

Creekside Shops

New Retail Centers For Lease

NWC I-20 & Future Gateway Dr (Cinema Dr) | Hudson Oaks, TX 76087



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Property Specifications

PROPOSED RETAIL STRIP:
NWC OF I-20 FRONTAGE RD
& FUTURE GATEWAY DR
(CINEMA DR) **±14,200 SF**

PROPOSED RETAIL STRIP:
SWC OF CINEMA DR &
FUTURE GATEWAY DR
(CINEMA DR) **±4,200 SF**

ZONING

**PD - Planned
Development
District**

RATE

Contact Broker

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About the Property

- Prime corner location at the NWC I-20 and Cinema Dr in Hudson Oaks
- Positioned within a growing retail corridor with strong traffic and visibility
- Planned for future retail/restaurant development in a high-demand trade area
- Excellent access and connectivity to surrounding residential and commercial growth
- Opportunity to establish a premier dining or retail destination in a rapidly expanding market

Join These Retailers

Walmart
SUPERCENTER

H-E-B

SPROUTS
FARMERS MARKET
FUTURE

COSTCO
WHOLESALE

HOME ZONE

urbanAir
ADVENTURE PARK

TexasBank

Chuy's

Cheddar's
SCRATCH KITCHEN

Starbucks

Chick-fil-A





West View



North View



Northwest View



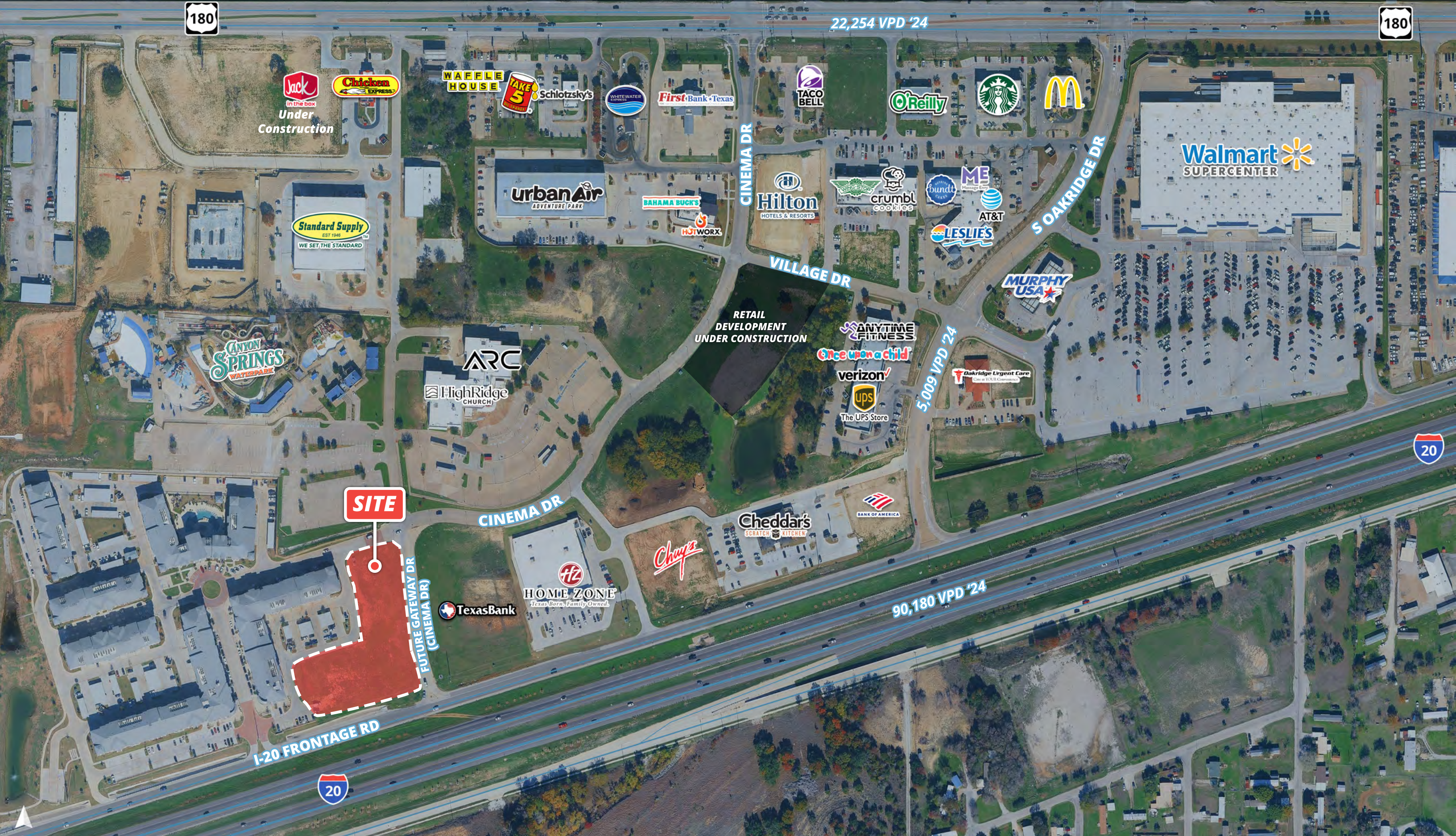
Northeast View

Hudson Oaks, TX



I-20 & Future Gateway Dr (Cinema Dr)

Hudson Oaks, TX



SITE

FUTURE GATEWAY DR
(CINEMA DR)

