



Retail/Professional Office Building | HWY 290 & FM 1960

Crossroads Plaza Phase III

Read King | 5850 San Felipe, Suite 490 | Houston, TX 77057 | T 713.782.9000

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COMMERCIAL REAL ESTATE



This project, ideally situated at the intersection of Highway 290 and FM 1960, offers convenient access from FM 1960 and visibility from Highway 290. Additionally, this project benefits from the strong cotenancy provided by the adjacent mixed use development, including such national credit tenants as Staples, Academy Sporting Goods, La Madeleine, Luby's, Johnny Carino's and Genghis Grill.

LEASING HIGHLIGHTS

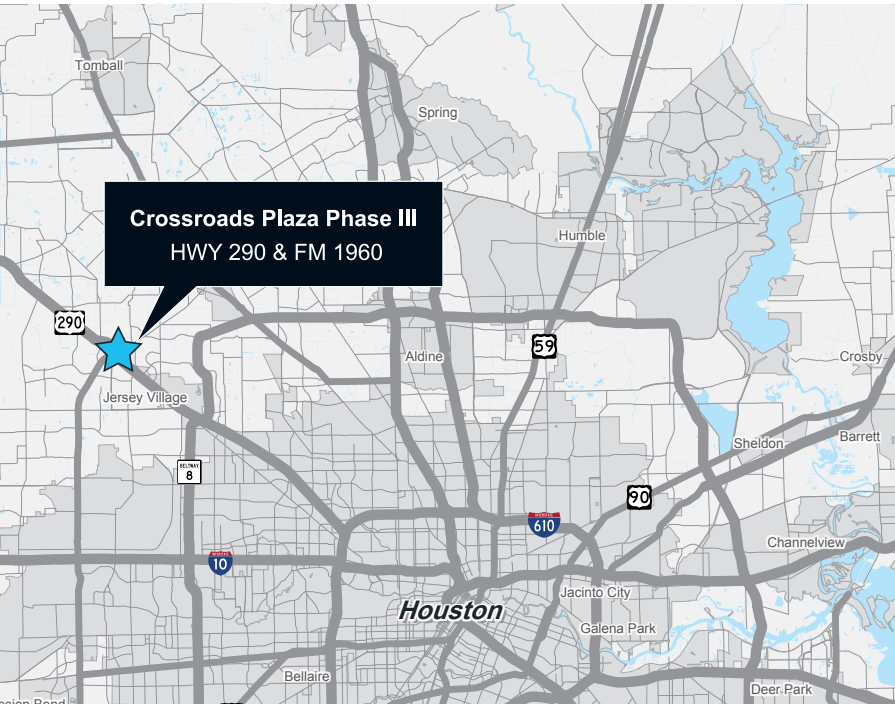
- Two story medical/office/retail building
- Excellent visibility from HWY 290 & access from FM 1960
- Signage available above tenant's space & on existing, multi-tenant pylon signs fronting Hwy 290 & FM 1960
- Strong restaurant intersection including: Chuy's, IHOP, Texas Roadhouse, Chipotle, Luby's, Genghis Grill, La Madeleine, Johnny Carino's, Goode Company and others.

DEMOGRAPHICS

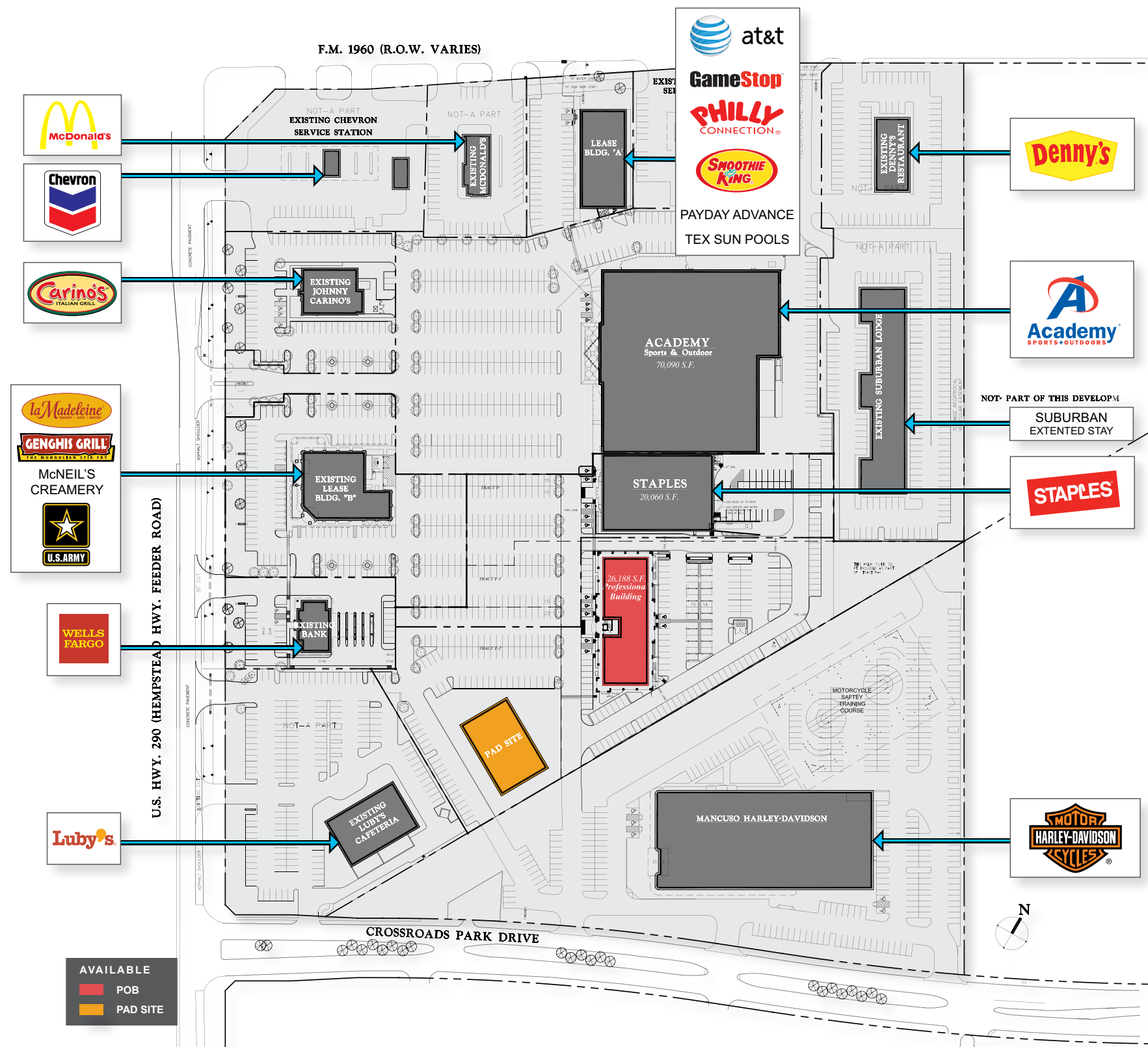
	3 mile	5 mile	7 mile
Active Population (2010)	115,864	286,656	450,319
Estimated Households	35,945	84,040	131,965
Est. Average HH Income	\$78,443	\$81,382	\$83,148
Total No of Employees	39,072	91,385	165,814

