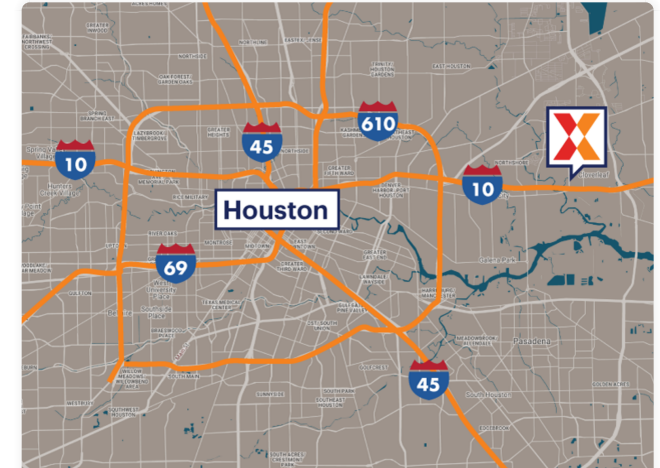


Northshore West

1122-1258 Uvalde Rd | Houston, TX 77015

Harris County | Houston-Pasadena-The Woodlands, TX | 141,918 Sq Ft

29.7725, -95.1877



Demographics	1 Mile	3 Miles	5 Miles
Population	10,027	89,128	180,648
Daytime Pop.	9,690	81,631	171,545
Households	2,868	27,856	55,443
Income	\$65,447	\$73,515	\$74,525

Source: Synergos Technologies, Inc. 2024

High visibility from 170K+ vehicles daily on I-10 and 28K+ vehicles daily on Uvalde Rd (Kalibrate 2025)

Surrounded by a dense population of 92K+ within a 3-mile radius, plus nearby Greens Port terminal (735 acre) and large industrial park South of I-10 on the Houston Ship Channel

Strong lineup of national brands including El Rancho, Dollar Tree, Five Below, Melrose and Starbucks

Part of a larger retail node with The Home Depot, Academy Sports + Outdoors & Sam's Club located on the South side of I-10

Located adjacent to the 350-bed HCA Houston Healthcare Southeast with 1.7K+ employees (HCA 2025)

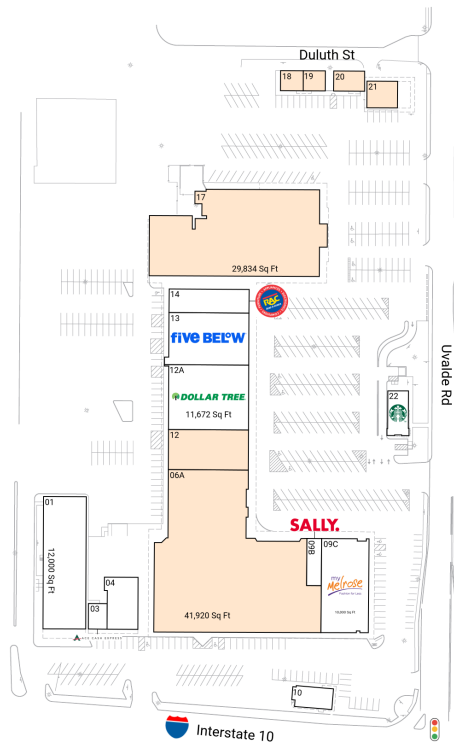


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Available Spaces

06A	41,920 Sq Ft	360°	19	961 Sq Ft
12	7,180 Sq Ft	360°	20	1,200 Sq Ft
17	29,834 Sq Ft	360°	21	1,836 Sq Ft
18	960 Sq Ft			

Current Tenants Space size listed in square feet

01	Kamada Plasma	12,000
03	ACE Cash Express	1,200
04	Fresa Smiles	3,600
09B	Sally Beauty Supply	1,600
09C	Melrose	10,000
10	Shipley Do-Nuts	2,000
12A	Dollar Tree	11,672
13	Five Below	9,360
14	Rent-A-Center	4,239
22	Starbucks	2,356

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.
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