I-20 FRONTAGE RD

22,254 VPD '24

5,009 VPD '24

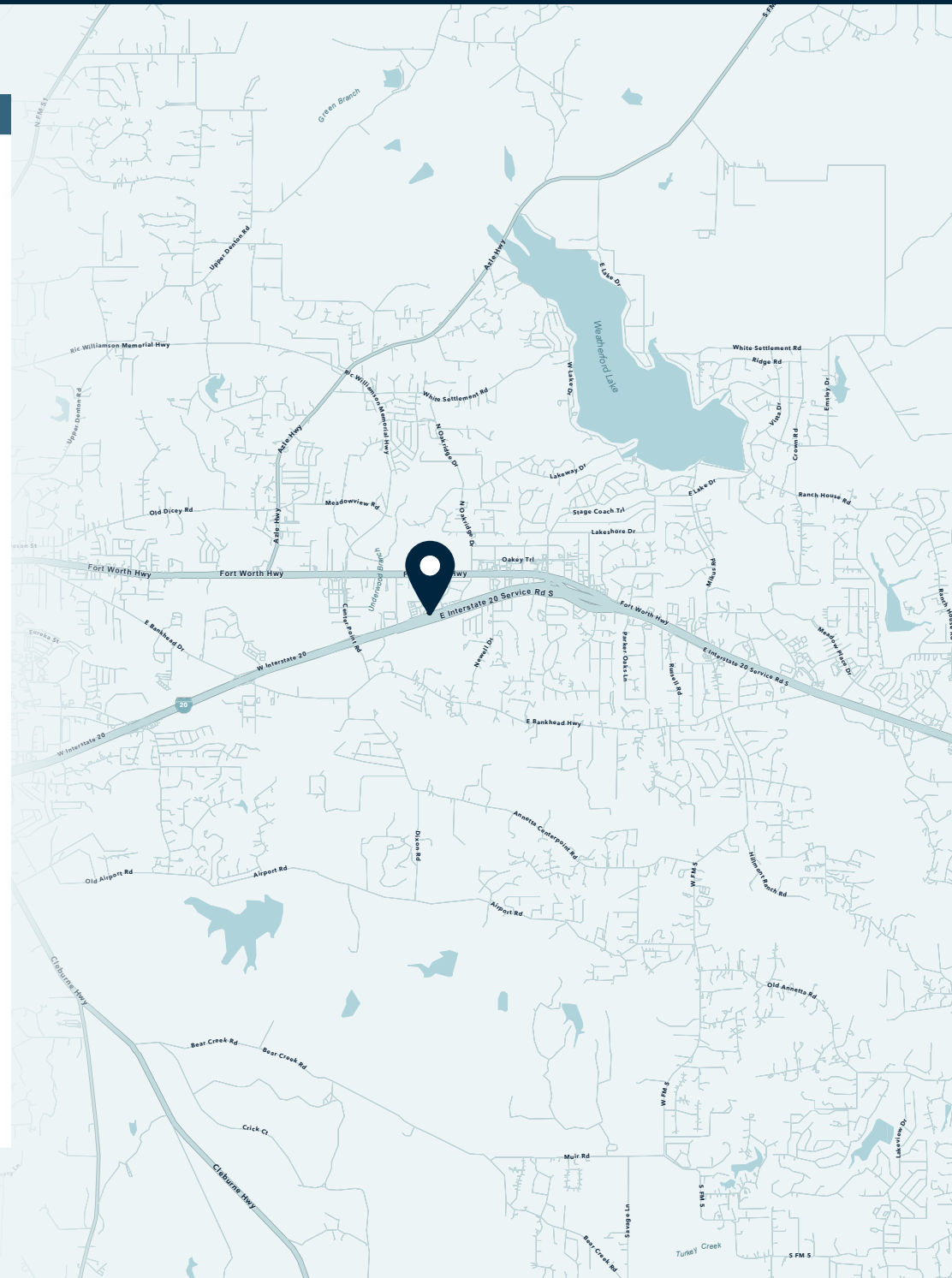
90,180 VPD '24

RETAIL
DEVELOPMENT
UNDER CONSTRUCTION



Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	2,396	20,360	43,531
2030 Projected Population	2,491	21,603	46,882
Proj. Annual Growth 2025 to 2030	0.78%	1.19%	1.49%
Daytime Population			
2025 Daytime Population	3,532	17,054	44,721
Workers	2,241	6,402	22,060
Residents	1,291	10,652	22,661
Income			
2025 Est. Average Household Income	\$122,936	\$129,587	\$114,549
2025 Est. Median Household Income	\$99,742	\$102,811	\$85,072
Households & Growth			
2025 Estimated Households	761	7,646	17,084
2030 Estimated Households	775	8,005	17,997
Proj. Annual Growth 2025 to 2030	0.37%	0.92%	1.05%
Race & Ethnicity			
2025 Est. White	78%	80%	80%
2025 Est. Black or African American	2%	2%	2%
2025 Est. Asian or Pacific Islander	1%	1%	1%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	19%	16%	16%
