

# PARKWAY VILLAGE

1560 ELDRIDGE PKWY | HOUSTON, TX 77077

Perform Properties

## Property Details

**Owned GLA**    **Availability**  
138,472 SF    5 Suites | 9,611 SF

### Overview

- Anchored by well-performing Kroger and Walgreens
- Located in the Energy Corridor, surrounded by higher-than-average household incomes
- Energy Corridor tenants including BP, Shell, and ConocoPhillips office nearby
- Access from Briar Forest Dr and Eldridge Pkwy

## Tenant Mix



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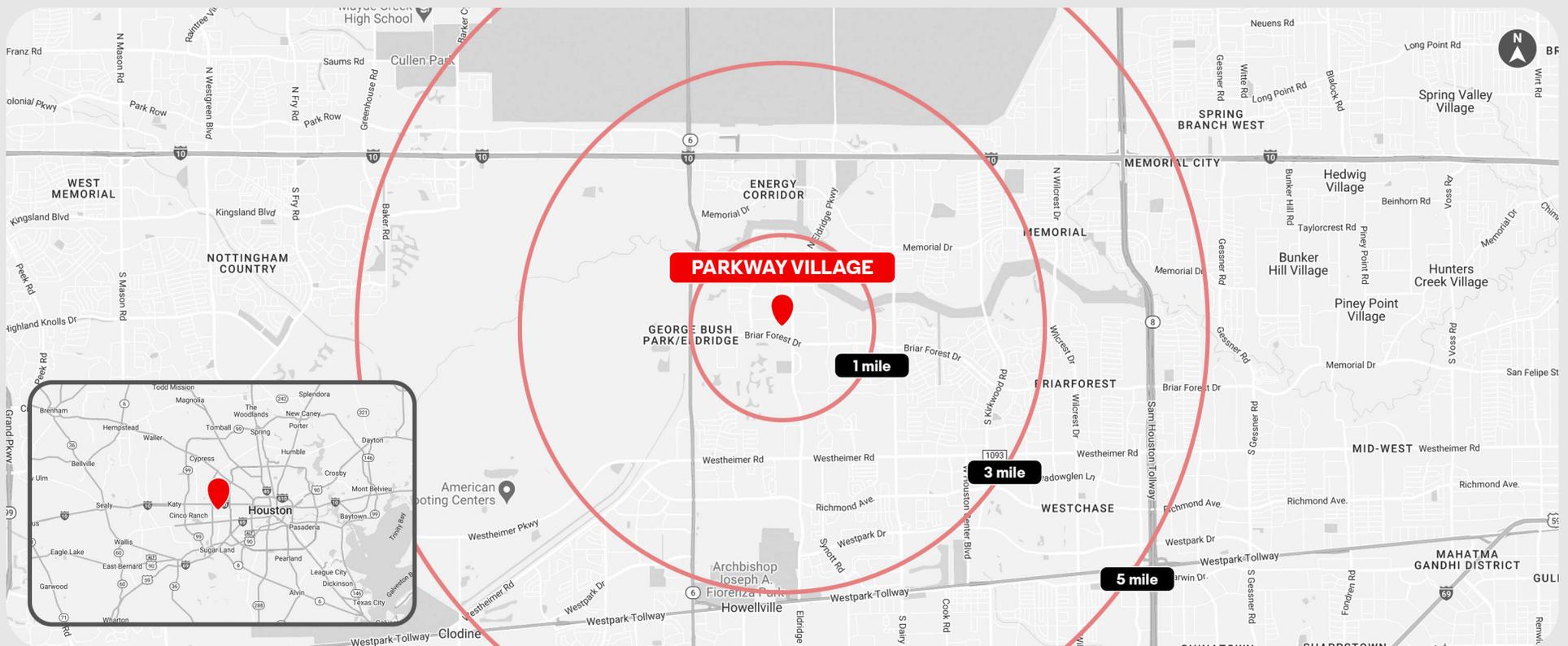
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## Demographics

Source: Advan, 2024.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	26,944	23,584	12,448	\$133,147	\$96,662
3 MILES	118,837	138,862	52,249	\$107,677	\$83,064
5 MILES	300,040	354,647	117,708	\$102,559	\$77,866



