



Neighborhood-Serving Retail Center

Howe, TX



FOR LEASE
DIRECT BY OWNER



OVERVIEW

Blue Spruce Market is a **12,400 SF Retail Strip Center** located in the commercial section of Ponderosa Point, in Howe, Texas, 2 miles south of the \$30B Texas Instruments expansion. **7-11** and **Taco Bell** are located in the same location. ~49,000 vehicles per day.

- Location:** US75 in Howe, TX
- Available Spaces:** 1,200 - 6,000 SF
- Zoning:** Retail / Commercial
- Parking:** Ample Surface Parking
- Delivery (Shell):** Estimated Q1-2027

TARGETED USES (NON-EXCLUSIVE)

- Fast Casual / QSR
- Coffee / Café
- Medical / Dental
- Salon / Personal Services
- Boutique Fitness
- Neighborhood Retail
- Professional Services

Tenant mix is being intentionally curated to protect co-tenancy and long-term sales performance.



Let's get on a quick call to discuss leasing!

CHAD CRUS - (469) 929-3978

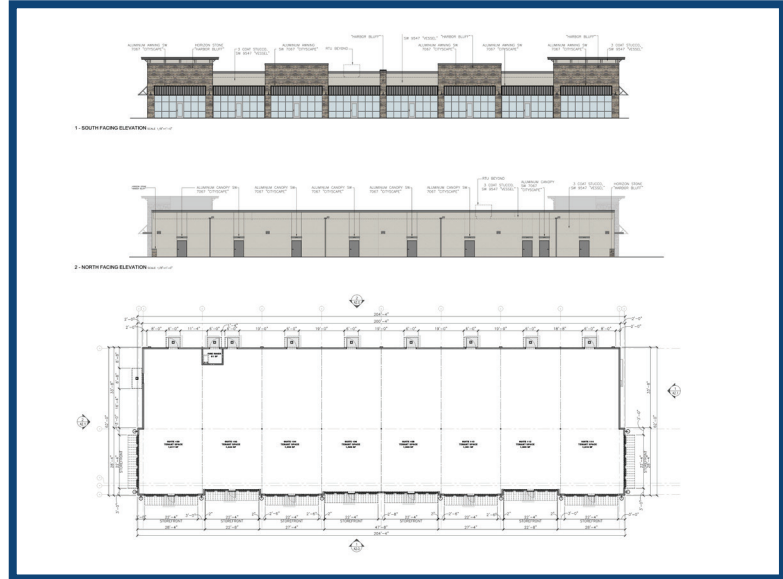


HIGHLIGHTS

- Surrounded by rapidly expanding residential rooftops
- Limited nearby neighborhood-scale retail
- Strong commuter and local traffic counts (49,000 VPD)
- Positioned to capture daily service and food demand
- Located adjacent to 7-Eleven.
- Across the street from Howe High School



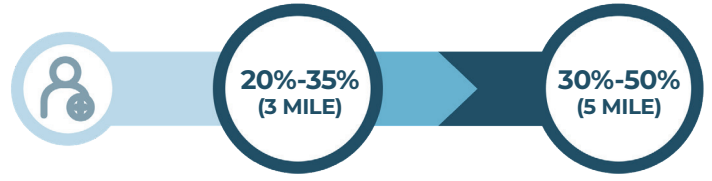
BLUE SPRUCE MARKET



TRADE AREA METRICS



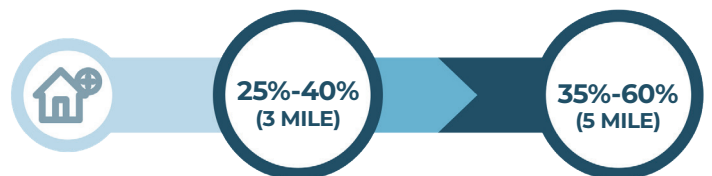
POPULATION



PROJECTED POPULATION GROWTH (2024 - 2029)



HOUSEHOLDS



PROJECTED HOUSEHOLD GROWTH (2024 - 2029)



TxDOT TRAFFIC COUNT: 49,000 VPD



\$90,000 - \$115,000 (3 MILE)
\$95,000 - \$125,000 (5 MILE)

MEDIAN HOUSEHOLD INCOME

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