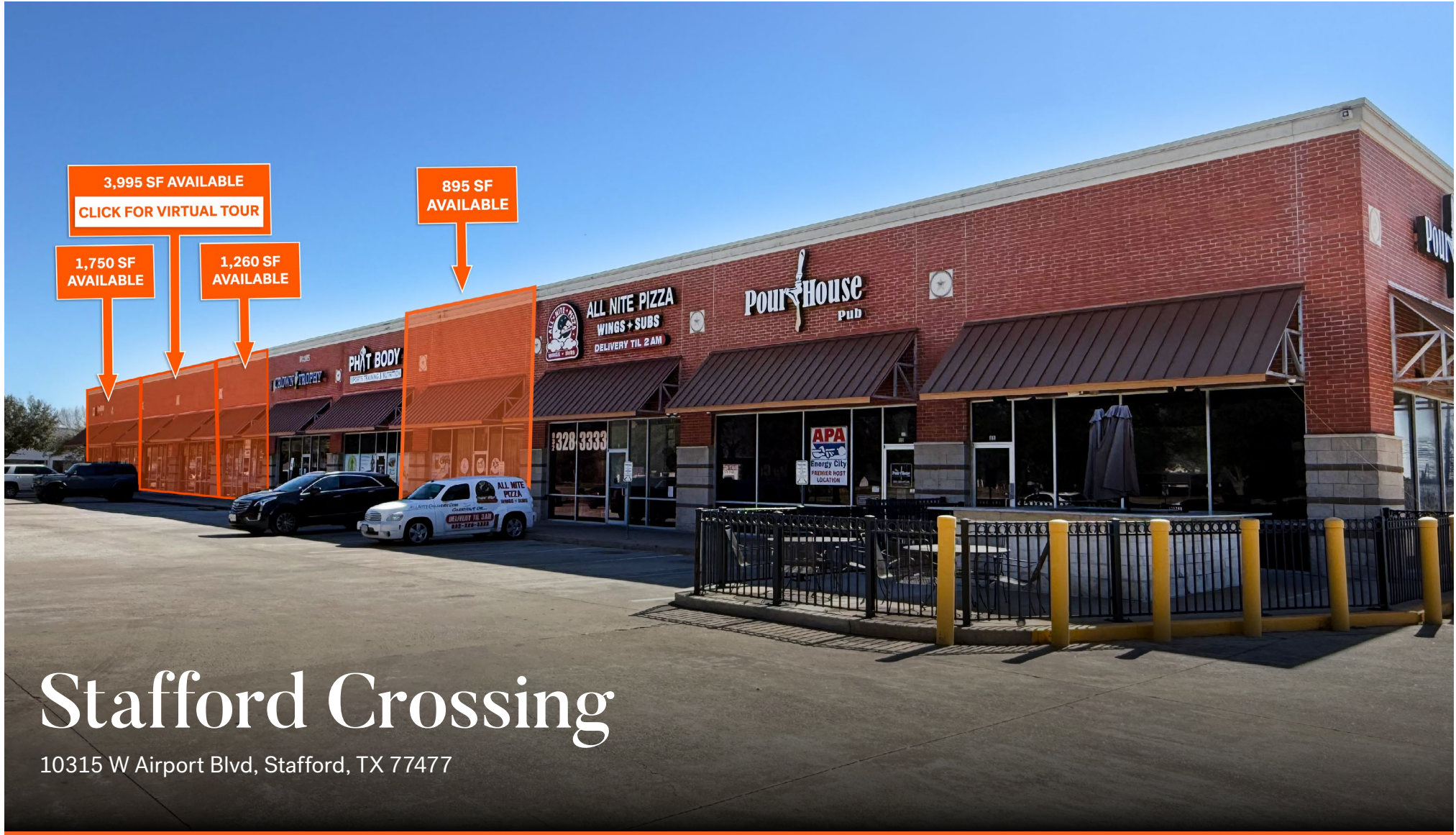




STAFFORD CROSSING SHOPPING CENTER AVAILABLE FOR LEASE



**Michael Gordon** | Senior Associate  
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**Edge Realty Partners**  
515 Post Oak Blvd, Suite 175, Houston, Texas 77027  
713.900.3000 | edge-re.com



