



Shops at Kirby Drive

Houston, TX

Houston-The Woodlands-Sugar Land (TX)



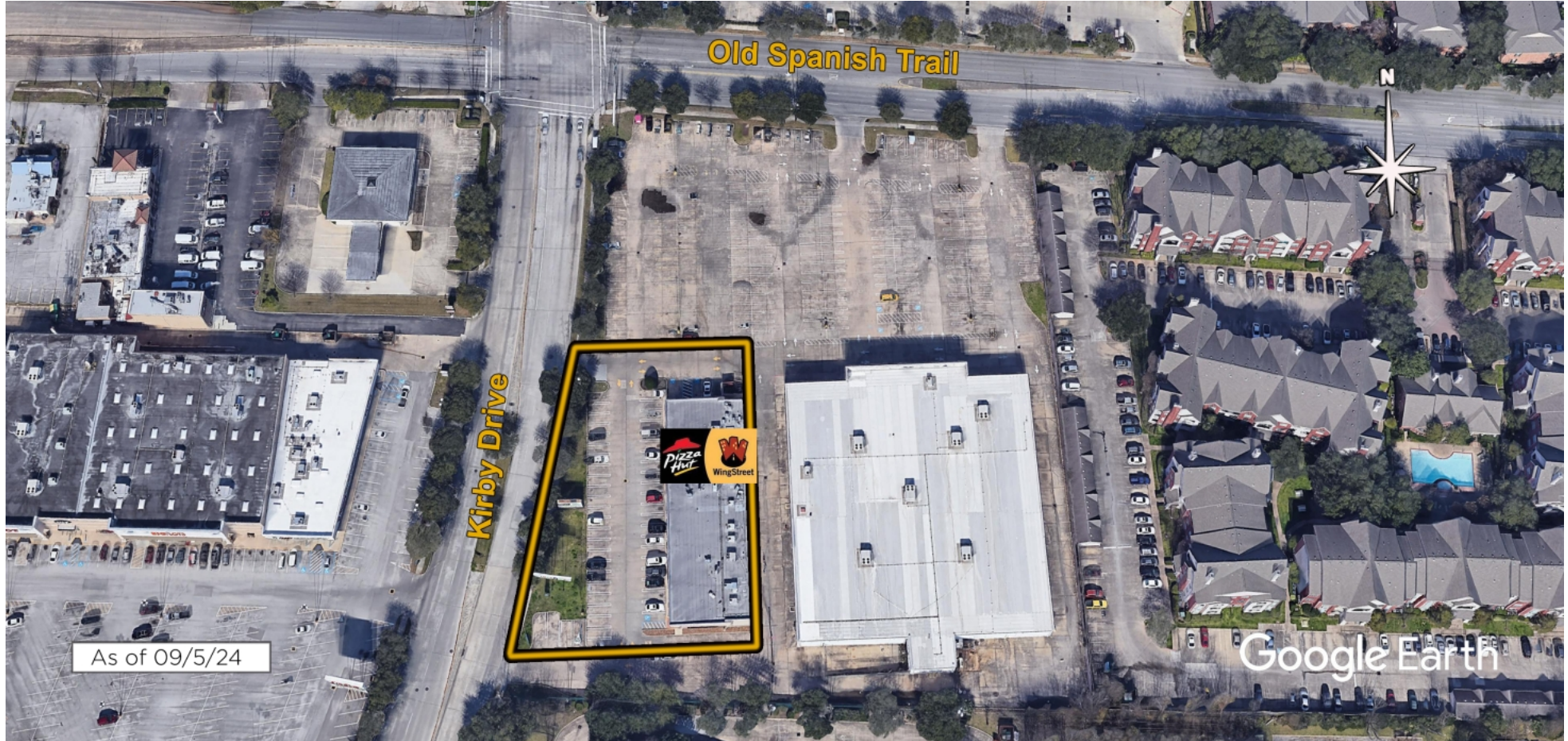
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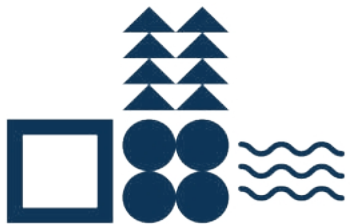
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AERIAL



