SPRING SHADOWS

10243 KEMPWOOD DR | HOUSTON, TX 77080

Perform Properties

Property Details

Owned GLA
106,967 SF

Availability
1 Suite | 1,226 SF

Overview

- Anchored by high-performing HEB with very strong historical occupancy, with an average occupancy of 98.8% over the last 10 years.
- Located at the bustling intersection of Gessner Road (29,649 VPD) and Kempwood Road (11,341 VPD).
- Center offers a total of seven entry points, three from Kempwood Road and four from Gessner Road, making it easily reachable for shoppers from all directions.

Tenant Mix

CHASE · H-E-B · CATO · KFC · T-Mobile

For more information, contact: Catie Whorton | 713-804-8705 | cwhorton@performproperties.com

Updated August 2026

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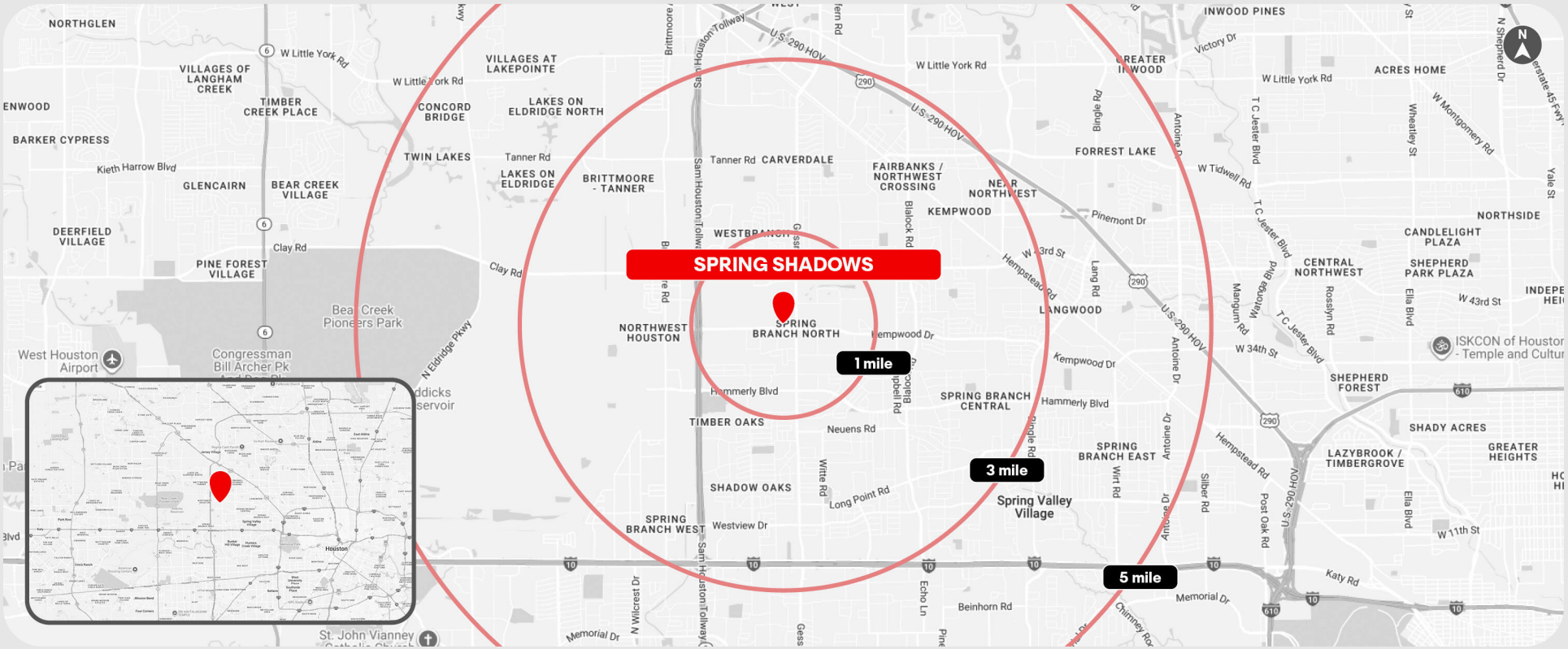
Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	18,560	17,257	7,307	$126,810	$103,158
3-MILE RADIUS	114,807	126,470	42,678	$116,638	$86,972
5-MILE RADIUS	287,813	344,834	107,209	$152,235	$100,695



