

Eldridge Lakes Town Center

MATTHEWS™

6370 N Eldridge Pkwy | Houston, TX 77041

Downtown Houston
±20 Miles



Space A, C, D

Space B, G, E



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Retail Leasing Opportunity

Leasing Brochure

Payton Torres

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Project Scope

±9,850 SF
Total Availability

1,400+ FT
Frontage

\$23.60/SF + Est. NNN
Average Asking Rent

Project Scope

Vacancies

6340 N Eldridge Pkwy

- 6340-B: \$20.00/SF + Est. NNN (2,500 SF)
- 6340-G: \$26.00/SF + Est. NNN (1,300 SF)
- 6340-E: \$26.00/SF + Est. NNN (1,400 SF)

6370 N Eldridge Pkwy

- 6370-A: \$23.50/SF (1,350 SF)
- 6370-C: \$25.00/SF (2,000 SF)
- 6370-D: \$23.50/SF (1,300 SF)

TI: Negotiable

Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	10,996	80,855	257,621
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	3,632	29,320	92,609
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$124,993	\$127,366	\$118,419

Investment Highlights

- **Grocery-Anchored Center** – These assets are anchored by a high foot-traffic Kroger Center, in the 88th percentile in the Nation on consumer visits (101,344 visits in the month of October 2025).
- **High visibility**, with over 1,400+ ft of frontage and ±28k cars a day at N Eldridge Pkwy and Little York.
- Median Household Income is **\$124k in a 1-mile radius** of the site.
- **Consumer Spending is \$1.1b** in a 3-mile radius of the site.





Fiest Elementary School
±880 Students

Academy
SPORTS+OUTDOORS
FOGO DE CHÃO

TARGET
Walmart Supercenter
THE HOME DEPOT

H-E-B



Cook Middle School
±1,378 Students

EoS **MOD** **WHATABURGER** **Wendy's**
CHASE
Chick-fil& **Auto Zone** **planet fitness**

TOYOTA **HYUNDAI**
MOTORSPORT

sam's club

Bang Elementary School
±958 Students

6

Labay Middle School
±1,110 Students

Cypress Ridge High
±2,891 Students

290

±185,700 VPD

HARBOR FREIGHT **WHATABURGER**
Chick-fil& **Starbucks**

SUBARU

PET SMART **ULTA** **BARNES & NOBLE** **Starbucks** **OUTBACK**
HomeGoods **BEST BUY** **FITNESS** **Tutti Frutti**
Office DEPOT **Jason's deli** **SUBWAY**

