



TX-6 NORTH SUBMARKET • 2026 AVAILABILITY

Park *Plaza*

A 179,038 SF community center on TX-6 North in West Houston — anchored by EōS Fitness, Burlington, Five Below, Family Thrift Center, and Dollar Tree.

4705 TEXAS STATE HIGHWAY 6 NORTH • HOUSTON, TEXAS 77084

SF SHOPPING CENTER

±179,038

VPD ON TX-6

47,008

SF AVAILABLE

21,844

NATIONAL TENANTS

8+

TO HEB

0.2 mi

SECTION 01 · THE OPPORTUNITY

Executive Summary

Shadowood Realty Partners is pleased to offer leasing opportunities at Park Plaza — a 179,038-square-foot community retail center commanding frontage on TX-6 North in the heart of West Houston's Bear Creek / Copperfield trade area.

Park Plaza comprises 179,038 square feet of national-credit retail along TX-6 North — one of West Houston's most heavily traveled arterials. The center is anchored by EōS Fitness (40,000 SF), Burlington (25,700 SF), Five Below (8,273 SF), Family Thrift Center (43,416 SF), Dollar Tree (11,500 SF), Infinite Beauty (19,383 SF), Rent-A-Center, and Starbucks. A 21,844 SF junior-anchor box at Suite 4745 plus a 2,400 SF QSR pad fronting TX-6 are now available — uncommon footprints for the corridor.

The Property sits at the signalized intersection of TX-6 and Loch Katrine Lane, capturing 47,008 vehicles per day across TX-6 and benefiting from immediate adjacency to HEB and Walmart Neighborhood Market. Cross-shopping is amplified by the Hwy-6 / Spencer Rd retail cluster less than two miles north — anchored by Target, Ross, Lowe's, Home Depot, Best Buy, HomeGoods, Burlington, Hobby Lobby, Sprouts, and AMC Theatres.

Park Plaza serves a 5-mile trade area of more than 287,000 residents with an average household income exceeding \$113,000 — supported by 146,000+ daytime employees across the Energy Corridor, Bear Creek, and Copperfield office submarkets.

PROPERTY SNAPSHOT		2026
PARK PLAZA · WEST HOUSTON		
ADDRESS	4705 TX-6 North	
CITY / STATE	Houston, TX 77084	
SUBMARKET	TX-6 / Bear Creek	
MSA	Houston-The Woodlands	
CENTER SIZE	±179,038 SF	
INTERSECTION	TX-6 & Loch Katrine Ln	
TRAFFIC COUNT	47,008 VPD (TX-6)	
ANCHORS	EōS Fitness, Burlington	
AVAILABILITY	21,844 SF + 2,400 Pad	
LEASE TYPE	NNN	
RATE	Call for Pricing	

ASKING RATE

Call for Pricing

Competitive · Build-Out Allowance Available

SECTION 02 · WHY PARK PLAZA

Leasing *Highlights*

Six structural advantages that make Park Plaza one of the most cross-shopped community centers on the TX-6 corridor.

01

TX-6 Frontage at Scale

179,038 SF on one of West Houston's most heavily traveled arterials with 47,008 VPD at the storefront and a deep parking field.

02

Anchor Mix Built for Traffic

EōS Fitness, Burlington, Five Below, Family Thrift, Dollar Tree, Infinite Beauty, and Starbucks deliver daily traffic across fitness, value-apparel, discount, and beauty.

03

Rare Large-Box Availability

21,844 SF junior-anchor box at Suite 4745 (combinable with 628 SF corridor) — uncommon footprint in the TX-6 North submarket.

04

HEB-Adjacent Cross-Shop

Steps from HEB, Walmart Neighborhood Market, Burger King, Starbucks, Family Thrift, and Dollar Tree. Hwy-6 / Spencer cluster (Target, Ross, Lowe's, Home Depot) under 2 mi.

05

Affluent Trade Area

287K+ residents within 5 miles, average HH income \$113,114, and 146K+ daytime employees across Energy Corridor and Bear Creek office submarkets.

06

Pad & QSR Flex

A 2,400 SF Fast Food pad on TX-6 adjacent to existing Burger King and Starbucks, plus a 2,200 SF inline shop suite — uncommon flex inventory for the corridor.

SECTION 03 · AVAILABLE SUITES

Available *Spaces*

Four immediate leasing opportunities across pad, inline shop, and junior-anchor footprints — flanked by national-credit tenants on TX-6 North.

SUITE	LOCATION	SIZE (SF)	TYPE	STATUS
4745	Inline (next to Five Below)	21,844	Junior Anchor	Available
4745-Corr.	Inline Corridor	628	Combinable Corridor	Available
4741	Inline	2,200	Shop	Available
TX-6 Pad	Outparcel	2,400	QSR / Fast Food Pad	Available
Total	—	±27,072	4 Opportunities	—

TOTAL OPPORTUNITIES	SUITE-SIZE RANGE (SF)	LEASE STRUCTURE
4	628 - 21,844	NNN

Pricing negotiable based on suite, term, and tenant credit. Build-out allowance and tenant improvement contributions available for qualified users.

