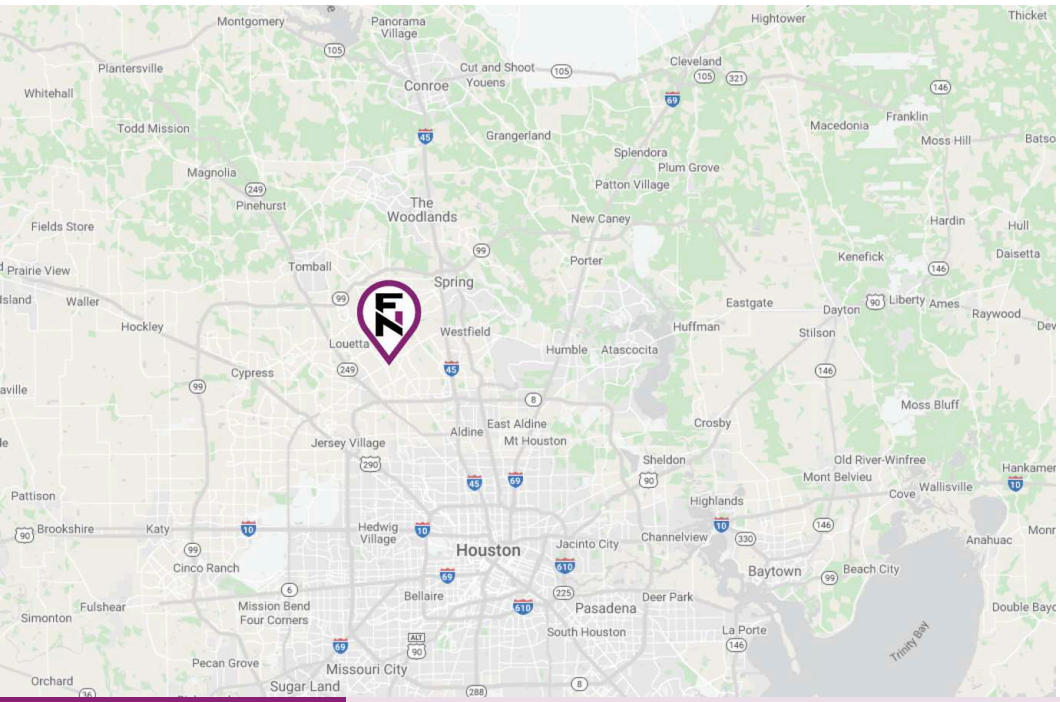
CHAMPIONS VILLAGE

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, Chamions 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.

