

CHAMPIONS VILLAGE

5303 FM 1960 RD W, HOUSTON, TX 77069

SHOP^{COS.}



Owned & Operated By
**NEW
MARKET**
A Preferred Apartment Communities, Inc. Company

Matt Reed / **MATT@SHOPCOMPANIES.COM** / **713.574.8211**

Gunnar Holman / **GUNNAR@SHOPCOMPANIES.COM** / **713.574.8212**

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PROJECT SCOPE

Premier Randalls anchored power center located at one of the most significant retail intersections east of Highway 249, and in the heart of the Champions trade area. The center provides excellent visibility and access to FM 1960, which carries more than 60,000 vehicles per day. It is also well positioned to serve some of the most affluent neighborhoods in the surrounding area.

DETAILS

- Pad Sites Available for Ground Lease
- Co-tenants include: Randalls, TJ MAXX, Barnes & Noble, First Watch, and La Madeline
- Call Broker For Pricing
- Ample Parking
- Signalized Intersection
- 3 Second Generation Restaurants Available Immediately

TRAFFIC COUNTS

o 1960 E of Champion Forest Dr.:	52,000 VPD
o 1960 W of Champion Forest Dr.:	65,653 VPD
o Champion Forest Dr. N of 1960 :	16,689 VPD
o Champion Forest Dr. S of 1960 :	12,385 VPD

AREA RETAILERS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	14,241	106,912	305,763
Avg. HH Income	\$89,406	\$92,418	\$87,837
Total Housing Units	6,967	43,109	114,611
Daytime Population	15,094	108,936	302,316
Medium Home Value	\$223,045	\$200,778	\$185,888