**LOCATION**

**10315 W Airport**  
Stafford, Texas 77477



**SIZE**

**See Site Plan for Availability**



**RATE**

**Please call for pricing**



**TRAFFIC COUNTS (KALIBRATE 2026)**

**27,332 CPD**

W Airport Blvd

**29,394 CPD**

Murphy Rd



**2025 DEMOGRAPHIC SNAPSHOT**

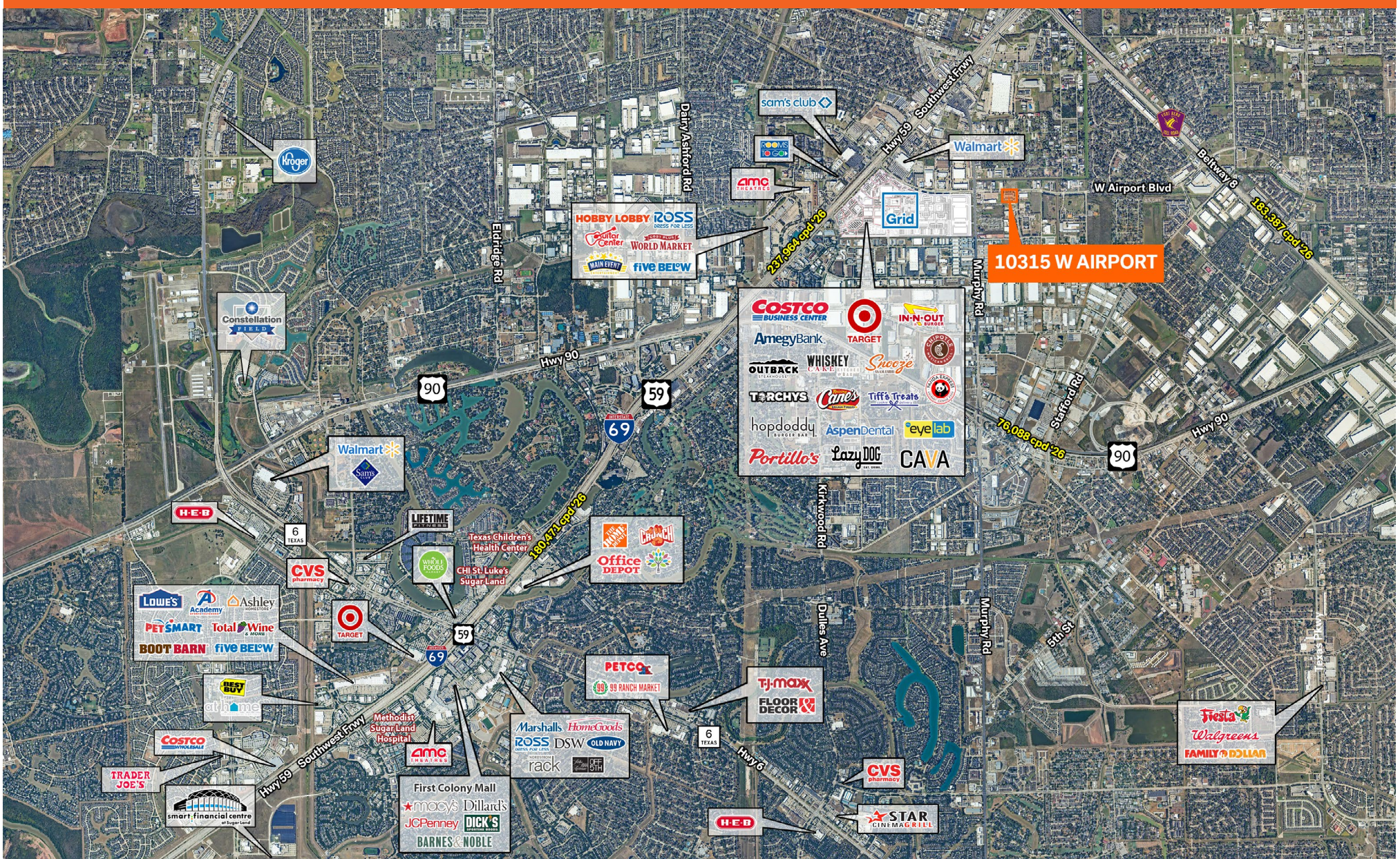
	1 Mile	3 Mile	5 Mile
<b>TOTAL POPULATION</b>	5,522	132,736	416,996
<b>DAYTIME POPULATION</b>	15,002	152,325	409,157
<b>AVG HH INCOME</b>	\$67,211	\$71,701	\$76,356