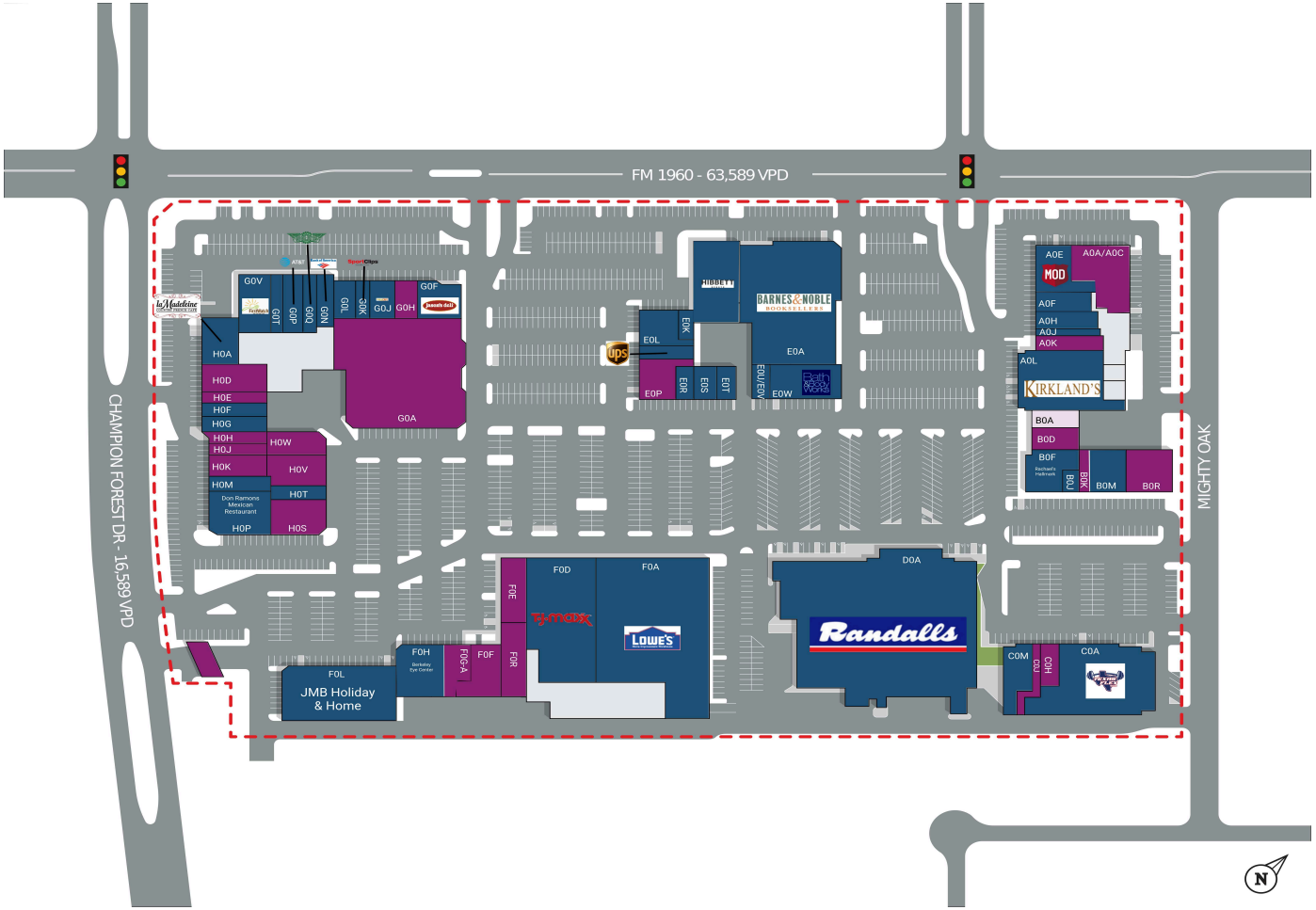
PROPERTY WEBSITE

Jeff Kellams | (856) 501-6735 | jkellams@fnrpusa.com

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FIRST NATIONAL REALTY PARTNERS



AVAILABLE | AVAILABLE SOON | LEASED | NAP (NOT A PART)

SUITE	TENANT NAME	SF
A0A/A0C	**Available**	**5,630**
A0E	MOD Pizza	3,123
A0F	Tutti Frutti	1,740
A0H	Blessed Dental	2,400
A0J	Angel Nails	1,793
A0K	**Available**	**3,000**
A0L	Kirkland's	12,905
B0A	**Merle Norman**	**1,251**
B0D	**Available**	**3,490**
B0F	Rachael's Hallmark	4,257
B0J	Brightway Insurance	656
B0K	**Available**	**1,222**
B0M	Champions Forest Animal Clinic	4,046
B0R	**Available**	**3,362**
C0A	Texas Flex Fitness	16,987
C0H	**Available**	**1,674**
C0J	**Available**	**1,229**
C0M	Phenix Salon	4,500
D0A	Randalls	61,604
E0A	Barnes & Noble	27,932
E0D	Hibbett Sports	7,666
E0K	The Teahouse Tapioca & Tea	1,412
E0L	Pinch-A-Penny	2,820
E0N	The UPS Store	1,613
E0P	**Available**	**2,730**
E0R	Super Cuts	1,365
E0S	Solid Gold Jewelers	1,494
E0T	Champions Dry Cleaning	1,426
E0U/E0V	Bath & Body Storage	1,776
E0W	Bath & Body Works	4,074
F0A	Lowe's	41,453
F0D	T.J. Maxx	22,000
F0E	**Available**	**2,000**
F0F	**Available**	**4,890**
F0G-A	**Available**	**1,391**
F0H	Berkeley Eye Center	4,925
F0L	JMB Holiday & Home	13,668
F0R	**Available**	**2,800**
G0A	**Available**	**30,281**
G0F	Jason's Deli	4,769
G0H	**Available**	**1,836**
G0J	Tropical Smoothie Cafe	1,940
G0K	Sport Clips	1,252
G0L	Massage Heights	2,178
G0N	Bank of America	2,100
G0P	AT&T	2,000

