

STABLES TOWN CENTER

8765 SPRING CYPRESS ROAD, SPRING, TX 77379



THE OFFERING

Jones Lang LaSalle (“JLL”) is pleased to offer Stables Town Center (“The Property”), an exceptional 148,045-square-foot retail center anchored by Kroger and strategically located at the hard corner of Spring Cypress Road and Champion Forest Drive. Positioned just 2.5 miles from Highway 249 in the thriving Champions Forest submarket, this property serves as a cornerstone retail destination for Northwest Houston’s affluent communities.

Operating at 93% occupancy, the center draws more than 2.5 million visitors annually, leveraging superior visibility and accessibility within Northwest Houston’s most desirable residential areas. The Kroger anchor enjoys an optimal neighborhood position, providing essential services to the surrounding community. The property maintains a diversified tenant portfolio spanning grocery, dining, and service providers, with 8.2 years of average tenure.

Strong market fundamentals support the asset, including a 22% population increase since 2010 in the surrounding area. The investment offers attractive returns with a 5.0% five-year CAGR and opportunities to enhance the asset through strategic lease renewals and mark-to-market upside. Stables Town Center represents an outstanding opportunity to acquire a grocery-anchored retail property with significant growth potential in one of Northwest Houston’s premier growth corridors, delivering both stable income and substantial value creation prospects.

**SPRING CYPRESS
RD & CHAMPION
FOREST DR**

93%
LEASED

148,045
SQUARE FEET

2001
YEAR BUILT

6.6 YEAR
WALT



CORE EXECUTION TEAM

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

ANALYTICAL SUPPORT

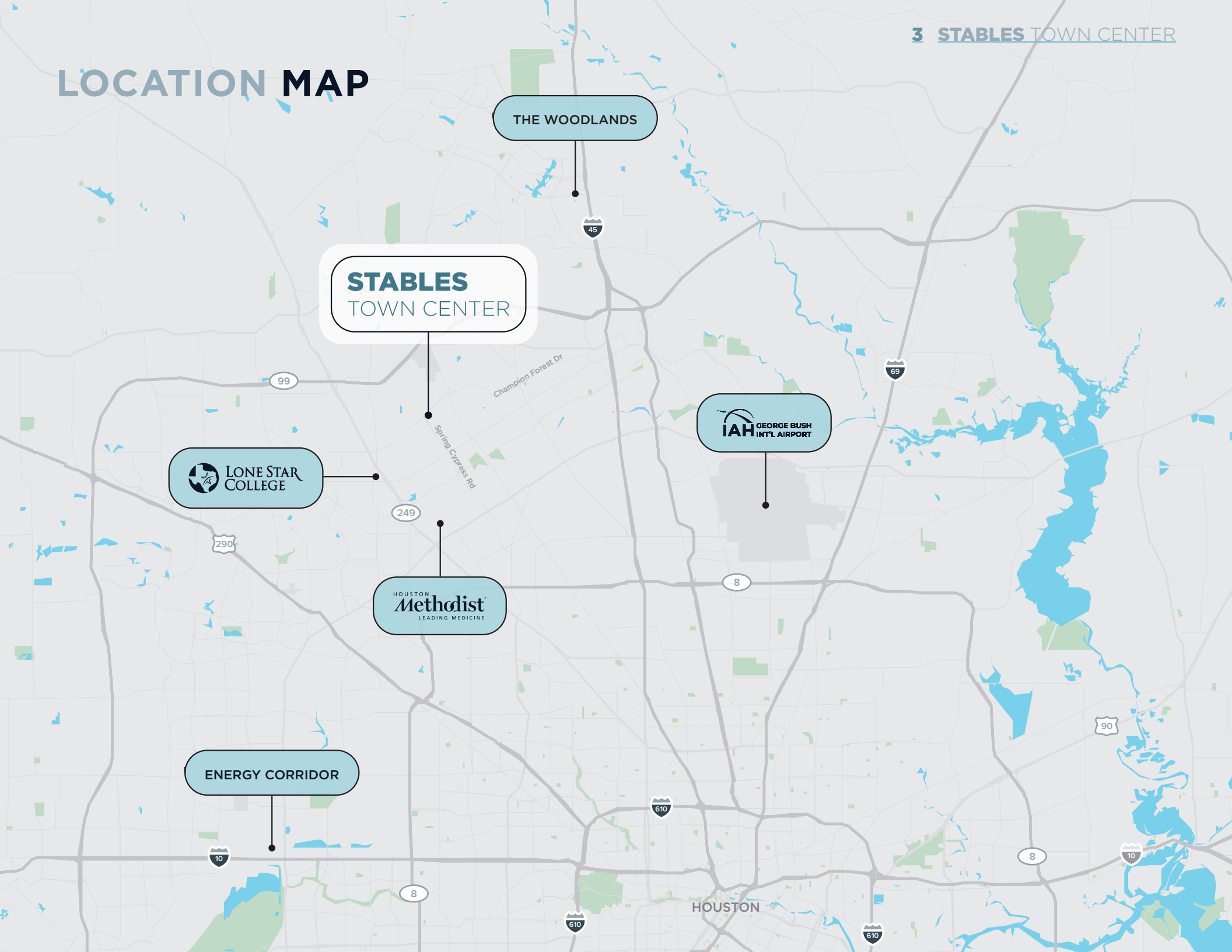
Clay Anderson
Associate
+1 713 243 3388
clay.anderson@jll.com