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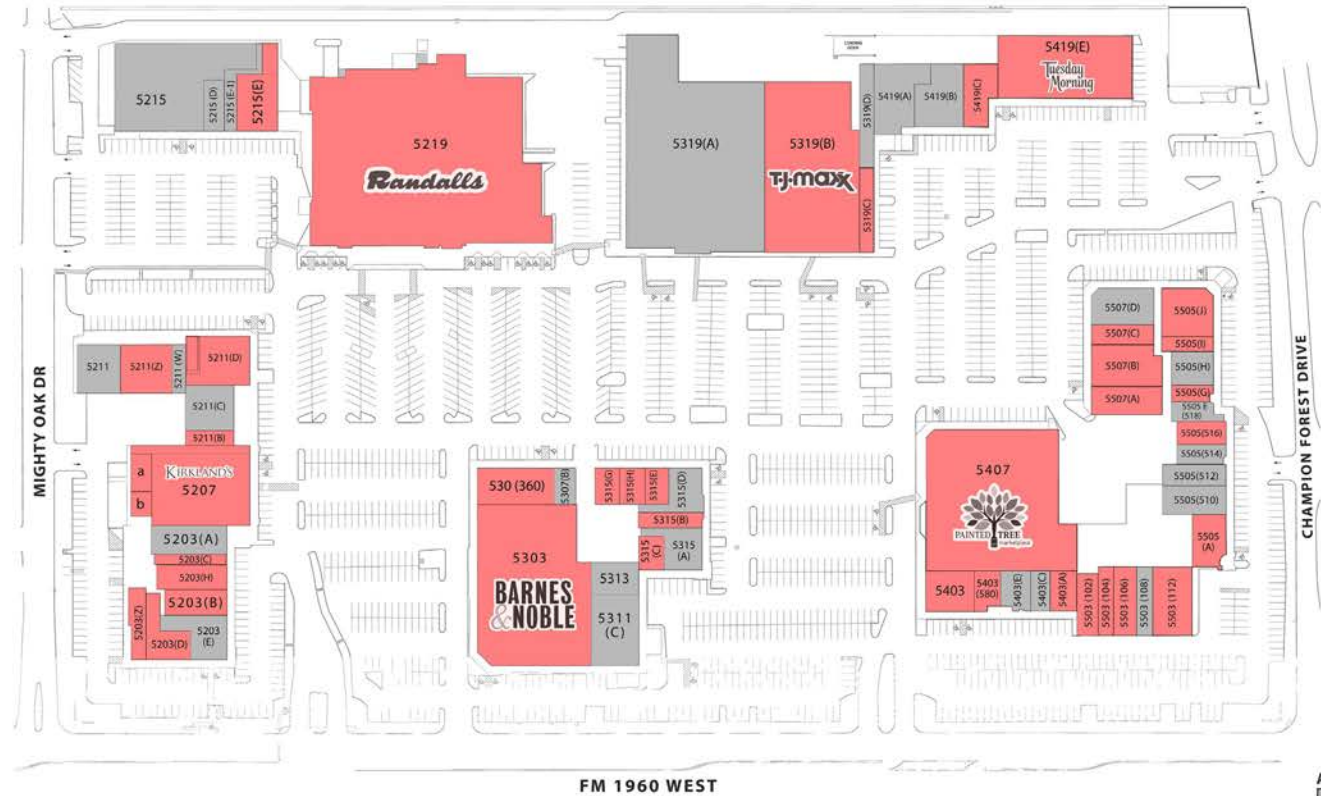
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UNIT	TENANT	SF
5203-Z	Sleep Number	2,646
5203-D	Cassandra's Louisiana Kitchen	2,984
5203-E	AVAILABLE	3,123
5203-B	Tutti Frutti	1,740
5203-H	Advanced Dental	2,400
5203-C	Angel's Nails	1,793
5203-A	AVAILABLE	3,000
5207	Kirkland's #5141	12,905
5211-B	Merle Norman	1,251
5211-C	AVAILABLE	5,138
5211-D	Rachel's Hallmark	4,257
5211-E	AVAILABLE	656
5211-W	AVAILABLE	1,222
5211-Z	Champions Forest Animal Clinic	4,046
5211	STORAGE	3,362
5215	AVAILABLE	16,987
5215-D	AVAILABLE	1,674
5215-E-1	AVAILABLE	1,229
5215-E	Phenix Salon Suites	4,500
5219	Randall's #1012	61,604
5303	Barnes & Noble #2847	27,932
5311-C	AVAILABLE	5,436
5313	AVAILABLE	2,230
5315-C	The Tea House Tapioca & Tea	1,412
5315-A	AVAILABLE	2,820
5315-B	The UPS Store	1,613
5315-D	AVAILABLE	2,730
5315-E	SuperCuts	1,365
5315-H	Solid Gold Jewelers	1,494
5315-G	Champions Dry Cleaning	1,426
5307-B	AVAILABLE	1,100
5307-A	AVAILABLE	1,874
5307 (360)	Bath and Body Works #9509	4,074
5319-A	AVAILABLE	54,789

UNIT	TENANT	SF
5319-B	TJ Maxx	22,000
5319-C	Body and Brain Yoga Health Center	2,000
5419-A	AVAILABLE	4,890
5419-B	AVAILABLE	4,391
5419-C	Berkeley Eye Center	3,425
5419-E	Tuesday Morning	13,668
5319-D	AVAILABLE	2,800
	Not official	1,248
5407	Painted Tree	30,281
5403	Jason's Deli	4,769
5403 (580)	European Wax Center	1,836

UNIT	TENANT	SF
5403-E	AVAILABLE	1,940
5403-C	AVAILABLE	1,252
5403-A	Massage Heights	2,178
5503 (102)	Bank of America	2,100
503 (104)	Amazing Lash	1,600
5503 (106)	AT&T	2,000
5503 (108)	AVAILABLE	2,027
5503 (112)	First Watch	3,600
5505-A	La Madeleine	4,039
5505 (510)	AVAILABLE	3,289
5505 (512)	AVAILABLE	2,512

UNIT	TENANT	SF
5505 (514)	AVAILABLE	1,480
5505 (516)	New Sound Hearing	1,780
5505-E (518)	AVAILABLE	1,431
5505-G	The Rehearsal Room	1,052
5505-H	AVAILABLE	2,227
5505-I	Don Ramon's	2,289
5505-J	Don Ramon's	4,888
5507-D	AVAILABLE	3,516
5507-C	Signature Nails	2,100
5507-B	Houston Federal Credit Union	4,586
5507-A	Jenny Craig	3,444