GROSS LEASABLE AREA (GLA) 10,000 SF

PARKING SPACES 52

PARKING RATIO 5.20 per 1,000 SF

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Google Earth

DENSITY AERIAL



Property Overview

Shops at Kirby Drive is strategically located at the junction of three of Houston's primary arterials: Old Spanish Trail, Kirby Drive and Main Street. This area is the densely populated, gentrifying inner loop location, which has a substantial workplace population. The Shops at Kirby Drive is adjacent to NRG Stadium and NRG Center and is near the Texas Medical Center with more than 380,000 well-educated employees.

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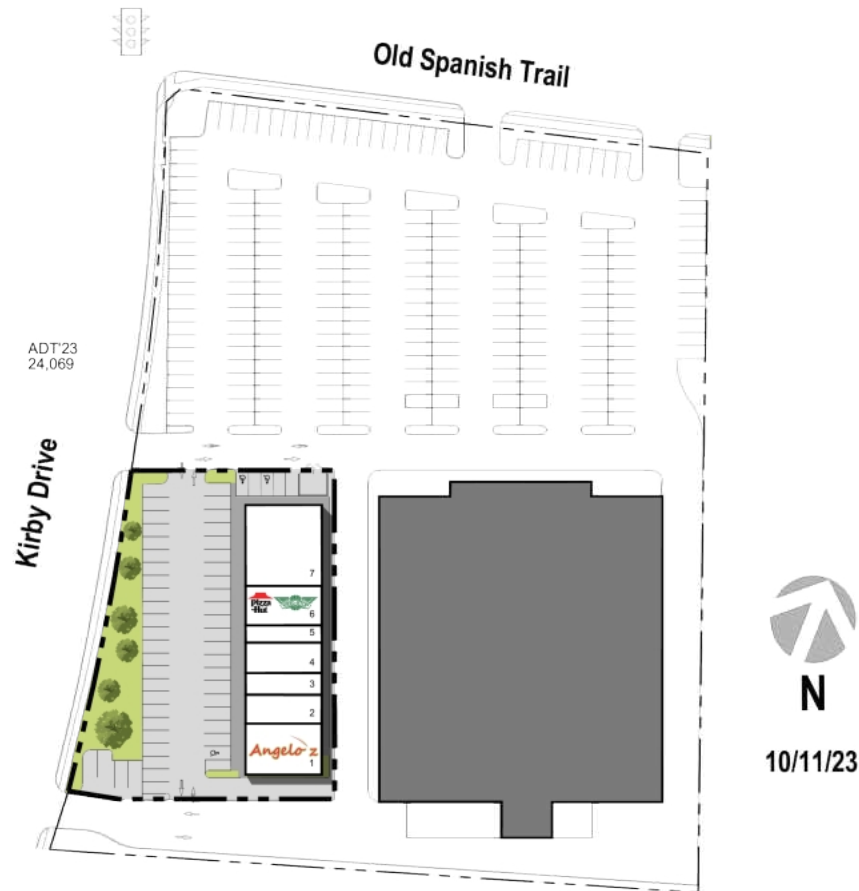


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■ Non-Controlled



	TENANT	SQ FT
1	Angelo's World Best Po'Boy	1,802
2	Viet Express	1,080
3	Hair Fashion Salon	825
4	Hope Lash Studio	1,148
5	Brown Sugar Hair Braiding	665
6	Pizza Hut/WingStreet	1,488
7	Gorditas y Tacos La Bala	2,992

