

RETAIL FOR LEASE



## 3 RETAIL SPACES FOR LEASE IN WOODFOREST BLVD

12611 WOODFOREST BLVD, HOUSTON, TX 77015



FOR LEASE

**KW COMMERCIAL TEXAS**

1220 Augusta Drive, suite 300  
Houston, TX 77057



Each Office Independently Owned and Operated

**PRESENTED BY:**

**ASH NOORANI**

O: (832) 455-6486

ash@cbanrealestate.com

O: 7135814899

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# EXECUTIVE SUMMARY

12611 WOODFOREST BOULEVARD



## Offering Summary

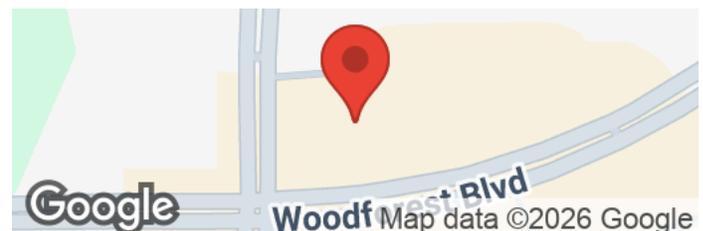
Price / SF:	\$ 24 plus NNN annually
Building SF:	20,183 SF
Occupancy:	Vacant
Available SF:	750 SF, 2000 SF, 1,250 SF
Lot Size:	1.49 acre
Year Built:	1982
Parking:	80
Parking Ratio:	3.81/1,000 SF

## Property Overview

Positioned at 12611 Woodforest Blvd, Houston, TX 77015, this retail center offers three vacant spaces for lease in a high-traffic East Houston corridor, benefiting from excellent visibility, strong drive-by exposure, and convenient access to surrounding residential communities.

The property features available suites of 750 SF, 1,250 SF, and 2,000 SF, offered at \$24.00 per SF plus NNN annually. Situated on a 1.49-acre lot, the center provides approximately 80 surface parking spaces with a parking ratio of 3.81 per 1,000 SF, making it ideal for a variety of retail, service, or neighborhood-oriented uses. All spaces are currently vacant and available for immediate occupancy.

The location is supported by solid demographics, with a population of 98,304 and a median household income of \$58,348 within a 3-mile radius, positioning this property as a strong leasing opportunity in a high-demand, high-traffic East Houston submarket. Contact us today for a tour!