**AREA RETAILERS**

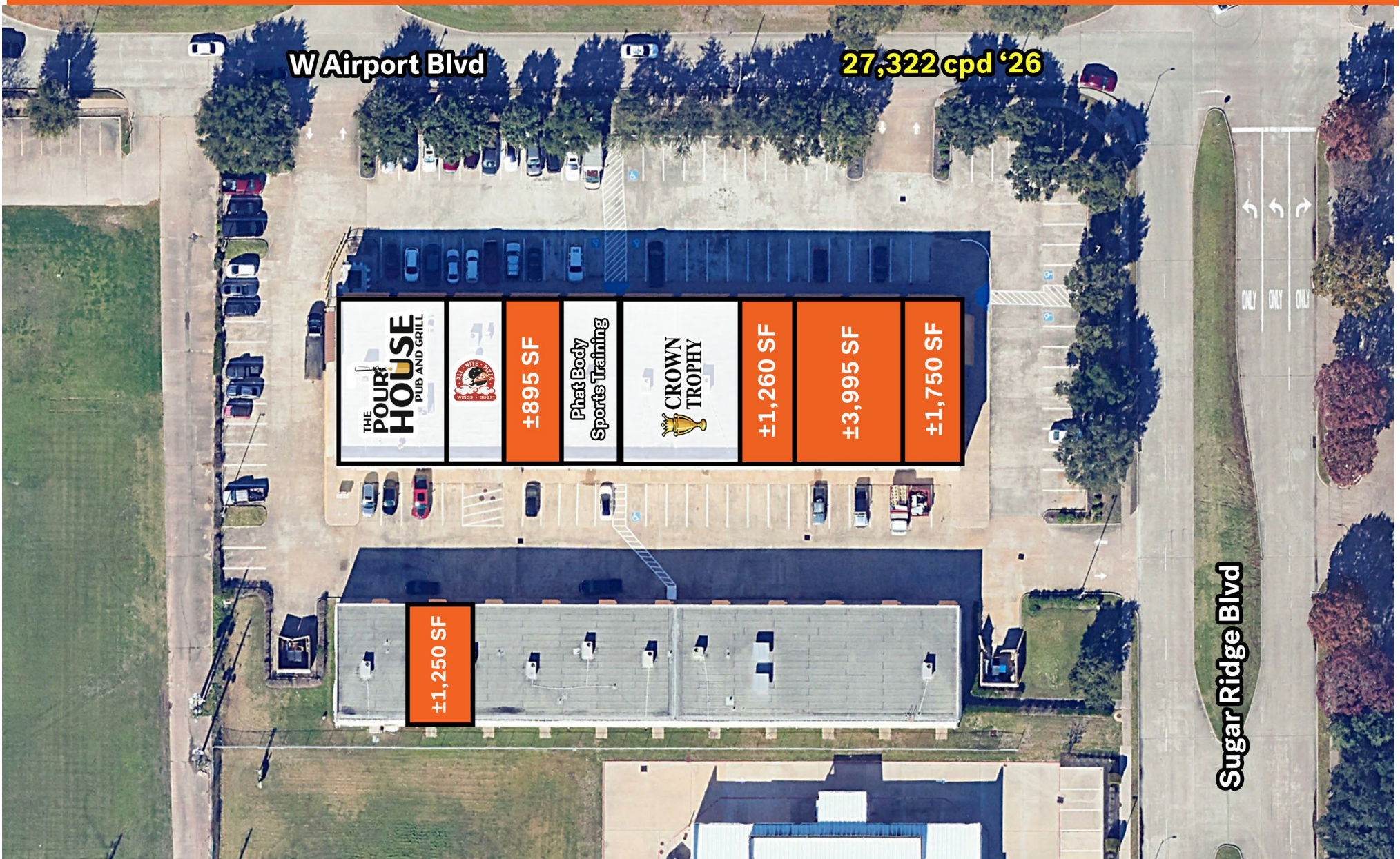
Target, Costco Wholesale, Walmart, Sam's Club, HEB, Chick-fil-A, Raising Cane's, In-N-Out Burger, Outback Steakhouse, Portillo's, Gringo's, Sonic Drive-In, Verizon, Discount Tire, Northern Tool + Equipment, Marshalls, Chase Bank, Luby's

