

CHAMPIONS VILLAGE

5215 FM 1960 Rd. W, Houston, TX 77069




FIRST NATIONAL
REALTY PARTNERS

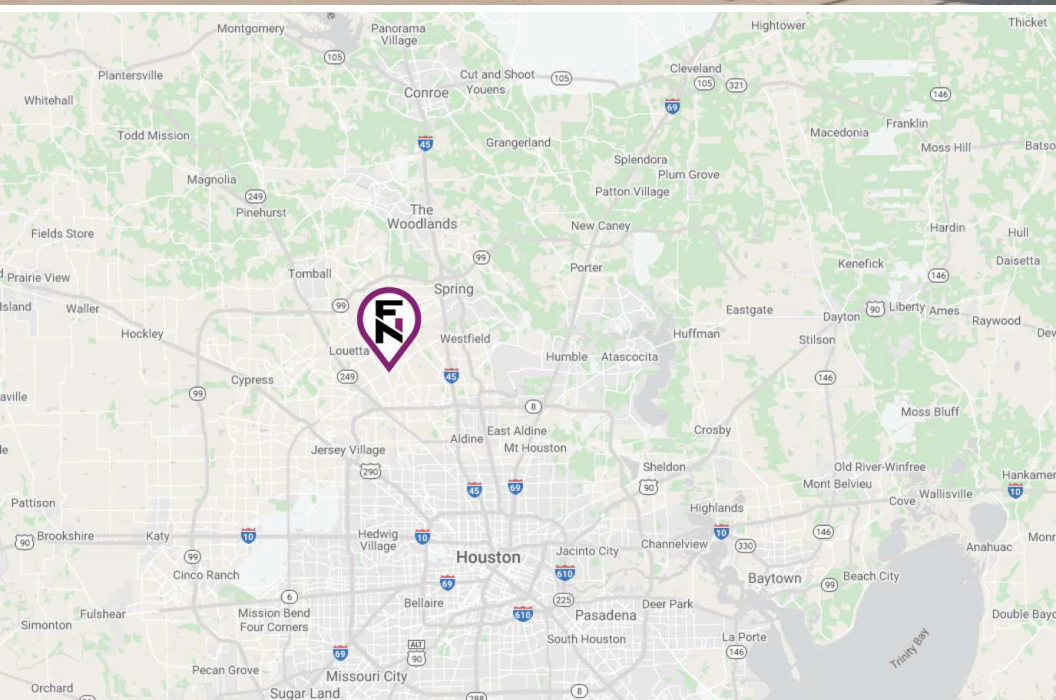


HIGHLIGHTS

MSA	Houston
COUNTY	Harris
GLA	383,346
ACRES	31.93
PARKING	1,773

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
	17,448	109,581	321,923
	6,940	39,604	114,667
	\$96,699	\$109,756	\$104,894



PROPERTY FEATURES

- Champions Village is a 383,346 SF shopping center anchored by a 61,604 SF Randalls grocery store.
- The center features high quality national tenants including TJ Maxx, Lowe's Outlet, Barnes & Noble, Kirkland's and Painted Tree. A complementary mix of regional and local tenants rounds out the tenant line-up.
- The property sits at the corner of FM 1960 and Champion Forest Drive which see combined traffic counts of over 80,000 VPD.
- Located just 17 miles north of downtown Houston, Champions Village is in close proximity to some of Houston's most upscale residential neighborhoods and boasts a population of over 300,000 within a 5-mile radius with an average household income of \$109,950.



