



WEST LITTLE YORK SHOPPING CENTER

SEC OF W LITTLE YORK ROAD AND DEEP S DRIVE
19123 West Little York Road Katy TX 77449



AVAILABLE 1,000 - 5,000 SF

FOR LEASE

AVAILABLE SPACE
1,000 - 5,000 SF

RATE
Call for Pricing

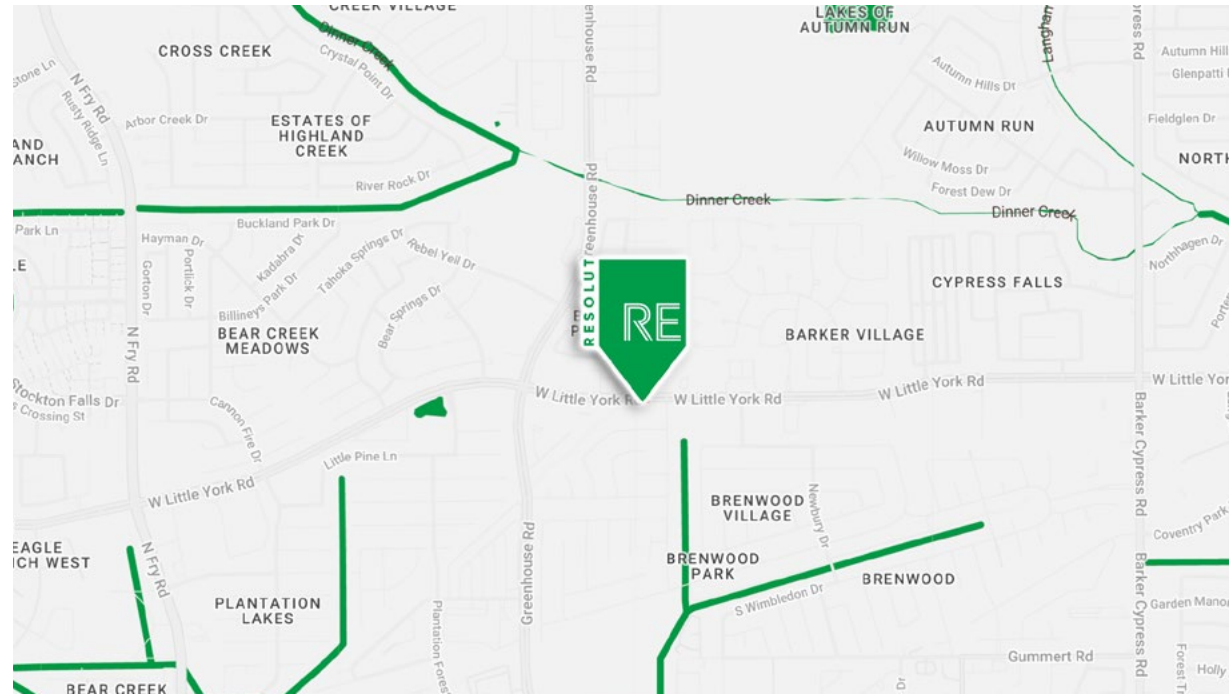
Mitch Bowers
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(281) 445-0033



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PROPERTY HIGHLIGHTS

- Prime Location in the heart of Bear Creek / Copperfield, one of Houston’s fastest-growing retail corridors
- New Construction & Modern Facilities delivering a highquality shopping experience
- Excellent Visibility & Accessibility along West Little York Road with strong traffic counts
- Robust Demographics with 169,332 residents and an average household income of \$111,600 within a 3-mile radius
- Strong Daytime Population of 59,153 supporting daily retail activity



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



171,005
POPULATION
3-MILE RADIUS



\$112,428.00
AVG HH INCOME
3-MILE RADIUS



59,359
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
W Little York Rd: 18,641 VPD
Barker Cypress Rd: 26,628 VPD
(SiteUSA 2025)

PROPERTY OVERVIEW

West Little York Shopping Center is a newly constructed multi-tenant retail asset located in Houston's Bear Creek /Copperfield trade area. The property offers modern facilities with shallow bay depths, offering wide store frontage. With excellent visibility along West Little York Road, the center benefits from strong traffic counts, accessibility, and adjacency to dense residential communities.

The property is strategically positioned to serve a rapidly expanding population base of over 169,000 residents within a 3-mile radius, with an average household income of \$111,600. Strong daytime population of over 59,000 further supports consistent retail activity from both local residents and nearby employment centers.