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Updated January 2026

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## Market Aerial

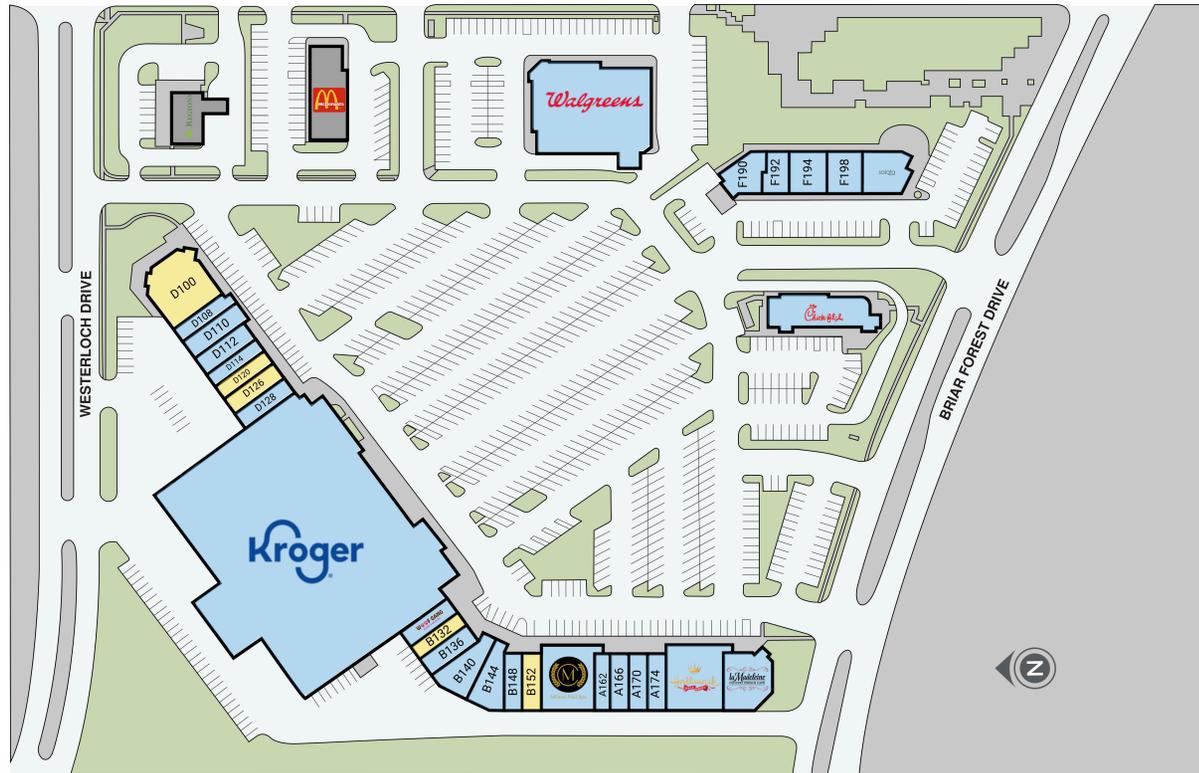


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## Site Plan



Suite	Tenant	GLA (SF)
D100	AVAILABLE	4,209
D126	AVAILABLE	1,400
D120	AVAILABLE	1,400
B152	AVAILABLE	1,400
B132	AVAILABLE	1,202
C100	KROGER	63,373
E100	WALGREENS	13,905
A160	MILANO NAILS	4,646
OP	CHICK-FIL-A	4,390
A180	TRUDY'S HALLMARK	4,309
A190	LA MADELEINE	4,286
F198	MASSAGE HEIGHTS BODY & FACE	2,925
D114	HOUSTON ORTHODONTIC SPECIALIST	2,732
F200	SALATA	2,664
B140	LIQUOR MART	2,245
B144	PARKWAY FAMILY CHIROPRACTIC	2,220
F190	LIFELINE URGENT CARE	2,114
D112	JADE BAMBOO	1,993
B136	WESTSIDE EYE CARE	1,768
A170	SMILE IMAGE DENTISTS	1,575
B148	BEEM LIGHT SAUNA	1,435
D128	COST CUTTERS	1,400
D108	STATE FARM INSURANCE	1,400
B130	WOOF GANG BAKERY & GROOMING	1,400
A166	MANGALA CLEANERS	1,400
A162	KOZYBEAR BUBBLE TEA HOUSE	1,400
A174	V'S BARBERSHOP	1,387
F192	TERIYAKI MADNESS	1,375
D110	PARCEL PLUS	1,306
F194	MATHNASIUM	1,200
KFUEL	KROGER	173

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## Get in Touch with Us

### Leasing

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### Pop-up & Short-term Leasing

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