

For Lease

13127 Veterans Memorial Dr. | Houston, TX



JONATHAN PROBST
281.657.9340
jonathan.probst@srsre.com





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13127 Veterans Memorial Dr.
Houston, TX

Property Specifications

SPACE AVAILABLE	52,337 SF
PARCEL SIZE	4.6 AC



About the Property

- 52,337 SF former Kroger store.
- Property is conveniently located at the cross of Veterans Memorial Drive and Bammel North Houston, a high traffic lighted intersection. (29,923 VPD)
- Multiple ingress and egress
- Excellent street signage and visibility from both Veterans Memorial and Bammel North Houston.

Join These Retailers



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Trade Aerial | 13127 Veterans Memorial Drive

Houston, TX



North Oaks SC

- Gordon FOOD SERVICE
- HOBBY LOBBY
- ROSS DRESS FOR LESS
- BIG LOTS!
- cicis BEYOND PIZZA
- GameStop
- Burlington
- BR
- Jordan Market
- BR
- CHIPOTLE MEXICAN GRILL

Champions Forest Plaza

- The Container Store
- LOFT
- LUPE TORTILLA MEXICAN RESTAURANTS
- CARRABBA'S ITALIAN GRILL
- chico's
- ANN TAYLOR
- francesca's

Northchase SC

- Starbucks
- petco
- Goodwill
- DAVITA
- GOLES
- KFC
- MATTRESS FIRM
- Walmart Supercenter
- sam's club
- ALDI

The Commons at Willowbrook

- five BELOW
- Marshalls
- HomeGoods
- Academy SPORTS+OUTDOORS
- Total Wine & MORE
- DAISO
- Michaels
- DSW
- BR
- Starbucks
- ULTA BEAUTY
- ROSS DRESS FOR LESS

Champions Village

- Randalls
- TJ-maxx
- BARNES & NOBLE
- Bath & Body Works
- MOD
- Tutti Frutti
- Jason's deli
- MASSAGE HEIGHTS
- la Madeleine COUNTRY FRENCH CAFE

Torrey Square

- dd's DISCOUNTS
- FAMILY DOLLAR
- total wireless
- SONIC

Champions Shopping Plaza At Stonebridge

- TARGET
- TACO BELL
- REZ
- Once upon a child
- FIVE GUYS

Willowbrook Mall

- JCPenney
- Dillard's
- DICK'S
- H.M.
- macy's
- TILLY'S
- OLD NAVY
- NORDSTROM
- rack
- VICTORIA'S SECRET
- AÉROPOSTALE
- VANS
- CHAMP'S SPORTS
- SEPHORA
- HOLLISTER
- Apple
- Starbucks
- Bath & Body Works

