

THE PLAZA ON 529

**FOR LEASE: BRAND NEW CONSTRUCTION
RETAIL / "MEDTAIL" / FLEX CENTER WITH 28,080 SF
SPACES AVAILABLE: ±1,000 - 7,020 SF**

**NW Houston/Cy-Fair
Trade Area**



16332 FM 529

Houston, TX 77095

PLEASE CALL FOR MORE INFORMATION

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**CUSHMAN &
WAKEFIELD**

16332 FM 529, HOUSTON, TX 77095

PROPERTY OVERVIEW



4 buildings - each up to 7,020 SF
Opportunity to subdivide, starting at 1,000 SF



FM 529, a major east to west artery forms thriving commercial corridor - 44,912 Vehicles Per Day



Ample parking: 4.1 / 1,000 ratio



Shadow anchored to dominant retail anchors:
Walmart, Burlington, Dick's Sporting Goods



Enveloped by Rooftops: Thriving, master plan communities of Copperfield, Somerall, and Stone Creek



Measurements - Bay depth: 52'; Ceiling Height: ±15'



Thriving NW Houston/Cypress 290 trade area, with incredible growth and exciting new developments like future Texans headquarters



SPACE DELIVERED IN: SHELL CONDITION, READY FOR CUSTOM BUILDOUT BY TENANT (OR LANDLORD)



LANDLORD OFFERING ABOVE MARKET TI PACKAGES

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LOCATION MAP



Copperfield Neighborhood
71,000+ Residents

Copper Mill
Apartments

Somerall Neighborhood
6,400+ Residents



16332 FM 529

SPROUTS
FARMERS MARKET

BEST
BUY
ULTA
BEAUTY

LOWE'S

THE
HOME
DEPOT

TARGET

Highway 6 North

FOOD TOWN
It's Your Town.