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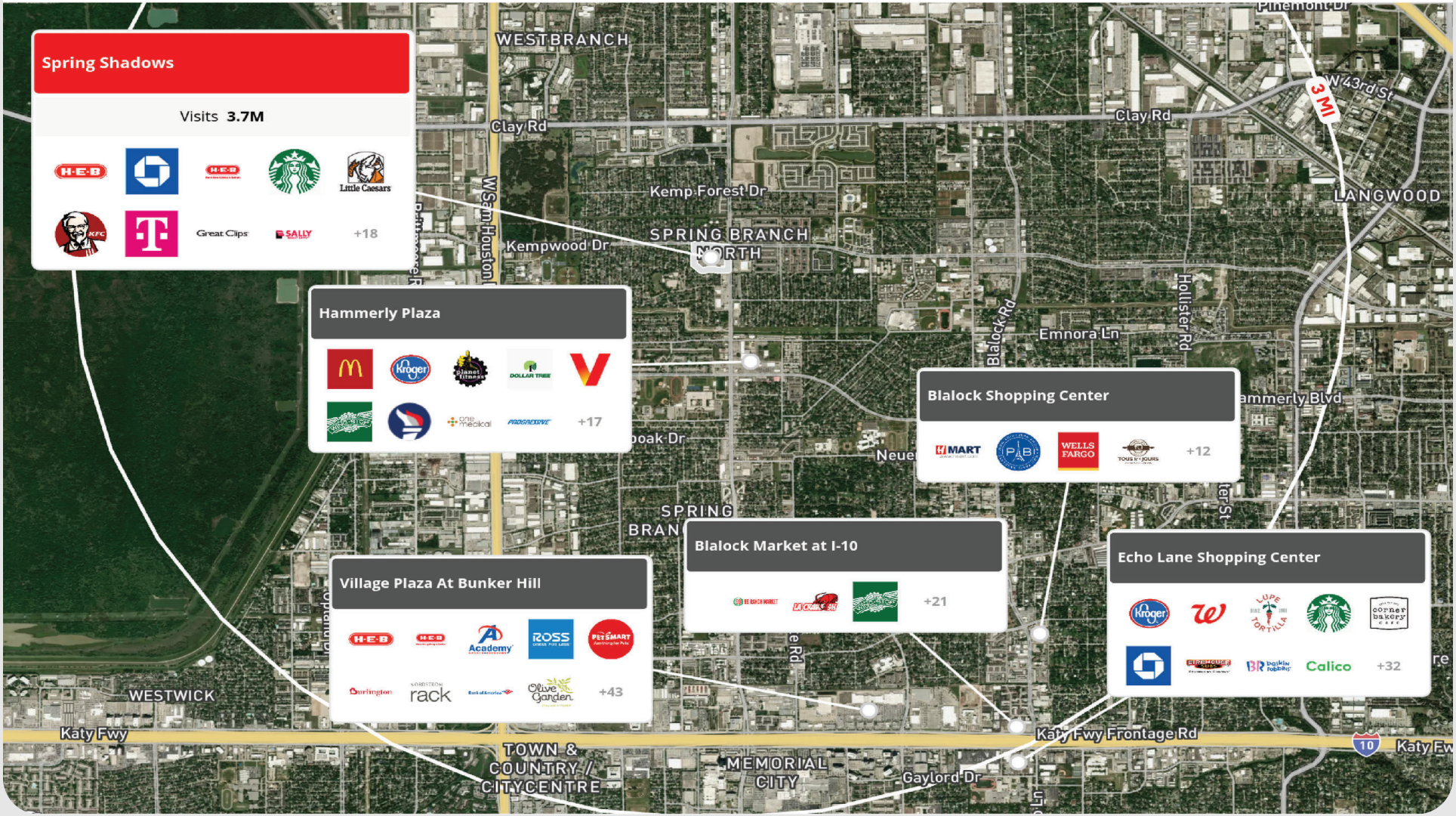
Market Aerial



