Lake Country Plaza
PAD Site Available

5304 FM 1960
Atascocita, TX

DOGWOOD
COMMERCIAL



Lake Country Plaza has a ±0.3-acre pad site available in one of northeast Houston's fastest-growing trade areas. The site sits within a 134,591 SF daily-needs center along a high-traffic corridor, so a new user gets strong visibility, easy access and the steady traffic of an established neighborhood retail destination from day one.

Location was previously a restaurant site, so much of the groundwork is already done. That means less time and lower costs from lease signing to opening day.

- ±0.3 ACRES
- SEPARATE ADDRESS
- UTILITIES IN PLACE
- ENTITLEMENT WORK COMPLETE
- FOUNDATION IN PLACE
- AMPLE PARKING

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population (2025)	12,780	84,344	183,432
Proj. Population (2030)	13,433	90,107	196,654
Households	4,241	27,655	62,730
Average HH Income	$110,570	$136,496	$129,851
Median Age	36.6	36.4	36.8

TRAFFIC INFO (2025)

FM 1960 RD E: 45,793 VPD
Timber Forest Dr: 13,724 VPD

Harris County Unincorporated Community

NO ZONING RESTRICTIONS

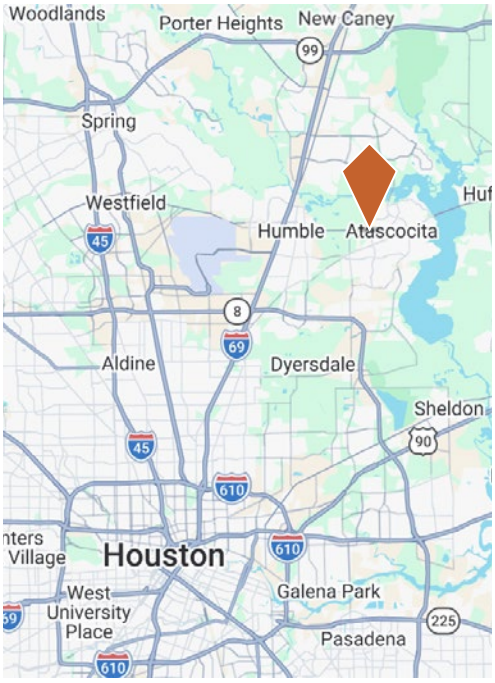
LEASING

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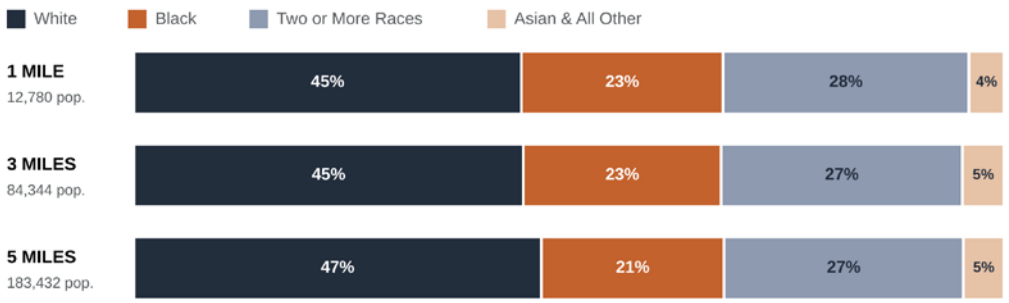
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POPULATION BY RACE



SHOPPING CENTER TENANT LIST

Skero's Furniture
Atascocita Dance
Armed Sports
Dollar General
Beauty Salon
Taste of Korea
Subway
Juergen's Gymnastics
Enterprise Rent-A-Car
Baan Thai Cuisine
Thai Massage
Rise Wrestling & MMA
Kanga's Indoor Playcenter
Learning Center
Paradise Fish & Pets
DIY Shirts
Lovely Nails
Elite MMA
Maidpro
JLA Realty
Loven Bakery
Q Dental
Angel Care Family Clinic
Gelato Bliss
Hacienda Toro Rojo Mexican
Top Shelf Barber Studio

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