PROPERTY WEBSITE

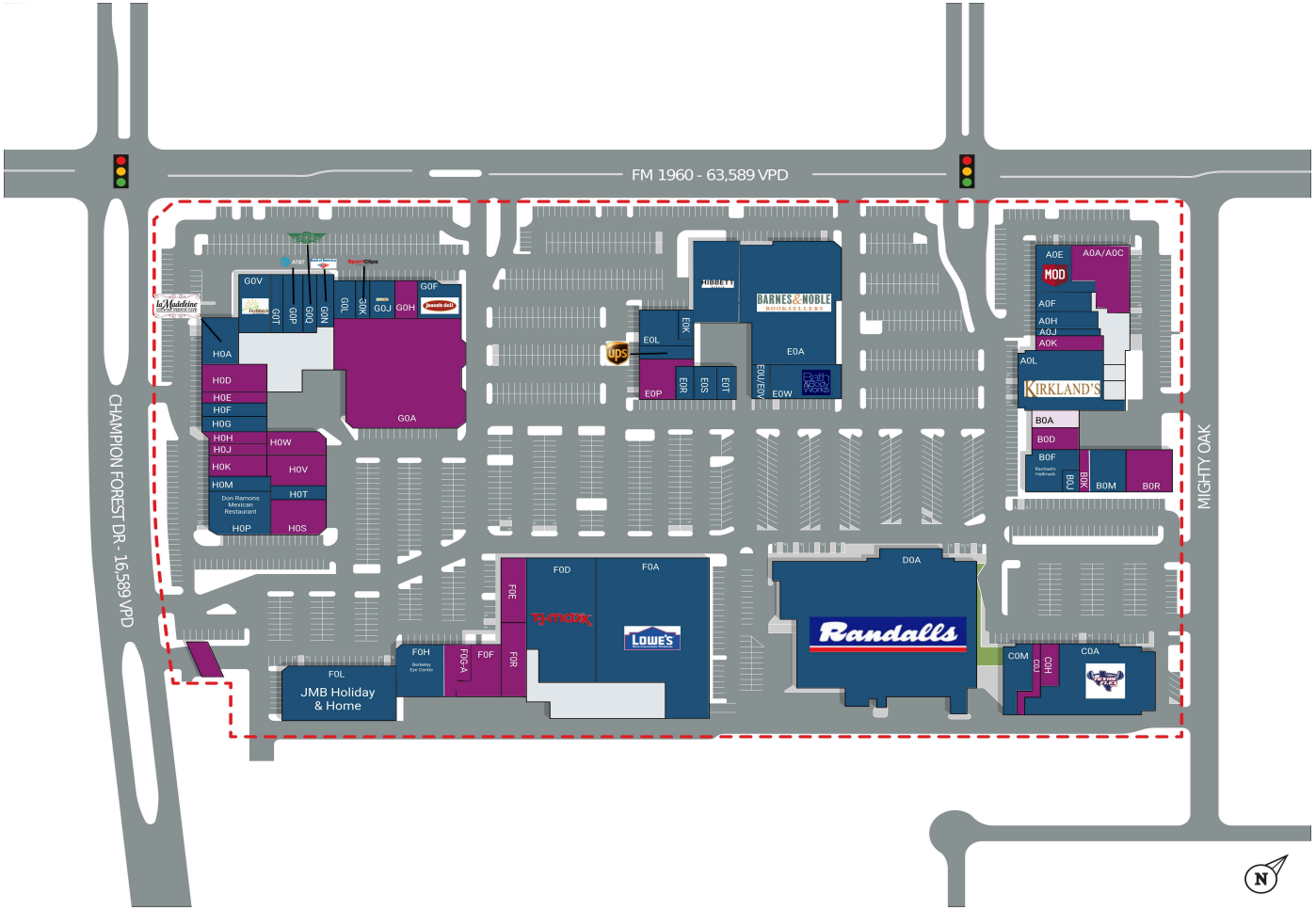
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SUITE	TENANT NAME	SF
G0Q	WingStop	1,600
G0T	Texas Dow Employees Credit Union	2,027
G0V	First Watch	3,600
H0A	La Madeline	4,039
H0D	**Available**	**3,289**
H0E	**Available**	**2,512**
H0F	Champions Tailor	1,480
H0G	New Sound Hearing	1,780
H0H	**Available**	**1,431**
H0J	**Available**	**1,052**
H0K	**Available**	**2,227**
H0M	Don Ramons Mexican Restaurant	2,289
H0P	Don Ramons Mexican Restaurant	4,888
H0S	**Available**	**3,516**
H0T	Signature Nails	2,100
H0V	**Available**	**4,586**
H0W	**Available**	**3,444**

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