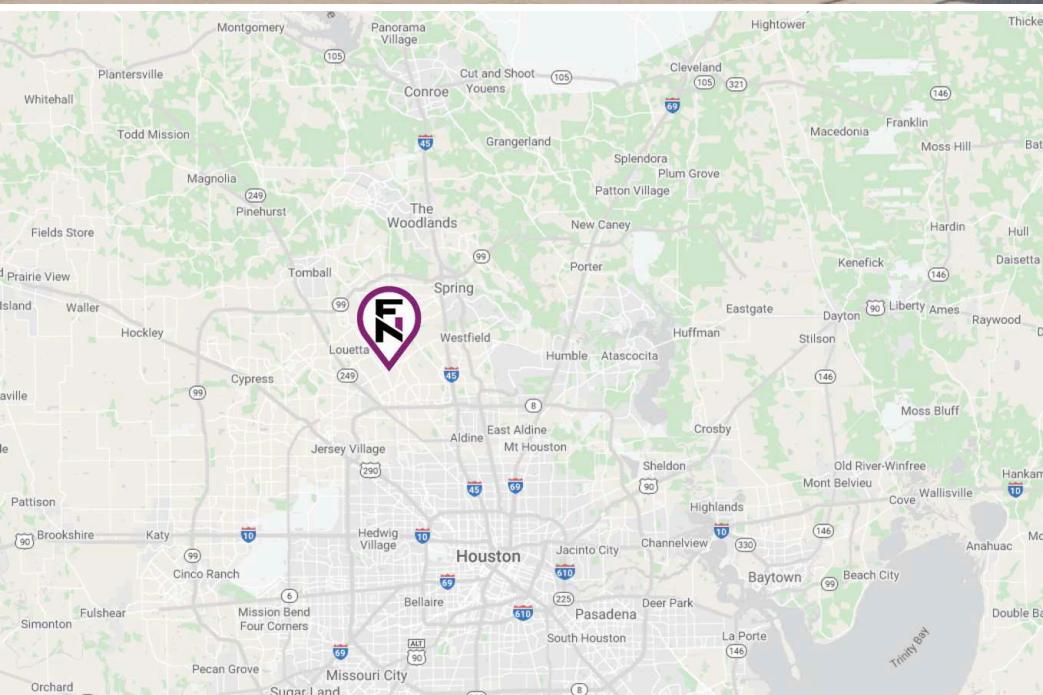


CHAMPIONS VILLAGE

5215 FM 1960 Rd. W, Houston, TX 77069

F 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
Population	17,448	109,581	321,923
Average Household Income	6,940	39,604	114,667
Average Home Value	\$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

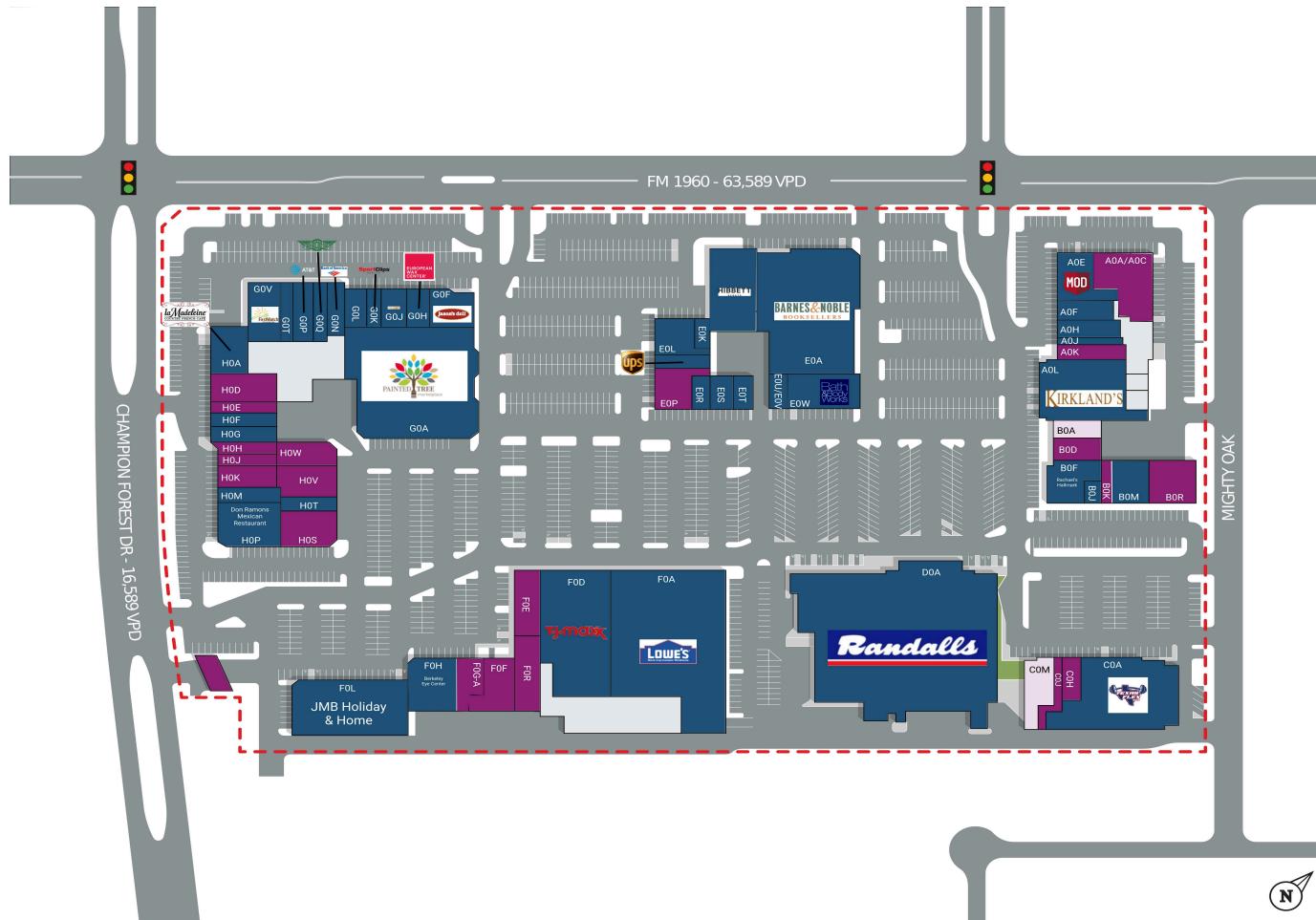
Andrew Nesbitt | 850-502-3369 | anesbitt@fnrpusa.com