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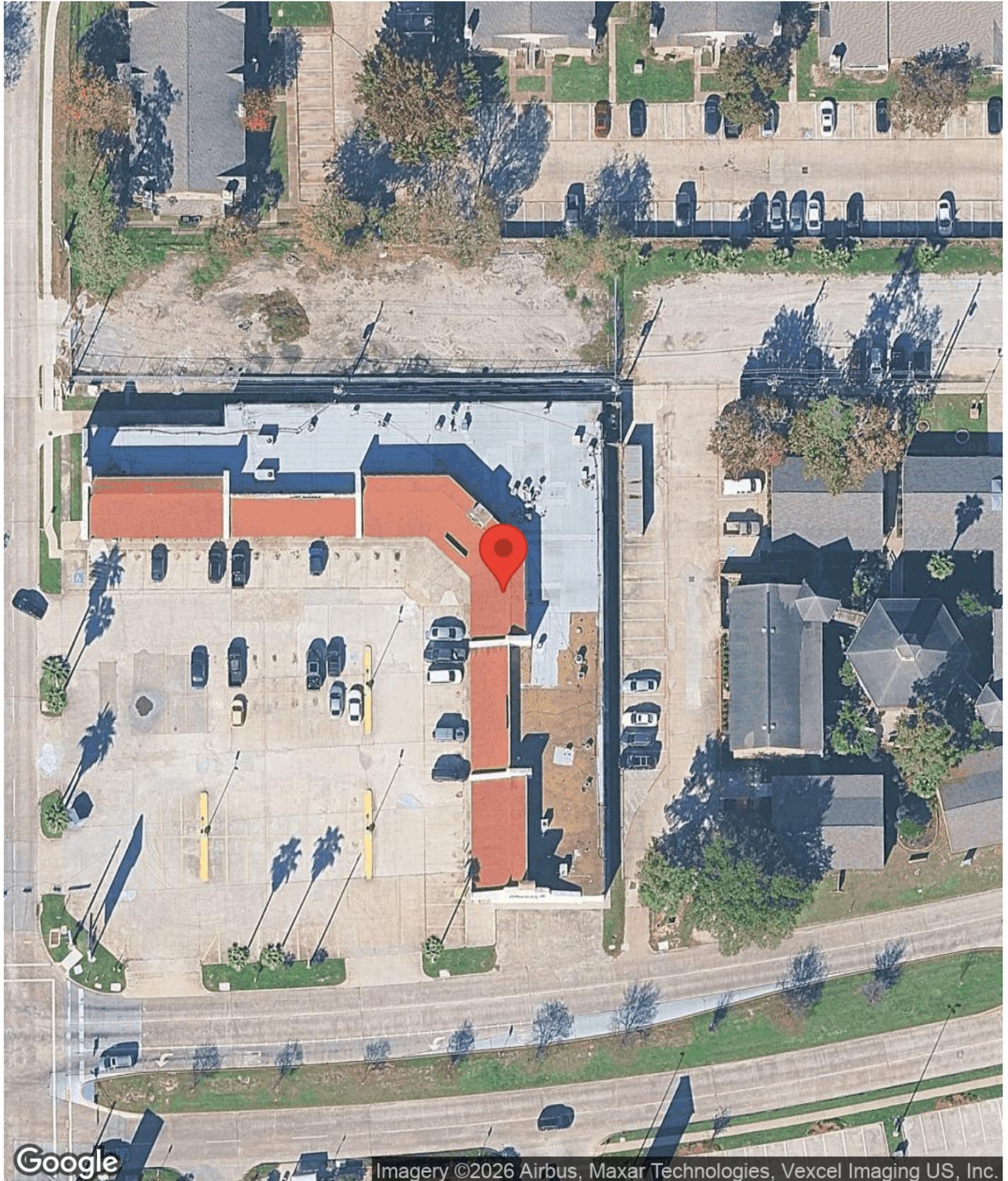
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# AERIAL MAP

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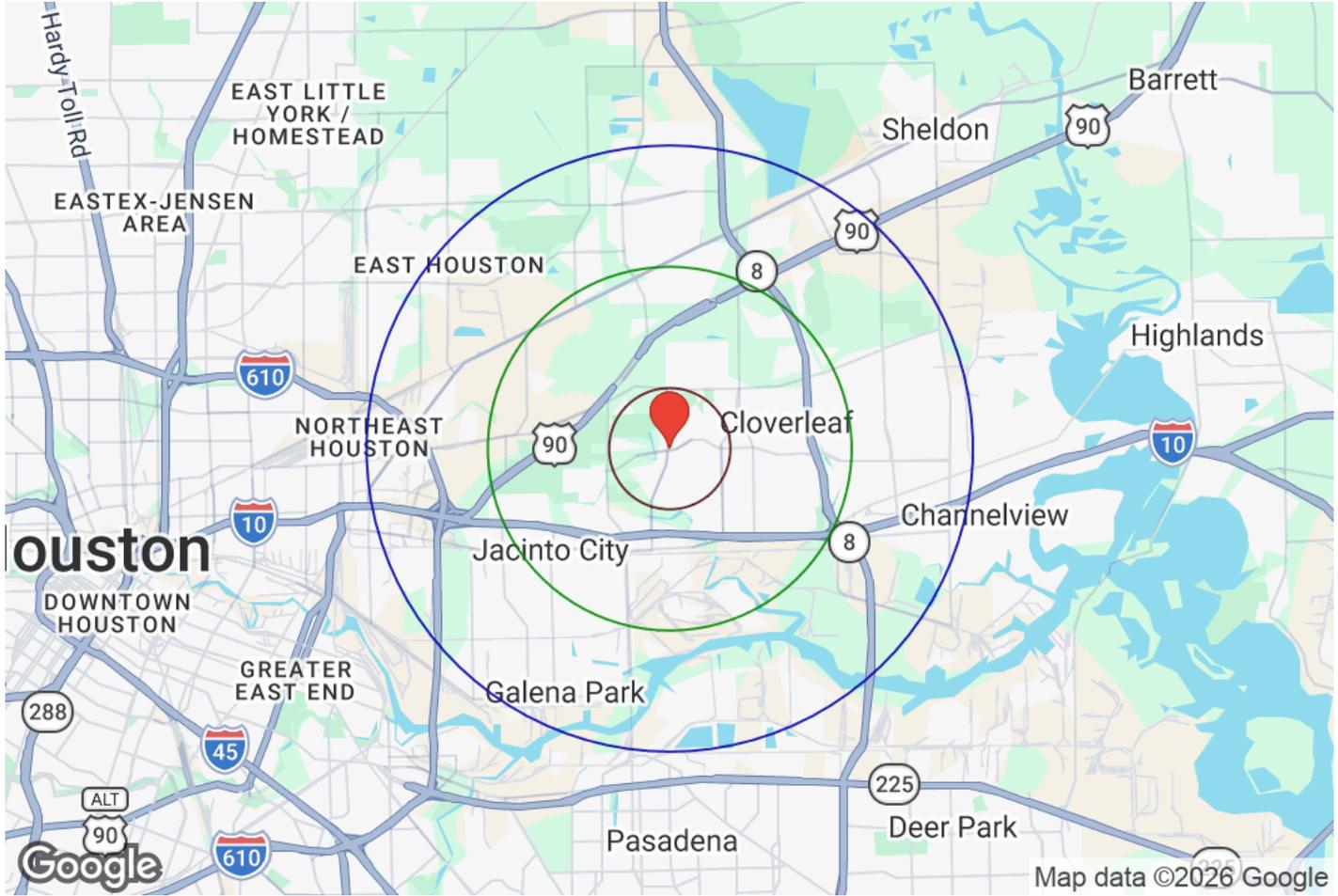
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# DEMOGRAPHICS