SECTION 04

Site Plan



LEGEND

- AVAILABLE
- LOI / NEGOTIATION
- LEASE NEGOTIATION

TENANT DIRECTORY

4705	Family Thrift Center	43,416 SF
4707	Dollar Tree	11,500 SF
4709	Infinite Beauty	19,383 SF
4737	Rent-A-Center	5,198 SF
4741	AVAILABLE	2,200 SF
4743	Burlington	25,700 SF
4745	AVAILABLE	21,844 SF
4745-A	Five Below	8,273 SF
Corridor	Five Below Corridor	628 SF
4815	EōS Fitness	40,000 SF
—	Starbucks	1,750 SF
Pad	TX-6 Fast Food Pad	2,400 SF
TOTAL		179,038 SF

SECTION 05 · TRADE AREA

Surrounding Retail



TO HEB

0.2 mi

TO WALMART NEIGHBORHOOD MKT

0.4 mi

TO TARGET / ROSS / LOWE'S

1.8 mi

TO HOME DEPOT / BEST BUY

2.0 mi

SECTION 06 · TRADE AREA

Immediate Trade Area



Three intersecting retail corridors converge within a half-mile of the Park Plaza site — anchored by HEB, Walmart Neighborhood Market, Spec's, Burger King, Starbucks, Popeyes, Taco Bell, McDonald's, Jiffy Lube, and El Ahorro Meat Market.

Trade-area anchors	25+
Daily VPD (TX-6)	47,008
Drive to I-10 / Energy Corridor	<8 min
Drive to US-290	<10 min

SECTION 07 · DEMOGRAPHICS

2025 *Demographics*

A 5-mile trade area of more than 287,000 residents anchored by the Energy Corridor and Bear Creek office submarkets, with a \$113K average HH income.

1-MILE RING	3-MILE RING	5-MILE RING
TOTAL POPULATION 21,547	TOTAL POPULATION 103,875	TOTAL POPULATION 287,543
HOUSEHOLDS 7,300	HOUSEHOLDS 34,502	HOUSEHOLDS 97,206
AVG. HH INCOME \$92,972	AVG. HH INCOME \$107,978	AVG. HH INCOME \$113,114
MEDIAN HH INCOME \$68,400	MEDIAN HH INCOME \$81,500	MEDIAN HH INCOME \$83,900
MEDIAN AGE 35.2	MEDIAN AGE 35.8	MEDIAN AGE 36.4
DAYTIME EMPLOYEES 6,634	DAYTIME EMPLOYEES 32,985	DAYTIME EMPLOYEES 146,329
OWNER-OCCUPIED 64.1%	OWNER-OCCUPIED 67.3%	OWNER-OCCUPIED 65.8%
BACHELOR'S+ 28.4%	BACHELOR'S+ 32.1%	BACHELOR'S+ 33.6%

INCOME PREMIUM +58% <i>vs. U.S. national median (\$71,400)</i>	POPULATION 287K+ <i>5-mile resident base</i>	DAYTIME POP. 146K <i>Energy Corridor & Bear Creek workforce</i>
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SECTION 08 · SUBMARKET

TX-6 & *Bear Creek*

The TX-6 North / Bear Creek submarket extends from I-10 and the Energy Corridor on the south to US-290 on the north, encompassing roughly 30 square miles and one of the most established retail trade areas in west Houston. The corridor links the Energy Corridor's 100K+ daytime workforce to the Copperfield, Bridgeland, Towne Lake, and Cypress residential growth engines along the Grand Parkway 99.

Retail fundamentals on TX-6 remain among the strongest in West Houston. CoStar reports submarket retail vacancy of approximately 5.4% — tighter than the Houston-metro average — and asking shop rents for newly built or recently repositioned NNN space averaging \$24-\$30 PSF along the corridor.

Park Plaza's positioning at TX-6 and Loch Katrine Ln, with sub-1-mile drive times to HEB and Walmart Neighborhood Market and sub-2-mile drive times to Target, Ross, Lowe's, Home Depot, and AMC, makes it one of the most demonstrably cross-shopped community-retail destinations in the submarket.

BY THE NUMBERS

Submarket Population	≈ 380,000
Daily Vehicle Trips	≈ 1.1M
Median HH Income	\$84,800
Bachelor's or Higher	33.4%
Owner-Occupied	65.9%
Retail Vacancy	5.4%
Avg. Asking Shop NNN	\$24-\$30 PSF
5-Yr Pop Growth	+6.2%

MAJOR EMPLOYERS WITHIN 5 MI

ExxonMobil Houston Campus	4,500
BP America	2,800
Shell Energy Corridor	2,000
Memorial Hermann Cypress	1,400
Cy-Fair ISD Admin	1,100
Harris County	700

SECTION 09 · LEASING TEAM

Leasing *Team*

All leasing inquiries regarding Park Plaza are directed to the Shadowood Realty Partners advisory team.

TD

Taki Dallis

PRINCIPAL · RETAIL SALES & LEASING

Two decades in retail real estate across Houston, Dallas, and the Texas Hill Country, with a focus on community and power-center leasing. 250+ retail transactions completed; representing institutional landlords and national retailers across Texas. Texas A&M graduate; active ICSC member.

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VICE PRESIDENT · LEASING

Specializes in retail leasing and shop-center transactions throughout greater Houston. Deep submarket knowledge of the TX-6 / Energy Corridor / Grand Parkway 99 corridors paired with institutional-quality underwriting. Active ICSC member.

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TOUR THE PROPERTY

Tours of Park Plaza are available by appointment. Please contact the Shadowood Realty Partners leasing team directly to schedule a site visit, discuss space configurations, or request a custom proposal.