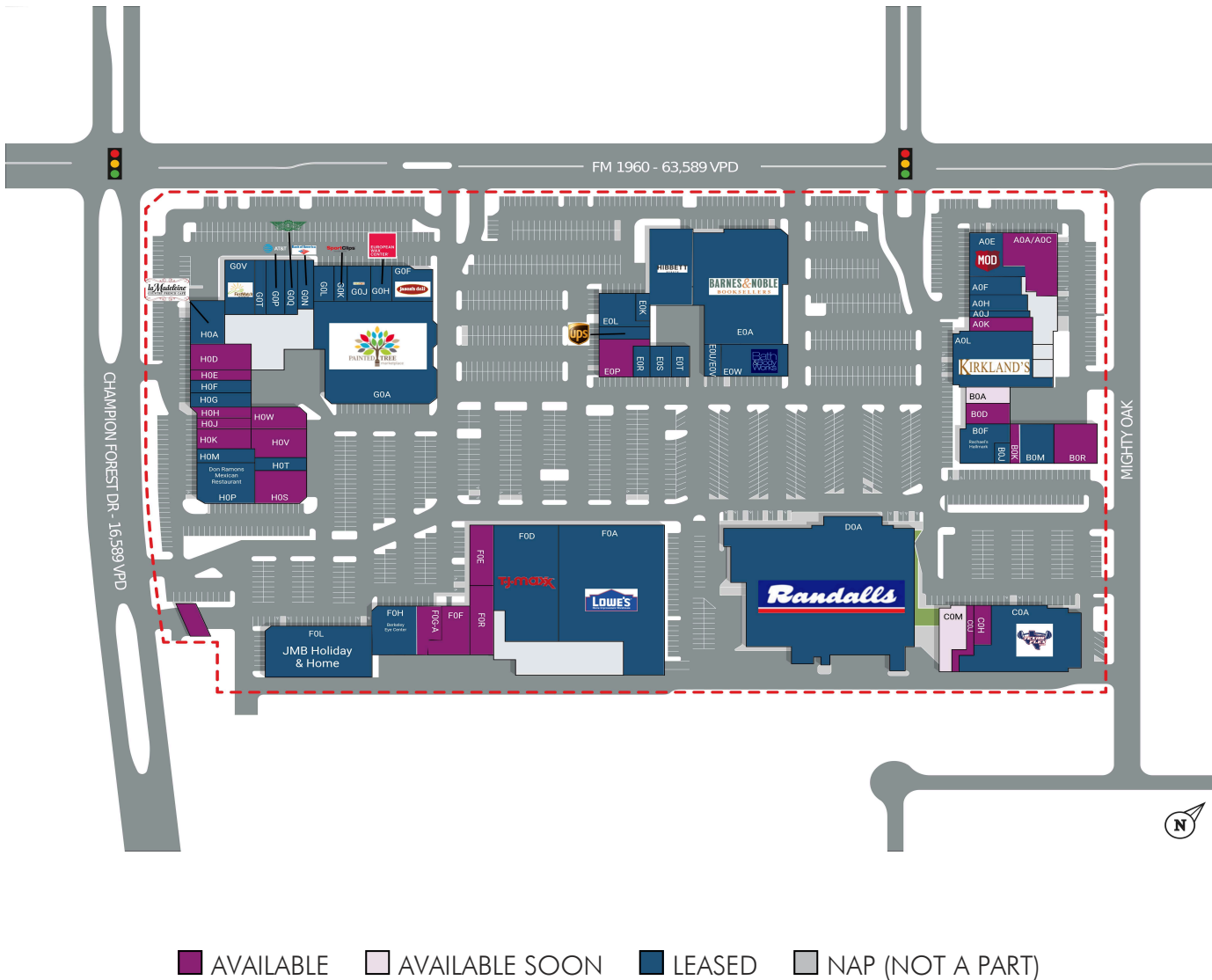
**PROPERTY
WEBSITE**

Andrew Nesbitt | 850-502-3369 | anesbitt@fnrpusa.com

fnrpusa.com

CHAMPIONS VILLAGE

5215 FM 1960 Rd. W, Houston, TX 77069



SUITE	TENANT NAME	SF
AOA/AOC	Available	5,630
AOE	MOD Pizza	3,123
AOF	Tutti Frutti	1,740
AOH	Blessed Dental	2,400
AOK	Angel Nails	1,793
AOL	Available	3,000
AOL	Kirkland's	12,905
BOA	Merle Norman	1,251
BOD	Available	3,490
BOF	Rachael's Hallmark	4,257
BOJ	Brightway Insurance	656
BOK	Available	1,222
BOM	Champions Forest Animal Clinic	4,046
BOR	Available	3,362
COA	Texas Flex Fitness	16,987
COH	Available	1,674
COJ	Available	1,229
COM	Phenix Salon	4,500
DOA	Randalls	61,604
EOA	Barnes & Noble	27,932
EOD	Hibbett Sports	7,666
EOK	The Teahouse Tapioca & Tea	1,412
EOL	Pinch-A-Penny	2,820
EON	The UPS Store	1,613
EOP	Available	2,730
EOR	Super Cuts	1,365
EOS	Solid Gold Jewelers	1,494
EOT	Champions Dry Cleaning	1,426
EOU/EOV	Bath & Body Storage	1,776
EOW	Bath & Body Works	4,074
FOA	Lowe's	41,453
FOD	T.J. Maxx	22,000
FOE	Available	2,000
FOF	Available	4,890
FOG-A	Available	1,391
FOH	Berkeley Eye Center	4,925
FOL	JMB Holiday & Home	13,668
FOR	Available	2,800
GOA	Painted Tree Marketplace	30,281
GOF	Jason's Deli	4,769
GOK	European Wax Center	1,836
GOL	Tropical Smoothie Cafe	1,940
GON	Sport Clips	1,252
GOP	Massage Heights	2,178
	Bank of America	2,100
	AT&T	2,000



