

COPPERFIELD MARKETPLACE

16311 FM 529 RD HOUSTON, TX 77095



PROPERTY MAP

COPPERFIELD MARKETPLACE

WITHIN A
5 MILE RADIUS

341,812

TOTAL POPULATION

\$3.8B

TOTAL SPECIFIC
CONSUMER SPENDING

111,067

HOUSEHOLDS

\$112,219

AVG HOUSEHOLD
INCOME

SITE PLAN

1 MILLION
ANNUAL VISITS

SOURCE: PLACERA I

RANKED IN THE 64TH
PERCENTILE IN HTX & TX

CATEGORY: SHOPPING CENTERS

8.5 YEARS OF WEIGHTED
AVERAGE TENURE



WEST FACING AERIAL



COPPERFIELD MARKETPLACE

BEARCREEK VILLAGE
AVG. HOME VALUE: \$285,000+

SAN PALMAS
340 MULTIFAMILY UNITS

Marshall's
popshelf
CAVENDER'S
BOBBY CITY

COPPERWOOD VILLAGE
TARGET
OLD NAVY
Michael's
Bath & Body Works
CHIPOTE
MEXICAN GRILL

Walmart

COPPERFIELD VILLAGE
CAVA Total Wine & MORE
SPROUTS FARMERS MARKET five BELOW

THE HOME DEPOT

6 TEXAS 50,359 VPD

ENCLAVE AT COPPERFIELD
252 MULTIFAMILY UNITS

LOWE'S

529 (401.305 VPD)

THE CENTRE AT COPPERFIELD
BARNES & NOBLE BOOKSELLERS
HomeGoods
Office DEPOT
PETSMART
BEST BUY

INVESTMENT HIGHLIGHTS

**BEST IN CLASS
NATIONAL
TENANCY**

**STABLE IN PLACE
CASH FLOW WITH
8+ YEARS OF
TENURE**

**LOCATED IN
NW HOUSTON'S
MAJOR RETAIL
CORRIDOR**

**PREMIER ACCESS
AND VISIBILITY**

**EXPANSIVE
TRADE AREA IN
NW HOUSTON**

**EXCEPTIONAL
CYPRESS
POPULATION
GROWTH**



CONTACTS

INVESTMENT ADVISORS

Ryan West

Senior Managing Director
+1 713 852 3535
ryan.west@jll.com

John Indelli

Senior Director
+1 832 547 1970
john.indelli@jll.com

Zamar Salas

Senior Analyst
+1 832 264 2556
zamar.salas@jll.com

FINANCING ADVISOR

Michael King

Director
+1 713 852 3476
michaelf.king@jll.com



4200 Westheimer, Suite 1400 | Houston, Texas 77027
www.us.jll.com/capitalmarkets

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. 2026. Jones Lang LaSalle IP, Inc. All rights reserved.

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 111,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.