LOCATION OVERVIEW

Situated southeast of the intersection of West Little York Road and Deep S Drive, the site benefits from traffic volumes of 24,044 cars daily on West Little York Road and 20,781 cars daily on Greenhouse Road (Placer AI, 2023).

Surrounded by national retailers, dining, schools, and healthcare providers, the center is well positioned to capitalize on both residential and commuter traffic. The combination of high visibility, strong demographics, and regional connectivity makes West Little York Shopping Center a retail and service destination.

WEST LITTLE YORK SHOPPING CENTER HOUSTON, TX

**New Construction Retail in High-Growth Houston Corridor
Located at 19123 West Little York Road, Houston, TX 77449**



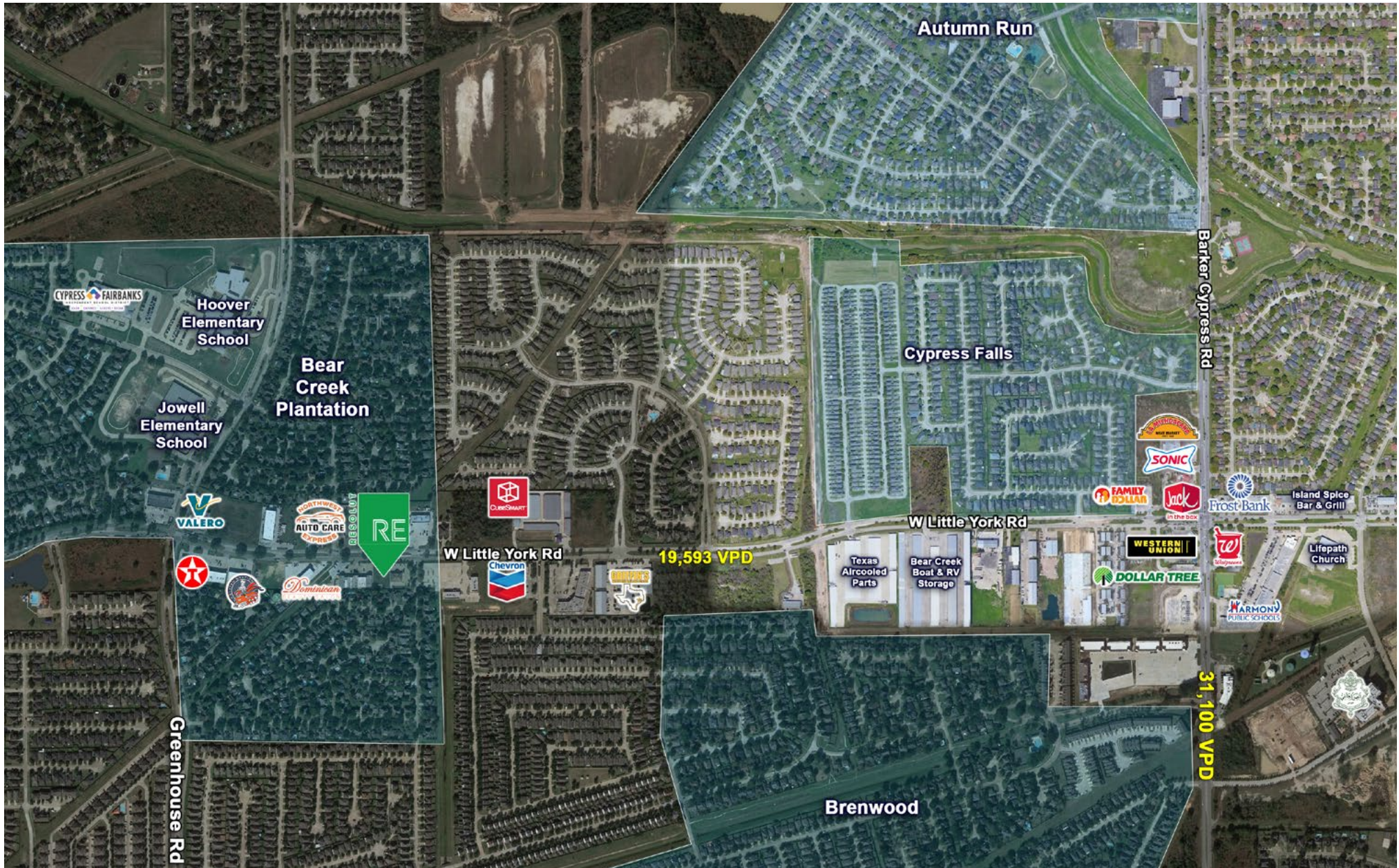
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Information About Brokerage Services

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 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. **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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Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov