

# NORMANDY PLAZA

12620 WOODFOREST BLVD. HOUSTON, TX 77015



FOR LEASE | RETAIL



# PROPERTY HIGHLIGHTS

**PRIMARY USE**

**RETAIL**

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**AREA OF TOWN**

**EAST**

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**PROPERTY SIZE**

**44,399 SF**

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**AVAILABLE SPACE**

**5,755 SF**

- Suite 145: 2,700 SF
  - Suite 190: 1,400 SF
  - Suite 440: 1,655 SF
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**LEASE RATE**

**\$16.00/SF/YR + NNN\***

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**DATE AVAILABLE**

**IMMEDIATE**

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44,399 SF multi-tenant retail strip center with outparcel buildings in Kroger anchored center.

## FOR INFORMATION, CONTACT:

JEFF BENNETT

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**McALPINE  INTERESTS**

WWW.MCALPINEINTERESTS.COM

# PROPERTY OVERVIEW

- **Robust Property Size:** A neighborhood retail center totaling approximately 70,624 SF, situated on a ~6-acre site—offering plenty of room for customer flow and tenant expansion
- **Prime Grocery-Anchored Strip Center:** Anchored by a high-performing Kroger, complemented by in-demand co-tenants such as Texas Children’s Hospital, Rodeo Dental, WingStop, GNC, Cato, and Woodforest National Bank
- **Outstanding Parking Amenities:** Features an excellent parking ratio, ensuring convenient, high-capacity parking for shoppers and enhancing tenant performance and customer satisfaction
- **Exceptional Visibility & Accessibility:** Positioned prominently at the intersection of Woodforest Boulevard and Normandy Street, capturing strong vehicular and drive-by traffic with visibility from multiple directions
- Features multiple outparcel buildings that provide prime frontage and stand-alone visibility along Woodforest Boulevard



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# LOCATION HIGHLIGHTS

- **Regional Connectivity:** Nestled in Northeast Houston with seamless access to major thoroughfares (I-10, 610 Loop, East Sam Houston Tollway, US-90), supporting both local and regional shopper traffic.
- **High Traffic Intersection:** Positioned at a bustling intersection with solid vehicular count in both directions—attractive for tenant visibility and impulse stops.
- **Community Appeal:** Strong average household income in the immediate area enhances retail viability and long-term stability
- **Supporting Infrastructure:** Located in a vibrant retail corridor with well-established infrastructure, nearby amenities, and strong commuter flow—ideal for retail operations.



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# AVAILABLE SPACE

SUITE	AVAILABLE SPACE	RATE	DATE AVAILABLE
SUITE 145	2,700 SF	\$16.00/SF/YR + NNN	Immediate
SUITE 190	1,400 SF	\$16.00/SF/YR + NNN	Immediate
SUITE 440	1,655 SF	\$16.00/SF/YR + NNN	Immediate



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# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 Population	18,958	97,609	179,350
2030 Population	18,793	96,939	180,639

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 Total Households	6,890	31,460	56,768
2025 Average Household Size	2.75	3.08	3.14
2025 Owner Occupied Housing	2,837	16,439	33,399
2030 Owner Occupied Housing	2,981	17,314	35,494
2025 Renter Occupied Housing	4,053	15,021	23,369
2030 Renter Occupied Housing	3,973	14,519	22,696

TRAFFIC COUNTS	VEHICLES /DAY
Normandy St.	22,250
Woodforest Blvd.	19,090

## 2025 HOUSEHOLD INCOME

	1 MILE	3 MILE	5 MILE
\$0-\$24,999	829	4,965	9,275
\$25,000-49,999	1,877	7,581	12,797
\$50,000-99,999	2,496	10,831	19,430
\$100,000-199,999	1,418	6,702	12,807
\$200,000 or greater	271	1,390	2,459
Median HH Income	\$59,792	\$60,470	\$62,117
Average HH Income	\$75,875	\$77,636	\$78,648



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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 & A BROKER SHOULD BE IN WRITING & 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.

<u>Dapar, Inc. dba McAlpine Interests</u>	<u>313655</u>	<u>adam@mi-cre.com</u>	<u>281-973-4562</u>
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Designated Broker of Firm	License No.	Email	Phone

_____	_____	_____	_____
Licensed Supervisor of Sales Agent	License No.	Email	Phone

<u>Jeff Bennett</u>	<u>602095</u>	<u>jeff@mi-cre.com</u>	<u>281-312-0700</u>
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](http://www.trec.texas.gov)  
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