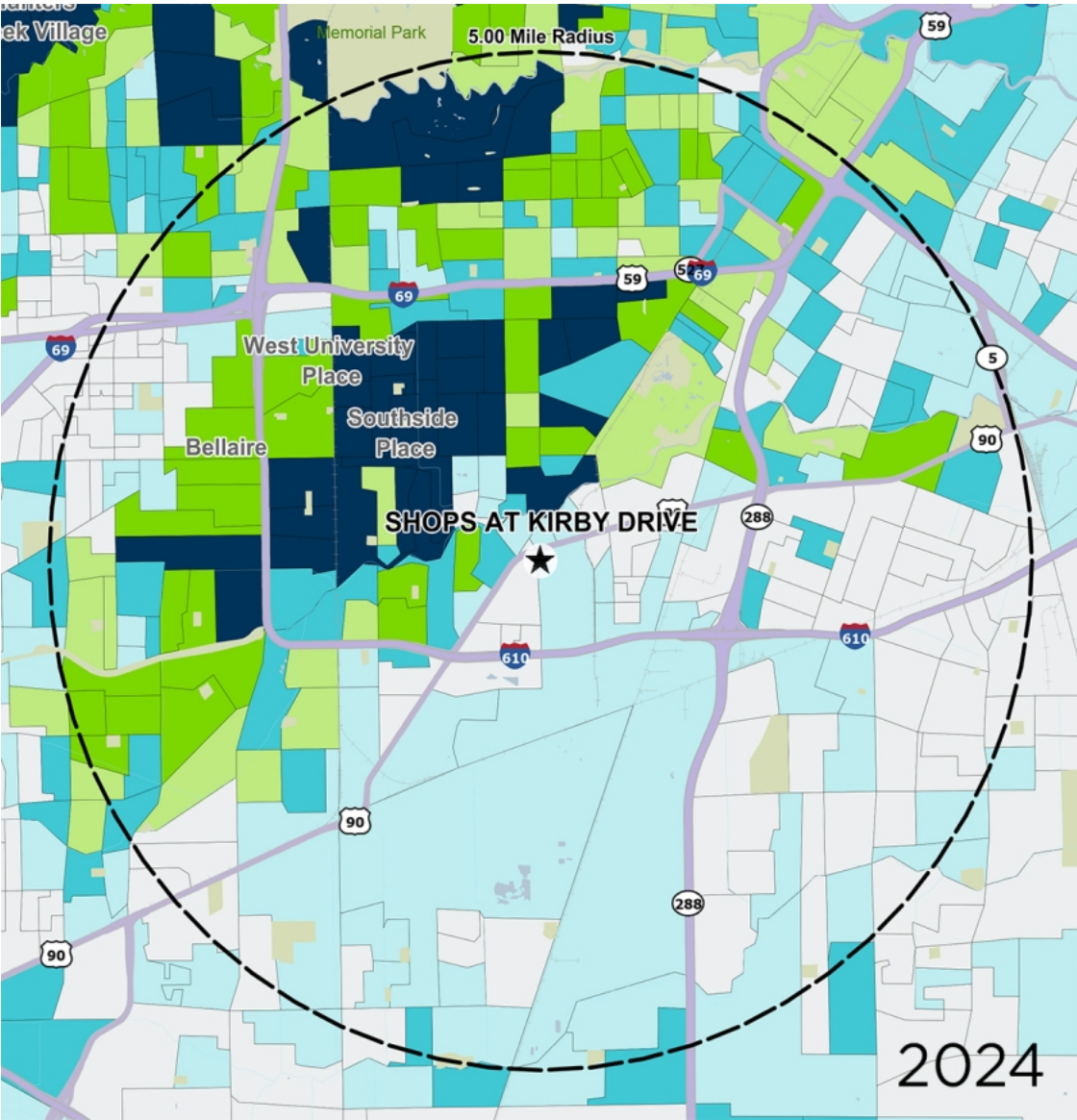
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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COMPETITION MAP



by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	21,671	142,980	449,150
Daytime Pop	60,583	592,261	1,030,929
Households	11,858	65,694	199,079
Average HH Income	\$87,739	\$164,247	\$142,632
Median HH Income	\$62,302	\$83,635	\$82,280
Per Capita Income	\$48,400	\$76,546	\$64,079

Average Household Income

Popstats, 4Q 2024, Trade Area Systems



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Shops at Kirby Drive

Kirby Dr. & Old Spanish Trail, Houston, TX



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