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■ AVAILABLE □ AVAILABLE SOON ■ LEASED □ NAP (NOT A PART)

SUITE	TENANT NAME	SF
AOA/AOC	Available	5,630
AOE	MOD Pizza	3,123
AOF	Tutti Frutti	1,740
AOH	Blessed Dental	2,400
AOJ	Angel Nails	1,793
AOK	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
GOH	European Wax Center	1,836
GOJ	Tropical Smoothie Cafe	1,940
GOK	Sport Clips	1,252
GOL	Massage Heights	2,178
GON	Bank of America	2,100
GOP	AT&T	2,000



PROPERTY
WEBSITE

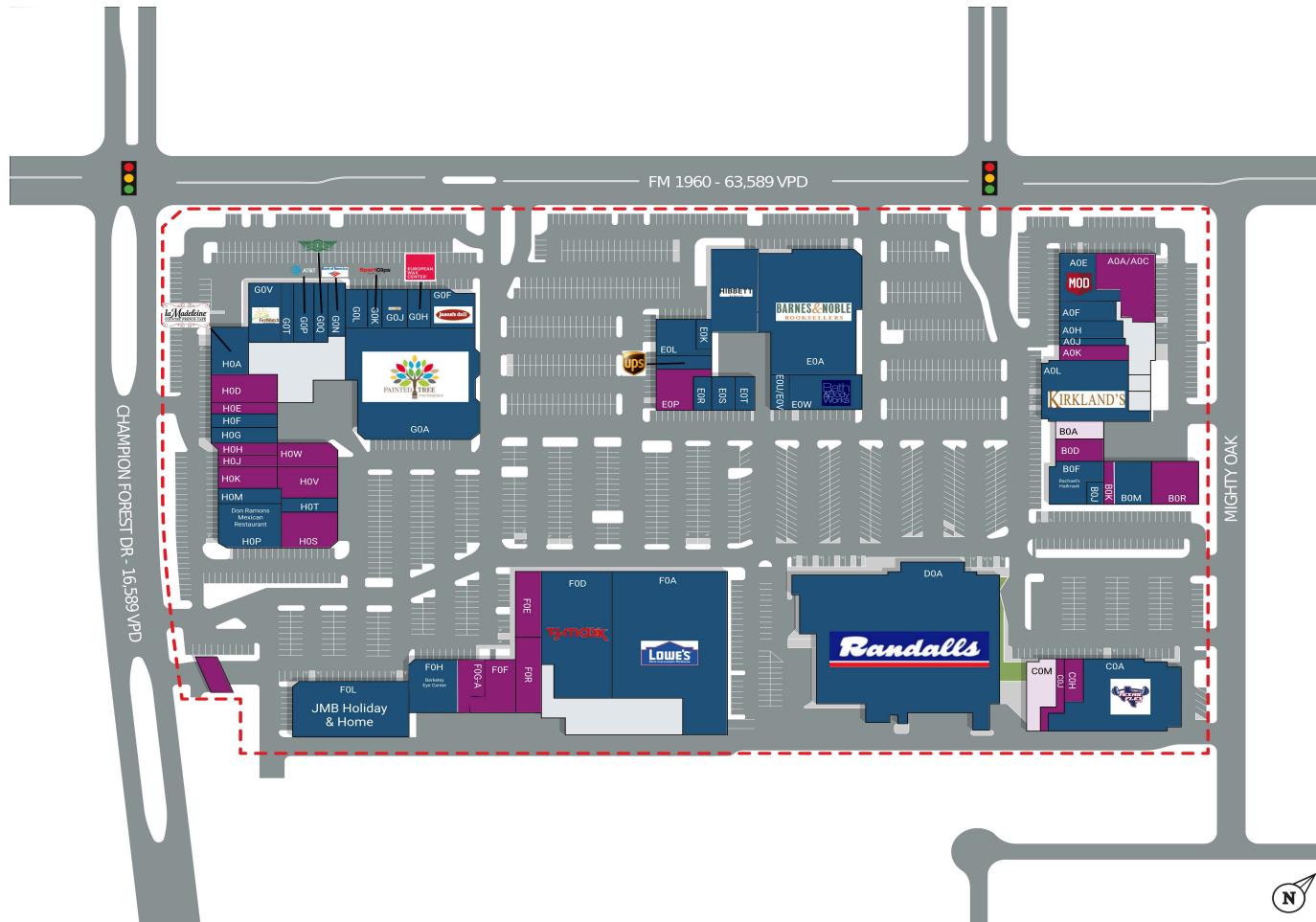
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SUITE	TENANT NAME	SF
GOQ	WingStop	1,600
GOT	Texas Dow Employees Credit Union	2,027
GOV	First Watch	3,600
HOA	La Madeline	4,039
HOD	Available	3,289
HOE	Available	2,512
HOF	Champions Tailor	1,480
HOG	New Sound Hearing	1,780
HOH	Available	1,431
HOJ	Available	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



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