

# FORESTWOOD

15802 CHAMPION FOREST DR | SPRING, TX 77379

Perform Properties

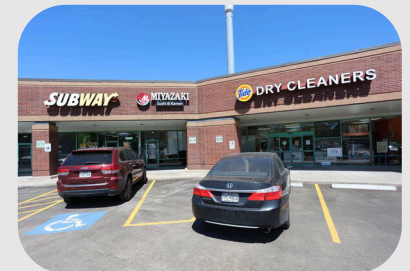
## Property Details

**Owned GLA** 89,578 SF  
**Availability** 3 Suites | 4,990 SF

### Overview

- Anchored by high-performing Kroger, which accounts for 59% of total property revenue
- Strategically positioned at the intersection of Champions Forest Drive (16,346 VPD) and Cypresswood Drive (19,883 VPD)
- Boasts an excellent combination of density and affluence in the immediate trade area with a population of 112,031 within a 3-mile radius

## Tenant Mix



# FORESTWOOD

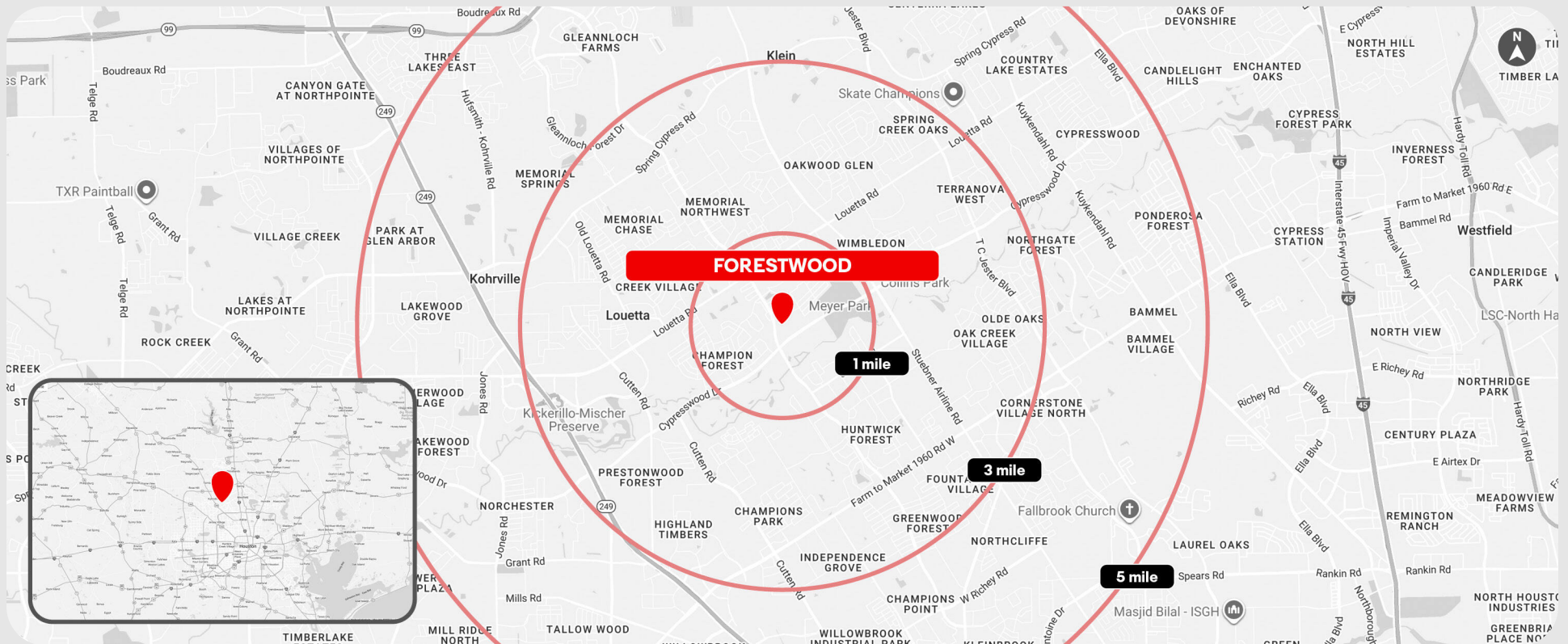
15802 CHAMPION FOREST DR | SPRING, TX 77379

Perform Properties

## Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	10,442	15,549	3,978	\$179,968	\$140,651
3-MILE RADIUS	112,031	97,394	42,790	\$124,925	\$101,628
5-MILE RADIUS	305,860	253,709	107,897	\$118,570	\$98,735

