

Eldridge Crossing

Date Last Update 11/10/25
Leasing Manager Chad Moss

04-01-25 TXDOT Roadway
Improvements are complete

Leasing Update											* = in negotiation	
Tenant	Tenant Contact	Sq. Ft.	Current Expiration	New/Proposed Expiration	Rent / Sq. Ft.	Term	RCD	Tenant Allowance	Last Contact	Status	Comments	
Sally Beauty	Samantha Bryant	1,500			\$24.15/SF 1 yr \$24.65/SF 2 yr \$24.65/SF 3 yr \$25.15/SF 4 yr \$25.15/SF 5 yr	5	NONE				1-14-25 Amendment Final Fully Executed	
Nail Salon - Lana Mach	Lana Mach	5,500			\$26 SF with 2% bumps each year period - first two month Base rent abated, but Tenant pays NNN Expenses	10		\$ 37.00 SF			10-31-25 Working with Pretty Nails salon to either relocate or sell their business - 08-29-25 Finalized LOI - Inline space Combining 2500 + 3000 SF next to Sallys Beauty - Need to obtain buyout of existing 1500 SF Pretty Nail Salon - Negotiating LOI	
Nail Salon	Tommy Nguyen	6,300			\$17.00/SF 1 yr \$18.00/SF 2 yr \$19.00/SF 3 yr \$20.00/SF 4 yr \$21.00/SF 5 yr \$22.00/SF 6 yr \$23.00/SF 7 yr \$24.00/SF 8 yr \$25.00/SF 9 yr \$26.00/SF 10 yr	10		\$ 49.00 SF			No Progress - Negotiating Lease - Need to obtain buyout of existing 1500 SF Pretty Nail Salon	

Liquor Mart	Anil Vallanni	2,200									04-02-25 4th Amendment fully executed
Smitty's restaurant	Russell Janicek	3,000-4500									Considering the site - Outparcel Retail Bldg
Mid-First Bank	Leslie Villa	4,500									Considering the site - Outparcel Retail Bldg
Claw Mania	Dinesh Ratwani	2,500									Considering site and received Target's verbal approval to allow Tenant's use to locate in center
Taco Palenque	Eduardo Canales	4,500									Considering site
Fajita Petes	Bobby Orr	2,000									Considering site
Zalat Pizza	Bobby Orr	1,200									Considering site
Southwells Hamburgers	Bobby Orr	2,500									Considering site
James Coney Island	Al Hernandez	2,000									Considering the site
I Cell Fixt	Shail	1,200				5					Negotiating LOI
Panda Express	Nick Yam Oliver Tang	Pad Site Purchase			Sales Price \$ 1,960,048 off of Rent \$98,826.80 - Commencing 6-1-26						11-10-25 Finalizing Purchase Contract to Purchase Panda Express
Marketing Update											

SF AVAILABLE

19484