**PROPERTY INFORMATION**

- Available Space: ±1,260 – 7,005 SF (Contiguous)
- Well-Positioned Neighborhood Retail Center Serving a Dense and Established Stafford Trade Area
- Strong Built-In Customer Base With More Than 122,000 Residents Within 3 Miles and Over 416,000 Within 5 Miles
- Surrounded By Stable Household Incomes Averaging Approximately \$70K-\$76K Within A 3-5 Mile Radius
- Excellent Visibility Along W Airport Blvd With Additional Access And Exposure Near Murphy Road









STAFFORD CROSSING - 10315 W AIRPORT BLVD | 1,750 SF AVAILABLE INTERIOR PHOTOS





STAFFORD CROSSING - 10315 W AIRPORT BLVD | 1,260 SF AVAILABLE INTERIOR PHOTOS





## STAFFORD CROSSING - 10315 W AIRPORT BLVD | 2025 DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
TOTAL POPULATION	5,522	132,736	416,996
TOTAL DAYTIME POPULATION	15,002	152,325	409,157
PROJECTED POPULATION GROWTH 2025 TO 2030	0.36%	-2.08%	-2.81%
2030 PROJECTED POPULATION	5,542	129,970	405,266
% FEMALE POPULATION	51%	52%	52%
% MALE POPULATION	49%	48%	48%
MEDIAN AGE	37.1	36.6	37.6
<b>BUSINESS</b>			
TOTAL EMPLOYEES	11,028	77,372	172,907
TOTAL BUSINESSES	705	5,051	11,611
<b>HOUSEHOLD INCOME</b>			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$67,211	\$71,701	\$76,356
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$53,574	\$56,220	\$59,985
ESTIMATED PER CAPITA INCOME	\$27,404	\$30,027	\$32,072
<b>HOUSEHOLD</b>			
TOTAL OCCUPIED HOUSING UNITS	2,340	51,486	156,464
% HOUSING UNITS OWNER-OCCUPIED	37%	41%	46%
% HOUSING UNITS RENTER-OCCUPIED	53%	52%	46%
<b>RACE &amp; ETHNICITY</b>			
% WHITE	29%	21%	23%
% BLACK OR AFRICAN AMERICAN	24%	29%	26%
% ASIAN	7%	16%	16%
% OTHER	39%	35%	35%
% HISPANIC	53%	41%	40%
% NON-HISPANIC	47%	59%	60%



## Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### INFORMATION ABOUT BROKERAGE SERVICES

#### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A **BROKER'S** MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner

of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:

- that the owner will accept a price less than the written asking price;
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:**

This notice is being provided for information purposes. It does not create an obligation for

you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

**Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.**

EDGE Realty Partners LLC	9000663	info@edge-re.com	713.900.3000
<b>BROKER FIRM NAME</b>	<b>LICENSE NO.</b>	<b>EMAIL</b>	<b>PHONE</b>

**BUYER, SELLER, LANDLORD OR TENANT**

**DATE**

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809