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

FINANCING ADVISOR

Michael King
Senior Director
+1 713 852 3476
michaelj.king@jll.com

LOCATION MAP



THE WOODLANDS

STABLES
TOWN CENTER

LONE STAR
COLLEGE

HOUSTON
Methodist
LEADING MEDICINE

ENERGY CORRIDOR

IAH
GEORGE BUSH
INT'L AIRPORT

SITE PLAN

● Available
● Leased



UNIT	TENANT	SF
1	Wendy's	2,910
2	Handel's Homemade Ice Cream	1,500
3	AVAILABLE	1,500
5	Pacific Dental Services	2,450
6	AVAILABLE	1,750
7	Glo Sun Spa	2,100
8	Message Envy	4,332
10	T Jins Sushi & Asian Fusion	2,698
11	The Joint	1,050
12	Woof Gang Bakery & Grooming	1,750
13	Vitality Hormones & IV Bar	2,800
14	AVAILABLE	2,170
15	AAA Texas	4,444
17	Prismatic Salon	1,400
18	AVAILABLE	1,500
19	Rico's Mexican Grill	4,693
20	Postal Annex	1,400
21	Stretch Zone	1,400
22	AVAILABLE	1,621
23	Subway	1,400
24	Pizza Hut	1,540
26	D Diamond Nail and Spa	1,102
27	Top Liquor	2,165
28	AVAILABLE	2,165
36	Chipotle Mexican Grill	2,467
37	Wingstop	1,540
38	Hotworx	2,162
39	Crumb Cookies	1,540
1B	Kroger	88,843



INVESTMENT HIGHLIGHT SUMMARY



ESTABLISHED
KROGER GROCERY
ANCHORED ASSET
WITH 6.6 YEARS OF
WALT

SUPERIOR
NEIGHBORHOOD
LOCATION
ALONG SPRING
CYPRESS RD

SIGNIFICANT VALUE
CREATION VIA
LEASE UP AND 7%+
MARK-TO-MARKET
OPPORTUNITY

ESTABLISHED
AND CURATED
MERCHANDISING
MIX WITH 88%
INTERNET
RESISTANT
TENANCY

AFFLUENT
SURROUNDING
DEMOGRAPHICS
(\$119K+ AVG.
HOUSEHOLD
INCOME)

LOCATED ALONG
SPRING CYPRESS RD
(46K+ VPD) HIGHLY
TRAFFICKED
THOROUGHFARE

SUPERIOR NEIGHBORHOOD LOCATION ALONG SPRING CYPRESS RD



SPRING
AVG. HOME VALUE: \$360,000

DAVID WAYNE HOOKS
MEMORIAL AIRPORT

KLEIN
AVG. HOME VALUE: \$484,600

Starbucks
Chick-fil-A
Great Clips

STABLES
TOWN CENTER

DOERRE INTERMEDIATE SCHOOL

CRUST PIZZA
goodwill
PET SUPPLIES PLUS
LENNYS GRILL & SUBS
McDonald's

Champion Forest Dr | 7,099 VPD

Spring Cypress Rd | 46,353 VPD

GLENNOCH FARMS
AVG. HOME VALUE: \$592,500

DQ
WELLS FARGO
OMG! BURGER
CVS

249
↓
LESS THAN 2.5 MILES

AFFLUENT SURROUNDING DEMOGRAPHICS



Stables Town Center is located within the Champion Forest submarket, nestled among upscale residential neighborhoods including Champions Forest, Lakewood Forest, and Cypresswood. The surrounding area exhibits robust economic characteristics, featuring an average household income of \$141,561 and serving more than 100,000 households within five miles. The market maintains steady population expansion alongside ongoing residential construction projects.



STRONG DEMOGRAPHICS

WITHIN 5-MILE RADIUS

109,305
HOUSEHOLDS

301,771
DAYTIME
POPULATION

21%
POPULATION
GROWTH SINCE
2010

\$501,300
AVERAGE HOME
VALUE

\$14.6B
ANNUAL
CONSUMER
SPENDING POWER

\$119,553
AVERAGE
HOUSEHOLD
INCOME

11,796
MULTIFAMILY
UNITS

22%
INCREASE IN
HOUSEHOLD
SINCE 2010

HOUSTON RETAIL OVERVIEW

Houston's retail market remains resilient despite lingering concerns of a softening economy and a subsequent pullback in consumer spending. As of 2025 year-end, the market's trailing 12-month total for retail space absorbed remains among the top two major metro areas in the U.S. as its growing population continues to bolster consumer spending. Increasing demand for space has been primarily driven by discount stores, quick-service restaurants, and fitness users.

INVENTORY AND CONSTRUCTION

A key driver behind Houston's tight retail market has been a disciplined construction pipeline. The number of construction starts fell to an all-time annual low in 2023 meaning the pipeline should be much lighter in the quarters ahead, further limiting the supply and pushing rent growth as a result of growing demand.

NET ABSORPTION

Aided by a slowdown in move-outs, pent-up demand and new store openings, Houston absorbed 3.3 million SF of space in the past 12 months, as of Q3 2025, primarily driven by newer properties delivered in the last five Yrs.

RENTAL RATES

Positive trends in leasing and absorption have driven average asking rents higher, and trailing 12-month growth stands at 3.2%, which compares to the national average of 3.1% and Houston's long-term average of 3.0%.

HOUSTON MSA

Inventory

- 32,623 Buildings
- 448M total square feet

Under Construction

- 3,125,561 square feet

Vacancy

- 21,651,422 total square feet
- 5.3% vacancy rate

Deliveries

- 2,800,000 square feet

Net Absorption

- 3,297,968 square feet*
- *Trailing 12-months

Rental Rates

- \$24.44/SF NNN average asking rent



JLL CONTACTS

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Ryan West

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4200 Westheimer, Suite 1400 | Houston, Texas 77027

www.us.jll.com/capitalmarkets

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