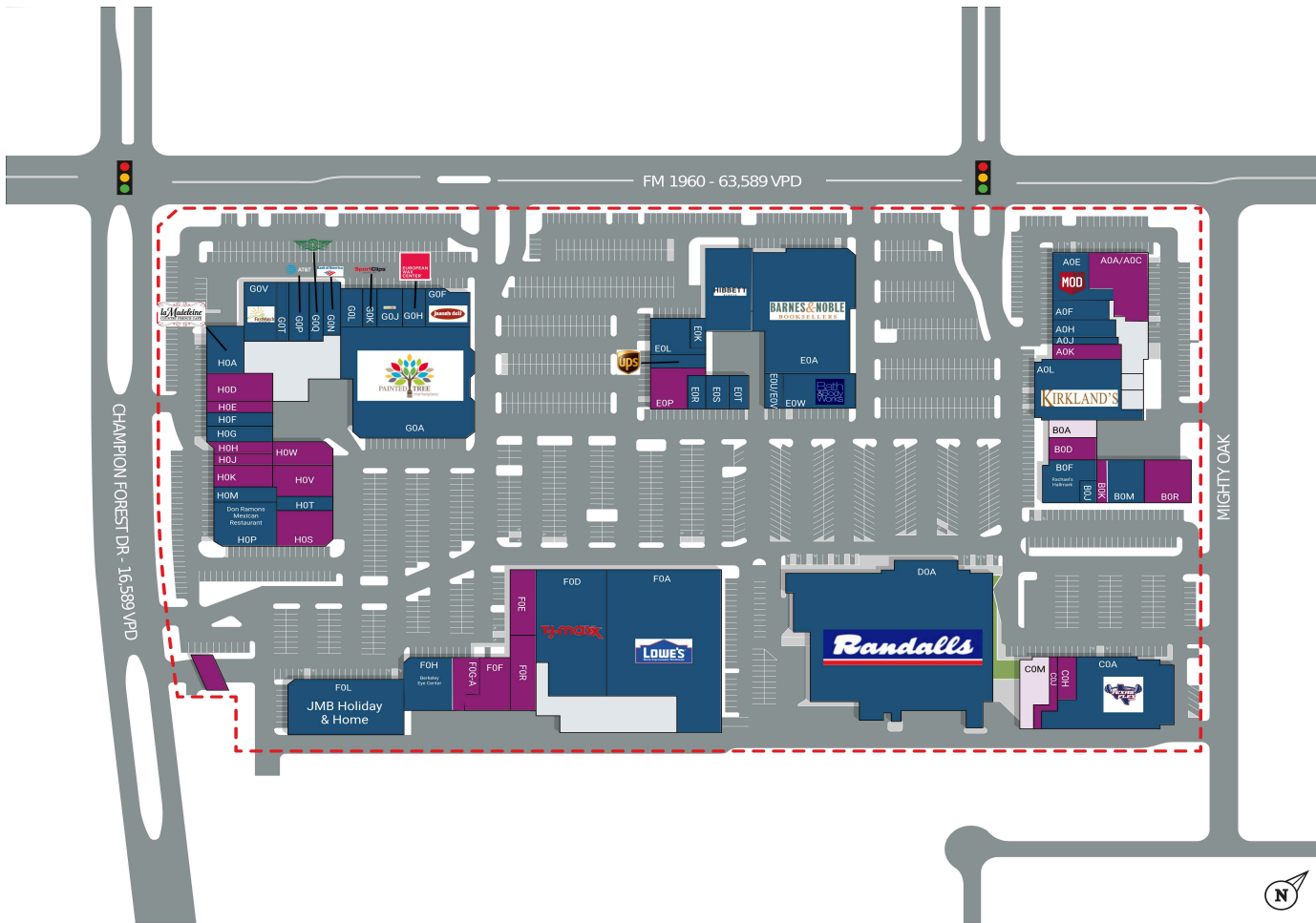
PROPERTY
WEBSITE

Andrew Nesbitt | 850-502-3369 | anesbitt@fnrpusa.com

fnrpusa.com

CHAMPIONS VILLAGE

5215 FM 1960 Rd. W, Houston, TX 77069



SUITE	TENANT NAME	SF
GOQ	WingStop	1,600
GOT	Texas Dow Employees Credit Union	2,027
GOV	First Watch	3,600
HOA	La Madeline	4,039
HOD	Available	3,289
HOE	Available	2,512
HOF	Champions Tailor	1,480
HOG	New Sound Hearing	1,780
HOH	Available	1,431
HOJ	Available	1,052
HOK	Available	2,227
HOM	Don Ramons Mexican Restaurant	2,289
HOP	Don Ramons Mexican Restaurant	4,888
HOS	Available	3,516
HOT	Signature Nails	2,100
HOV	Available	4,586
HOW	Available	3,444

AVAILABLE
 AVAILABLE SOON
 LEASED
 NAP (NOT A PART)



PROPERTY
WEBSITE

Andrew Nesbitt | 850-502-3369 | anesbitt@fnrpusa.com

fnrpusa.com

CHAMPIONS VILLAGE

5215 FM 1960 Rd. W, Houston, TX 77069

FIRST NATIONAL
REALTY PARTNERS



Disclaimer: All product and company names are trademarks™ or registered® trademarks of their respective holders. Use of them does not imply any affiliation with or endorsement by them. Any product names, logos, brands, and other trademarks or images featured or referred to within are the property of their respective trademark holders. These trademark holders are not affiliated with FNRP. The information contained herein is for general informational purposes only. FNRP makes no representation or warranty, express or implied. Your use of the information is solely at your own risk. This document may contain information concerning third party content, which FNRP does not warrant, endorse, or assume liability for.

fnrpusa.com