Jersey Village High
±3,188 Students

Spencer Rd ±30,600 VPD

THE HOME DEPOT **LOWE'S**

TXAPA
Texas Asphalt Pavement Association

COOLER DEPOT

wesco

Truitt Middle
±1,352 Students

Subject Property

SILVER EAGLE
HOUSTON

Lee Elementary School
±728 Students

TOSHIBA

8

±21,100 VPD

CVS
pharmacy

ZSPEC
FLOW CONTROL

H-E-B

Walmart Neighborhood Market **EoS**

Eldridge Pkwy ±28,000 VPD

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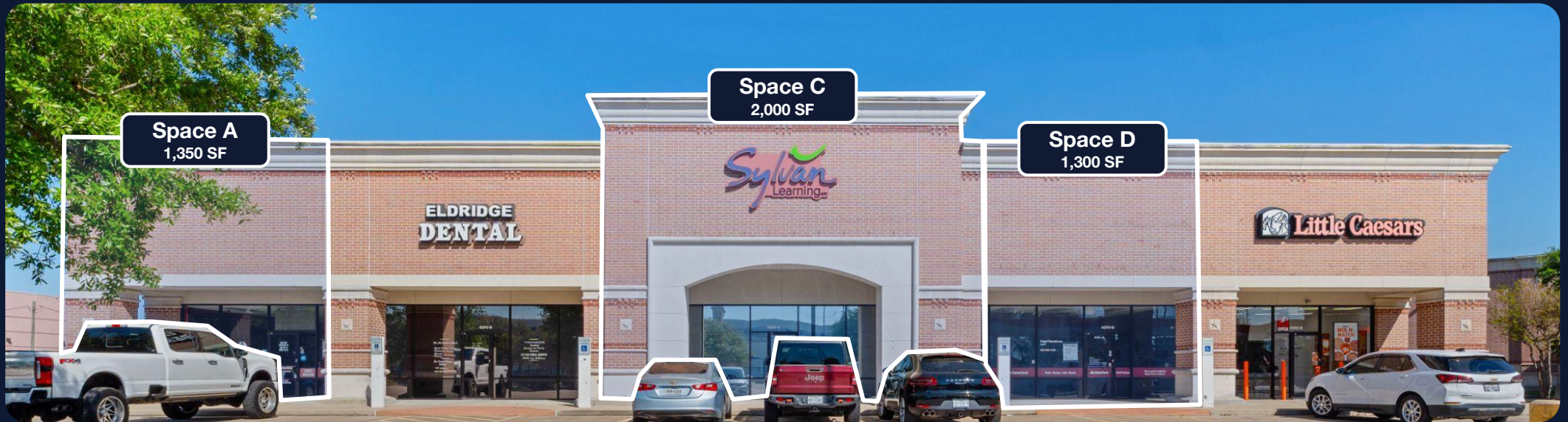
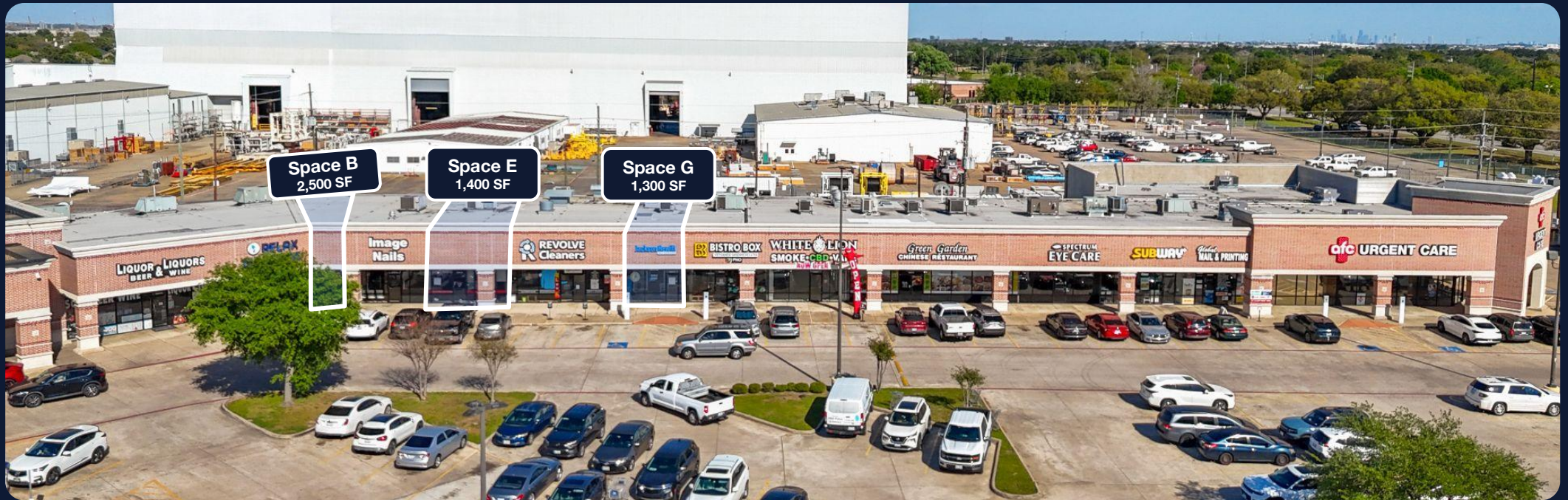
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Information About Brokerage Services

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

11-2-2015



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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

IABS 1-0

Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **6370 N Eldridge Pkwy, Houston, TX, 77041** ("Property"). It has been prepared by Matthews™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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Broker of Record

Patrick Graham

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 Firm Lic. No.: 9005919 (TX)