TRAFFIC COUNTS

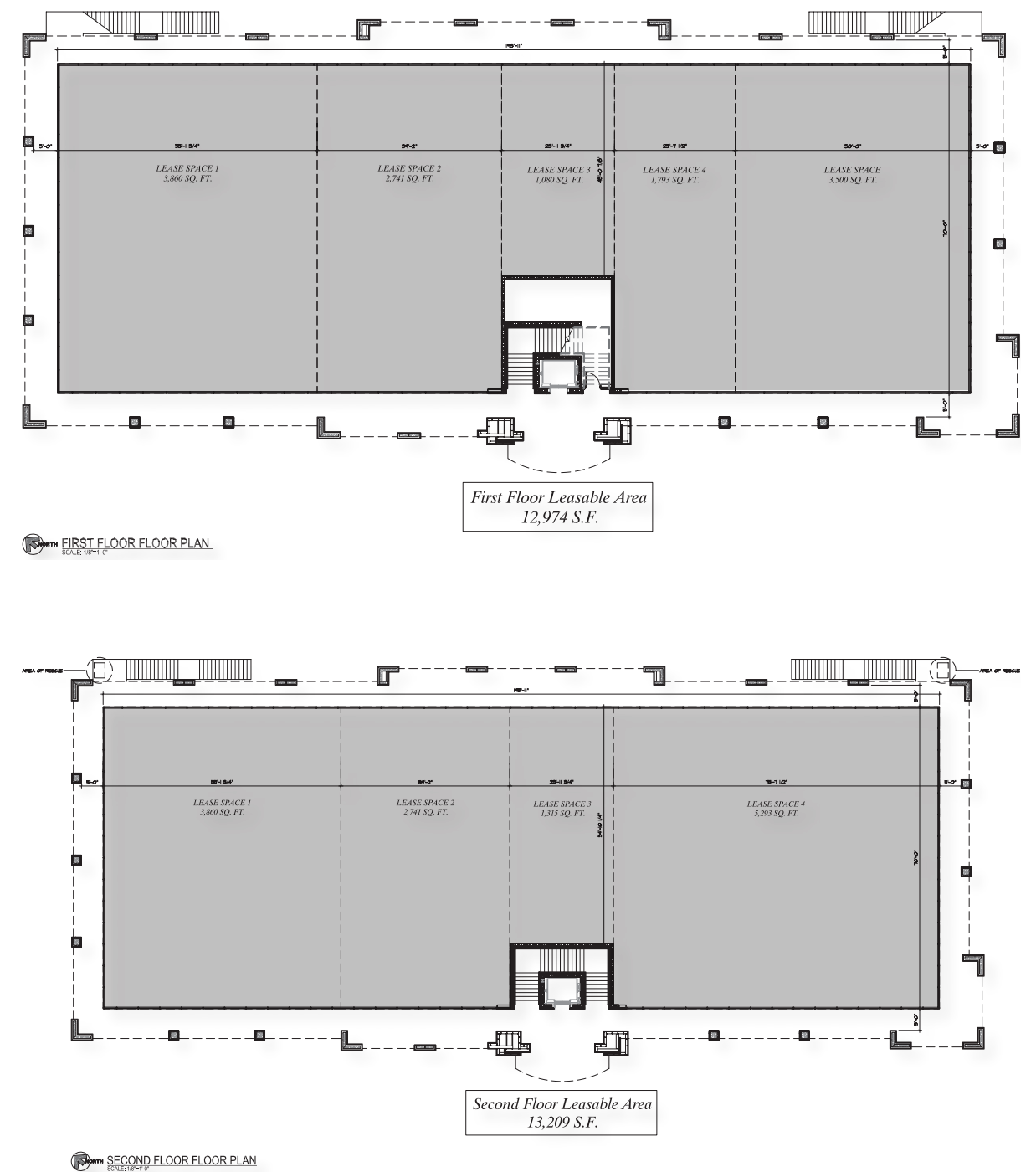
FM 1960 north of US 290	54,000 CPD
FM 1960 south of US 290	52,000 CPD
US 290 west of FM 1960	138,000 CPD
US 290 east of FM 1960	140,000 CPD



SITE PLAN



FLOOR PLANS





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