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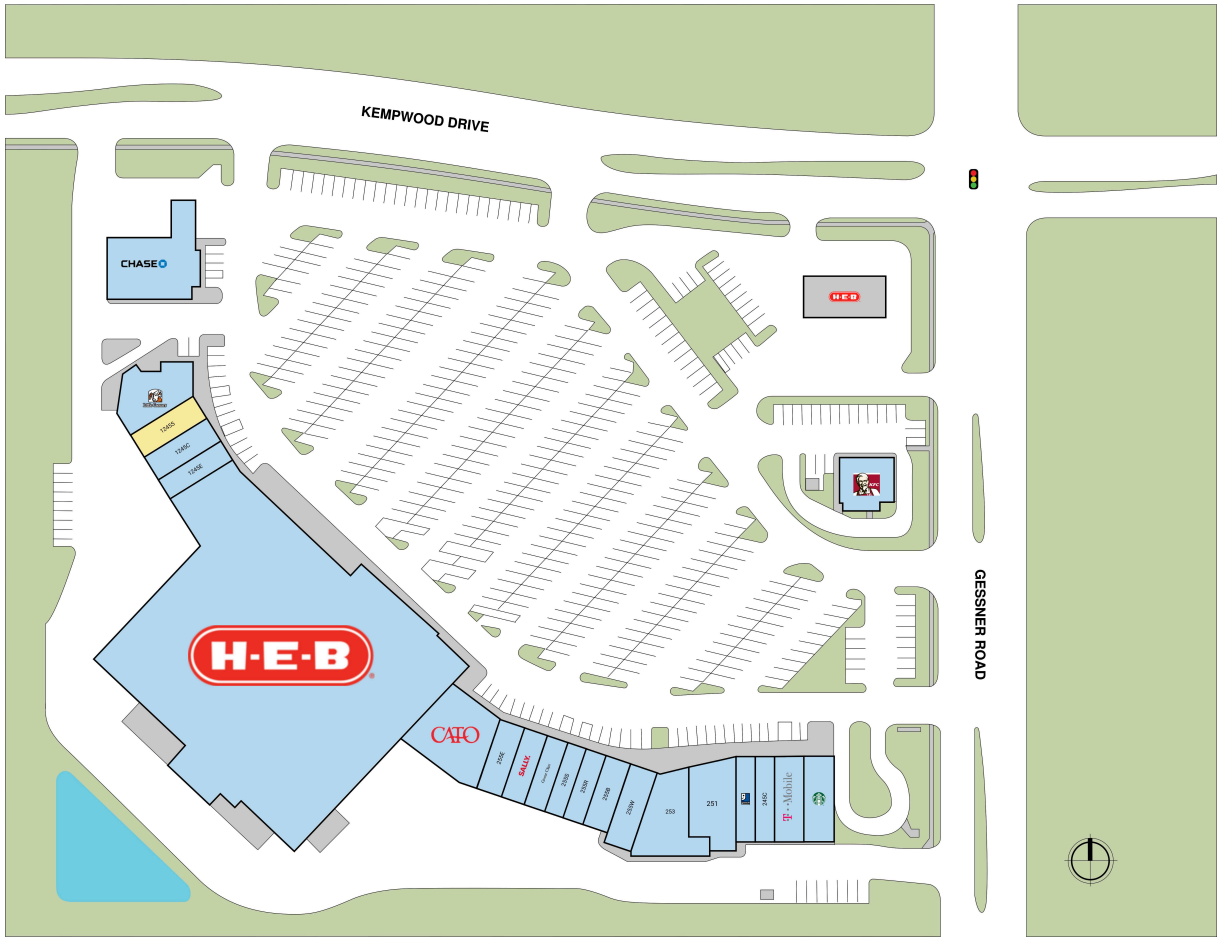
Site Plan



Suite	Tenant	GLA (SF)
1245S	AVAILABLE	1,226
1251	H-E-B	65,161
1243	CHASE BANK	5,000
255A	CATO	4,200
253	THAIJIN	3,951
PAD	KENTUCKY FRIED CHICKEN	3,000
251	EVAN NAILS	2,634
245A	STARBUCKS	2,060
245B	T-MOBILE	2,000
255W	VILLAGE LIQUOR	1,883
2747	GOODWILL	1,718
1245Z	LITTLE CAESAR'S	1,700
245C	VISIBLE EYE CARE	1,694
1245C	AMIGO DENTAL	1,500
255E	SPRING SHADOWS FOOT SPA	1,500
255C	SALLY BEAUTY SUPPLY	1,500
255B	VAPE N MORE	1,440
255R	HEALTHY FIX NUTRITION	1,212
1245E	POSTAL PLUS	1,200
255I	GREAT CLIPS	1,200
255S	CLINICIA HISPANA GENESIS	1,188

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Get in Touch with Us

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