AVAILABLE

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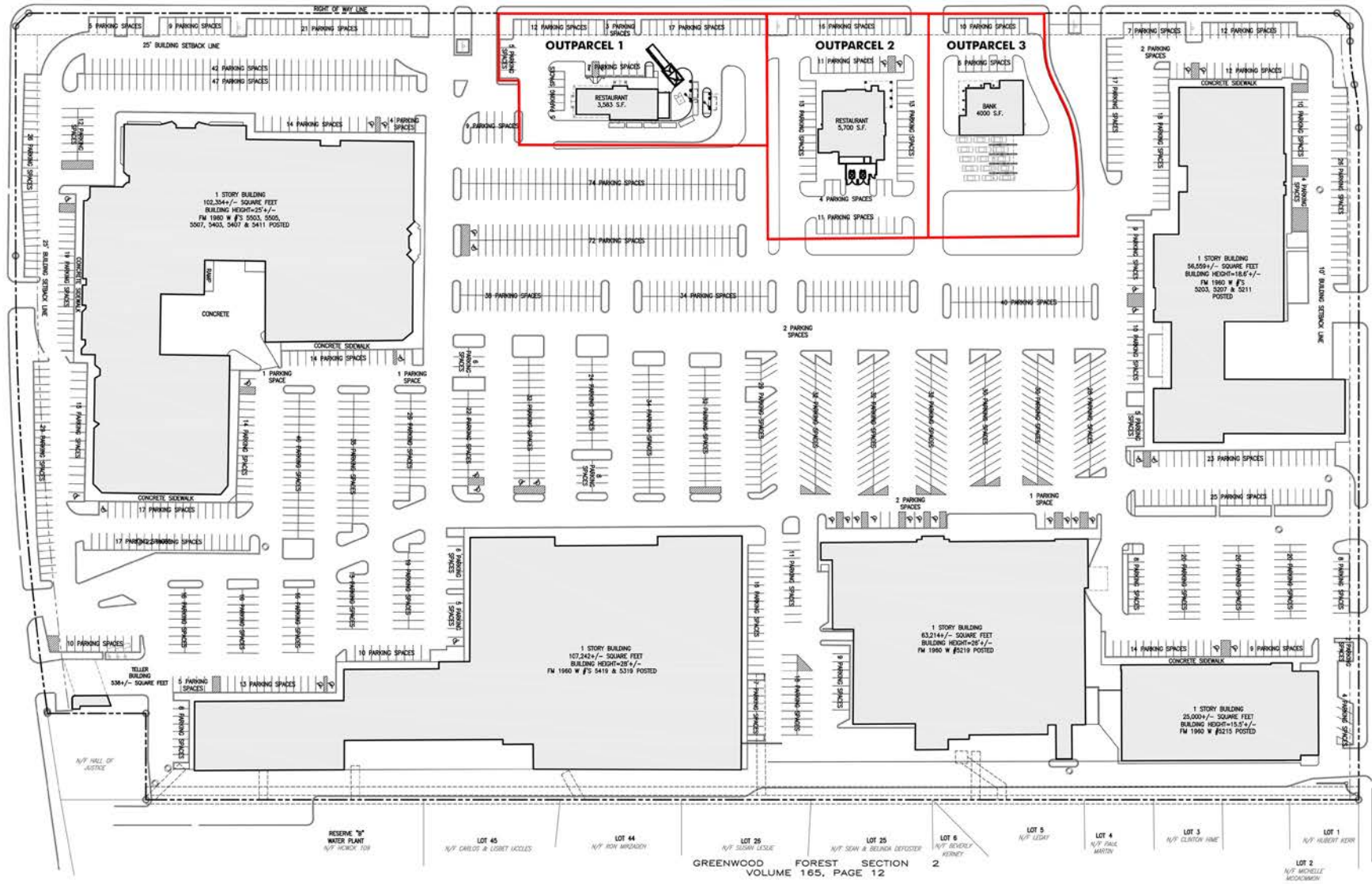
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F.M. 1960 WEST

100' PUBLIC RIGHT OF WAY

CHAMPION FOREST DRIVE
PUBLIC RIGHT OF WAY



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

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