	309,123
2028 Projected Population	9,314	116,749	311,176
Daytime Population	12,175	127,938	306,304
Median Age	40.9	36.6	35.5

INCOME	1 MILES	3 MILES	5 MILES
Average Household Income	\$106,108	\$95,587	\$99,953
Median Household Income	\$72,180	\$63,021	\$69,464
Per Capita Income	\$44,431	\$35,344	\$34,600
Average Home Value	\$336,453	\$290,759	\$285,984

RACE AND ETHNICITY	1 MILES	3 MILES	5 MILES
White Alone	42.6%	30.9%	32.0%
Black Alone	26.9%	23.9%	22.2%
Asian Alone	6.6%	12.9%	11.2%
Hispanic Origin	25.2%	35.4%	38.3%

HOUSEHOLDS	1 MILES	3 MILES	5 MILES
2023 Total Households	3,784	42,337	106,956
2023 Average Household Size	2.40	2.68	2.88
2028 Total Households	3,899	43,610	108,581
2028 Average Household Size	2.38	2.67	2.85
2023 Housing Units	4,254	45,498	113,883
Owner-Occupied Housing Units	49.7%	49.2%	55.9%
Renter Occupied Housing Units	39.3%	43.8%	38.0%



# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



## 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.

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Licensed Broker / Broker Firm Name or Primary Assumed Business Name

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License No.

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Phone

Sales Agent / Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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