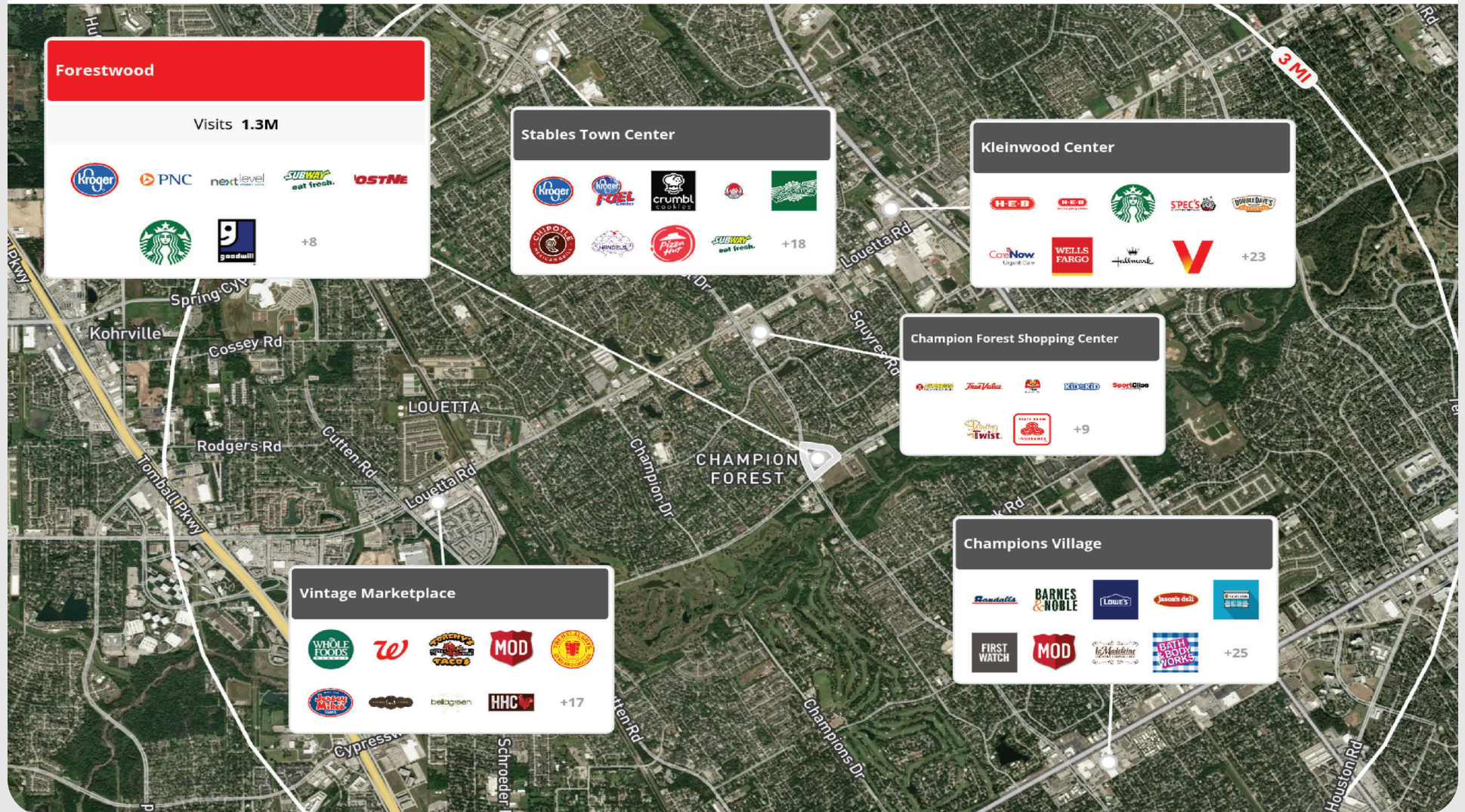


# FORESTWOOD

15802 CHAMPION FOREST DR | SPRING, TX 77379

Perform Properties

## Market Aerial

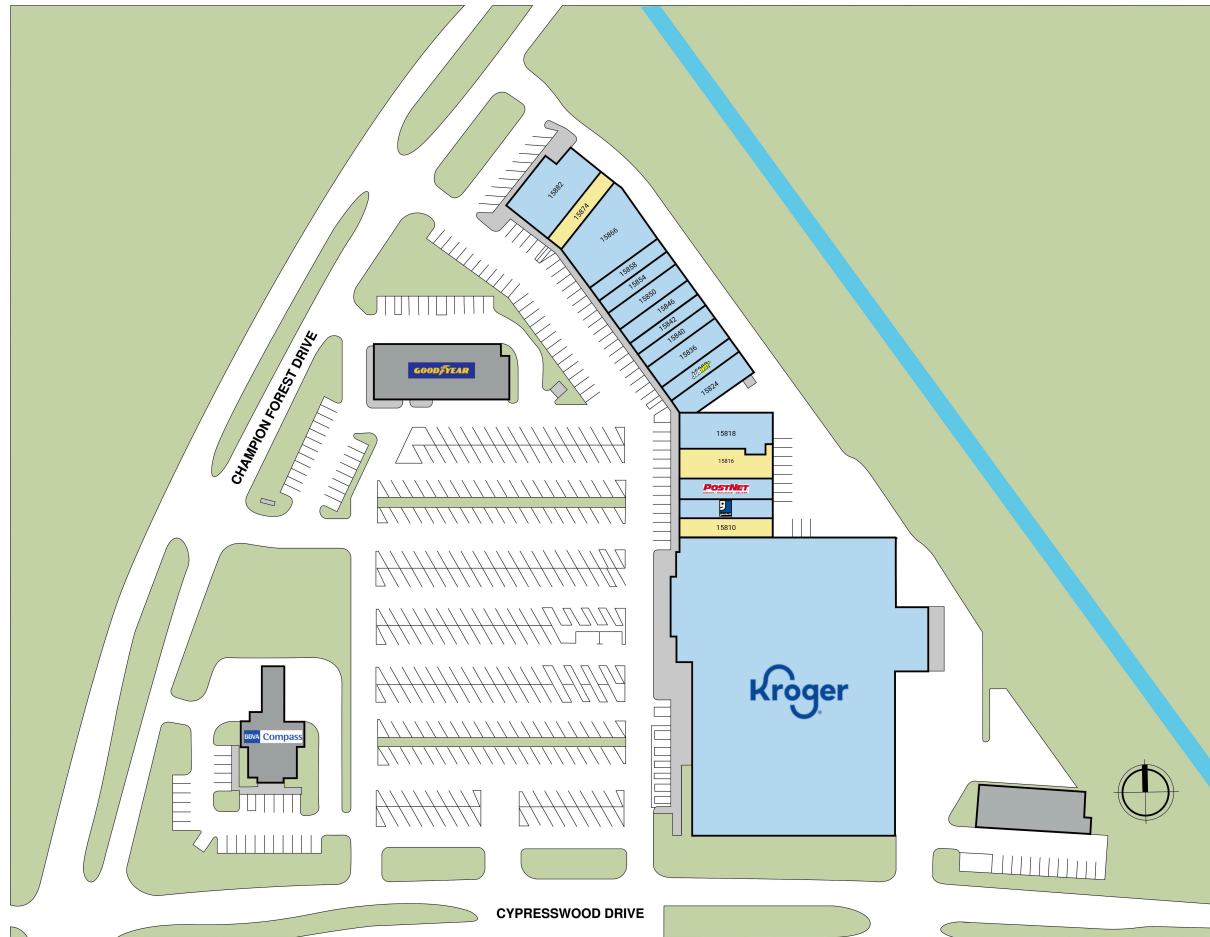


# FORESTWOOD

15802 CHAMPION FOREST DR | SPRING, TX 77379

Perform Properties

## Site Plan



Suite	Tenant	GLA (SF)
15816	AVAILABLE	2,340
15810	AVAILABLE	1,600
15874	AVAILABLE	1,050
15802	KROGER	60,114
RE A	AUTO SERVICES	10,000
15866	GLOBAL REALTY AND MANAGEMENT	4,236
15882	NEXT LEVEL URGENT CARE	2,940
15818	TIDE DRY CLEANERS	2,860
15836	EVERGREEN DENTAL PRACTICE	1,750
15824	MIYAZAKI SUSHI & RAMEN	1,750
15814	POSTNET	1,600
15812	GOODWILL	1,600
15850	WATER TREE	1,200
15846	THE TUTORING CENTER	1,169
15842	FOOT SPA	1,169
15858	LUXURY AND BEAUTY NAILS	1,050
15854	FOREST CHAMPION LIQUOR	1,050
15840	BROYLES JEWELRY	1,050
15830	SUBWAY	1,050

# FORESTWOOD

15802 CHAMPION FOREST DR | SPRING, TX 77379

Perform Properties

## Get in Touch with Us

### Leasing

Catie Whorton  
**281-215-9184**  
[cwhorton@performproperties.com](mailto:cwhorton@performproperties.com)

### Pop-up & Short-term Leasing

Specialty Leasing Team  
**281-400-7940**  
[specialtyleasing@performproperties.com](mailto:specialtyleasing@performproperties.com)

### Property Management

Valerie Campos  
**713-260-0220**  
[VCampos@performproperties.com](mailto:VCampos@performproperties.com)



*This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon or any part thereof, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.*

Learn more about Forestwood at [performproperties.com/property/forestwood](https://performproperties.com/property/forestwood)