Walmart

HOBBY
LOBBY

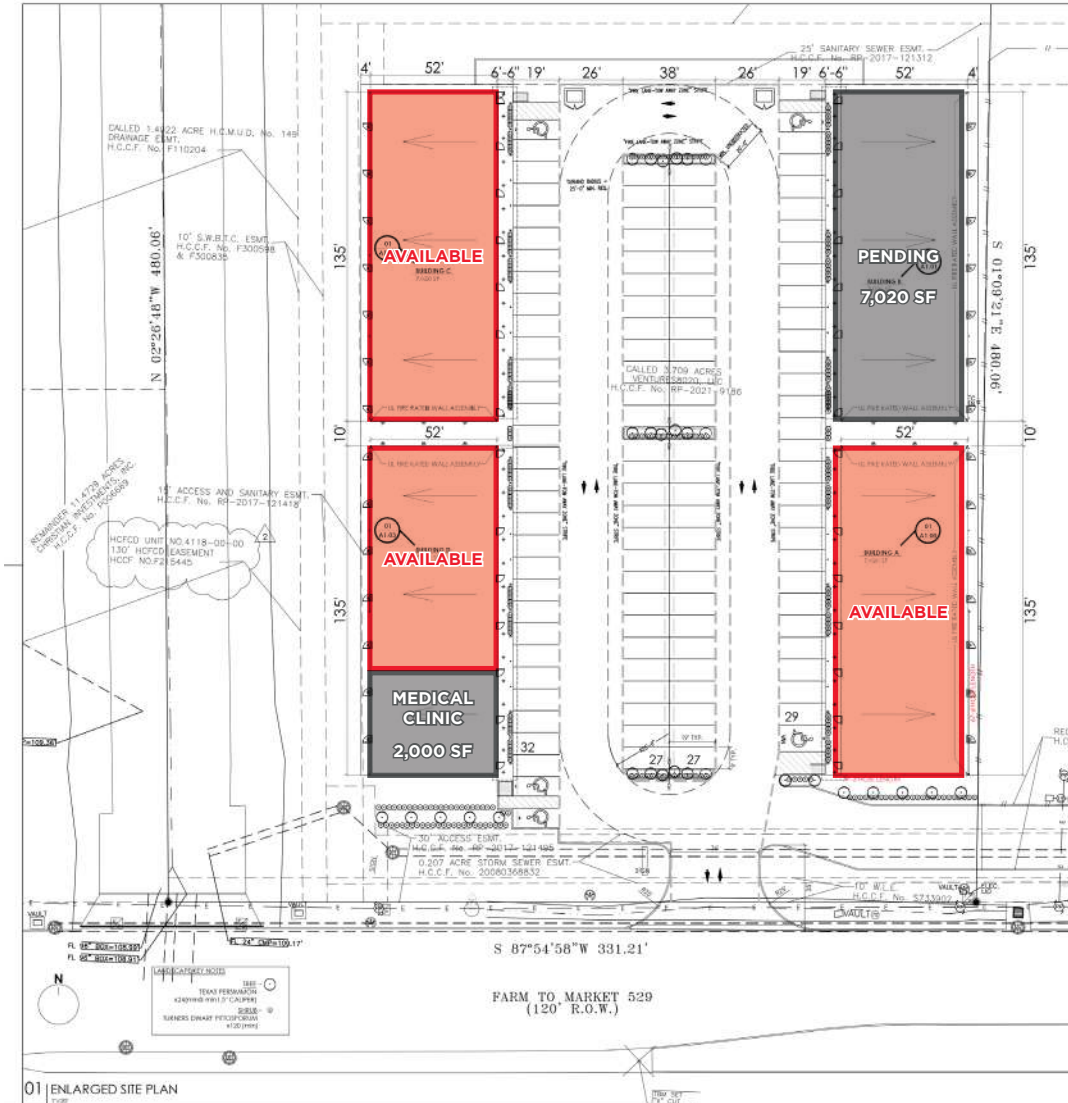
Burlington

DICK'S
Clothing & Sporting Goods

FM 529

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SITE PLAN + AERIAL MAP



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CURRENT: SHELL CONDITION



SAMPLE OF AFTER: BUILT OUT SPACE/WHITEBOX



DEMOGRAPHICS

3 Miles

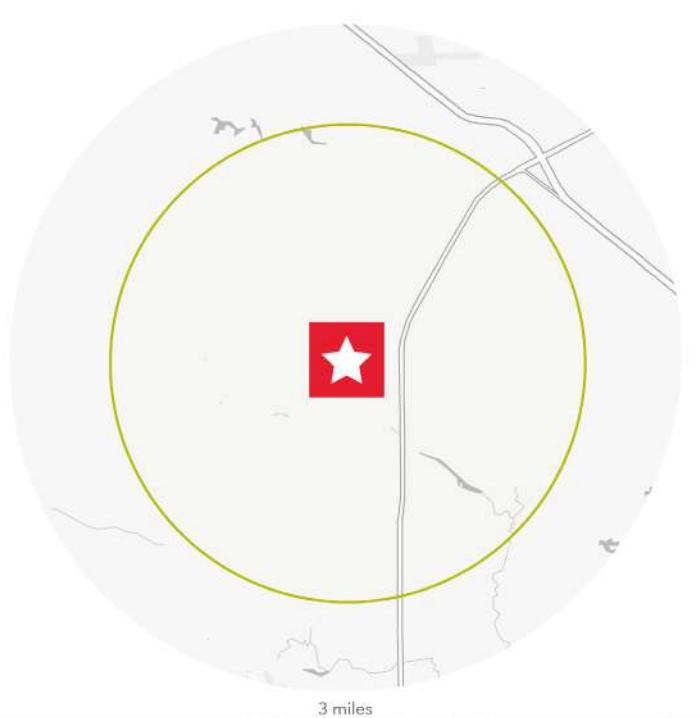
HOUSEHOLDS



POPULATION



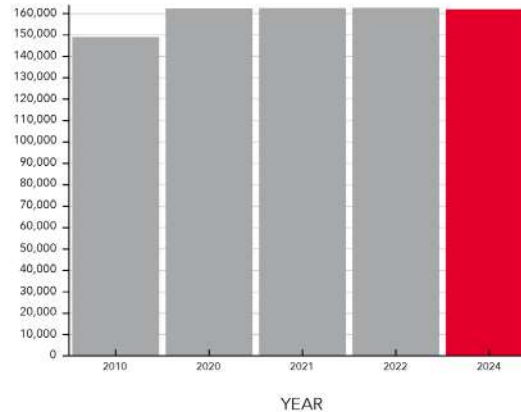
EMPLOYMENT



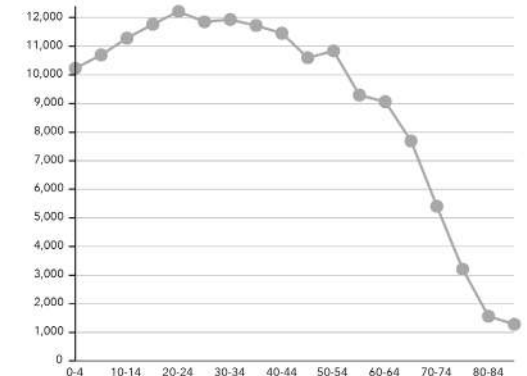
EDUCATIONAL ATTAINMENT



POPULATION TIME SERIES 2010-2024



POPULATION BY AGE GROUP



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