Best Buy

- DISCOUNT TIRE
- Black Friday

IRise

- BEST BUY OUTLET

World Market

- AMC

Sortation Center

- TARGET

Klein Forest High School
±3,400 Students

Klenk Elementary
±724 Students

SITE

Torrey Square

Thompson Elementary
±376 Students

Clark Elementary
±851 Students

Claughton Middle School
±898 Students

IDEA Spears
±1,451 Students

Lewis Elementary
±710 Students

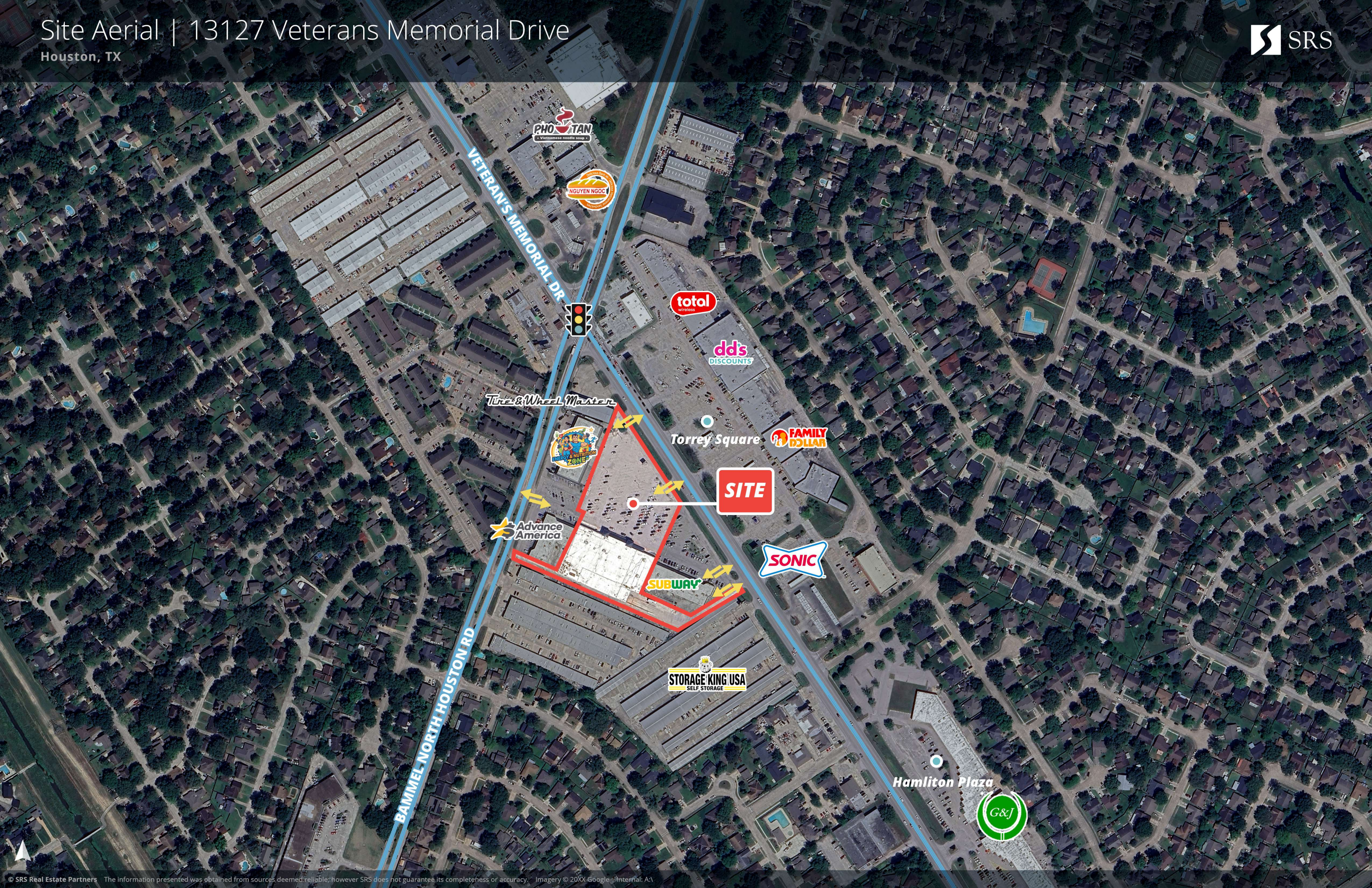
Heritage Elementary
±800 Students

Link Elementary
±627 Students

Plummer Middle School
±860 Students

Site Aerial | 13127 Veterans Memorial Drive

Houston, TX



SITE

VETERAN'S MEMORIAL DR

BAMMEL NORTH HOUSTON RD

Tire & Wheel Master

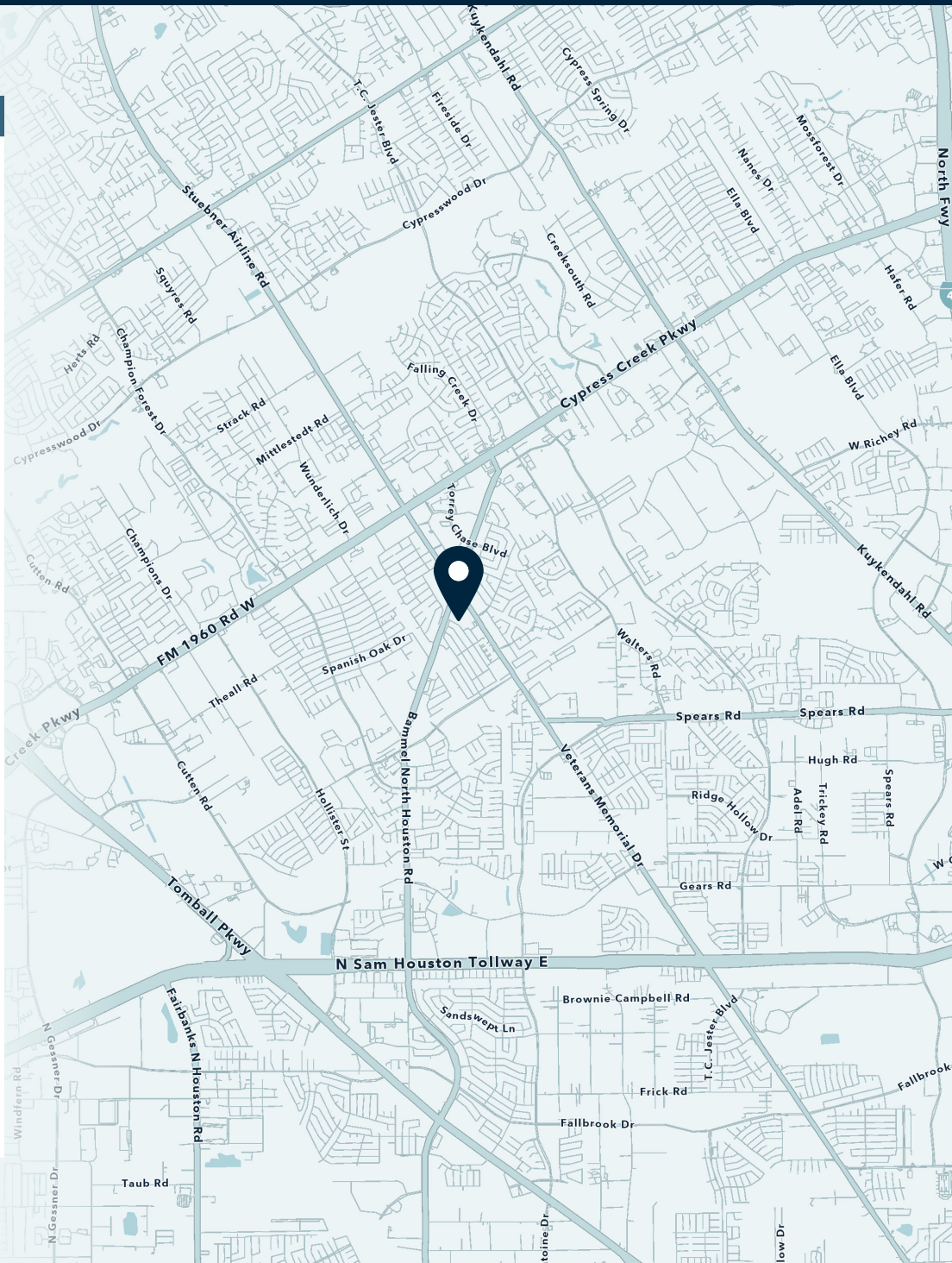
Torrey Square

Hamilton Plaza



Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	21,519	118,362	325,023
2030 Projected Population	22,337	120,676	331,137
Proj. Annual Growth 2025 to 2030	0.75%	0.39%	0.37%
Daytime Population			
2025 Daytime Population	19,055	104,896	325,622
Workers	7,972	45,987	166,419
Residents	11,083	58,909	159,203
Income			
2025 Est. Average Household Income	\$84,540	\$101,822	\$96,580
2025 Est. Median Household Income	\$59,922	\$74,569	\$68,778
Households & Growth			
2025 Estimated Households	7,091	40,854	115,480
2030 Estimated Households	7,466	42,355	119,666
Proj. Annual Growth 2025 to 2030	1.04%	0.72%	0.71%
Race & Ethnicity			
2025 Est. White	16%	21%	25%
2025 Est. Black or African American	26%	30%	29%
2025 Est. Asian or Pacific Islander	11%	10%	9%
2025 Est. American Indian or Native Alaskan	2%	2%	1%
2025 Est. Other Races	45%	37%	36%
2025 Est. Hispanic (Any Race)	51%	43%	42%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.





Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner’s agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner’s agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent. An owner’s agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant’s agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer’s agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. A buyer/tenant’s agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties’ written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

SRS Real Estate Partners- Southwest LLC	600324	ryan.johnson@srsre.com	214.560.3285
<i>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Ryan Johnson	525292	ryan.johnson@srsre.com	214.560.3285
<i>Designated Broker of Firm</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>

Ryan Johnson	525292	ryan.johnson@srsre.com	214.560.3285
<i>Licensed Supervisor of Sales Agent/Associate</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Jonathan Probst	564184	jonathan.probst@srsre.com	281657.9340
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
<i>Buyer Initials</i>	<i>Tenant Initials</i>	<i>Seller Initials</i>	<i>Landlord Initials</i>
			<i>Date</i>



SRS REAL ESTATE PARTNERS

7500 San Felipe | Suite 950
Houston, Texas 77063
281.661.3220

SRSRE.COM

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