2025 Est. Hispanic (Any Race)	18%	15%	15%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Ring of 5 Miles

Key Facts

43,531

Total
Population

44.7K

Total Daytime
Population

1.49%

Population
Annual Growth
Rate

41.1

Median Age

\$85,072

Median
Household
Income

\$90.2K

Average
Disposable
Income

6,768

Population 12
Years & Younger

22.1K

Female
Population

Annual Household Spending



\$2,384

Apparel &
Services



\$222

Computers &
Hardware



\$3,998

Eating Out



\$7,233

Groceries



\$7,767

Health Care

Restaurants & Housing Growth



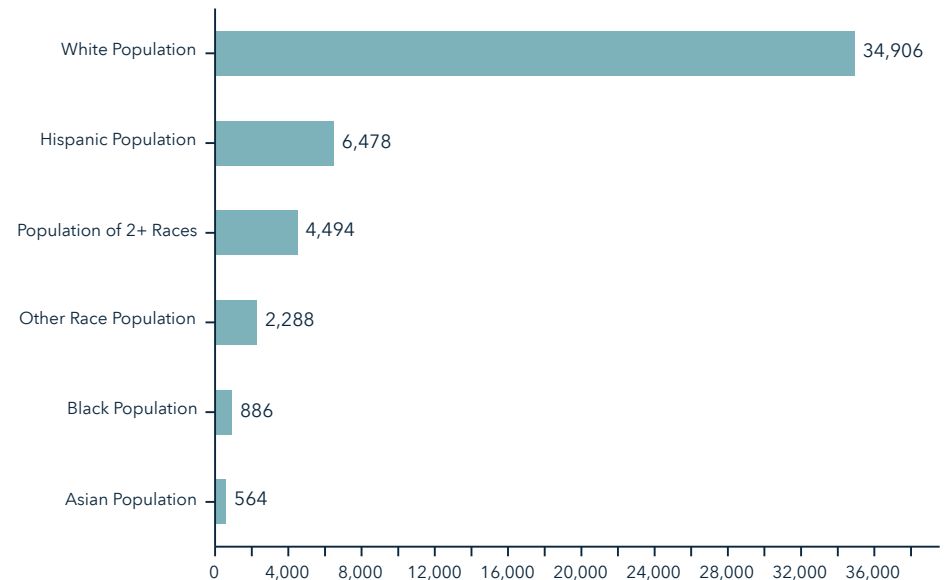
Total Businesses



Total Employees



HHUs/Year Built:
2020/Later





Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



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

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 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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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