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Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Age</b>			
Male	9,173	49,109	92,999	Ages 0 - 14	3,976	21,833	42,914
Female	9,604	49,195	93,523	Ages 15 - 24	3,163	17,035	31,768
Total Population	18,777	98,304	186,522	Ages 25 - 54	7,758	40,696	78,007
				Ages 55 - 64	1,951	9,533	17,339
<b>Race / Ethnicity</b>				Ages 65+	1,928	9,207	16,491
White	2,403	12,308	22,513	<b>Income</b>			
Black	5,678	18,658	37,211	Median	\$60,815	\$59,348	\$60,602
Am In/AK Nat	9	79	149	Under \$15k	325	2,703	5,395
Hawaiian	2	20	37	\$15k - \$25k	552	2,579	4,583
Hispanic	9,976	64,438	121,463	\$25k - \$35k	586	3,053	5,504
Asian	513	1,937	3,432	\$35k - \$50k	1,175	4,880	8,348
Multiracial	165	747	1,511	\$50k - \$75k	1,673	6,487	11,571
Other	30	128	224	\$75k - \$100k	777	4,170	7,571
				\$100k - \$150k	1,057	4,444	9,300
<b>Housing</b>				\$150k - \$200k	396	1,861	3,592
Total Units	7,689	35,186	65,082	Over \$200k	336	1,468	2,796
Occupied	6,877	31,646	58,660				
Owner Occupied	2,472	15,387	33,106				
Renter Occupied	4,405	16,259	25,554				
Vacant	812	3,539	6,422				

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# PROFESSIONAL BIO

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## Ash Noorani

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Ash Noorani is a seasoned commercial real estate agent with 5 years of experience in the industry. Throughout his career, he has established himself as an expert in multifamily, retail centers, land, and gas station deals. He has a keen understanding of market trends, investment analysis, and negotiation strategies, which enables him to deliver superior results to his clients.

Prior to joining the commercial real estate industry, Ash spent 10 years in retail business, where he honed his sales and marketing skills. He has a deep understanding of the retail industry and has a keen eye for identifying opportunities that drive business growth. This experience also helps him to understand the unique needs of retail clients and tailor his approach to meet their specific requirements.

Throughout his career, Ash has built a reputation for his dedication to client satisfaction. He takes a consultative approach to real estate, working closely with his clients to understand their needs, goals, and priorities. He is committed to delivering exceptional service and achieving optimal outcomes for his clients.

If you are looking for a commercial real estate agent with expertise in multifamily, retail centers, land, and gas station deals, Ash is the professional you can trust. Contact him today to learn how he can help you achieve your real estate goals.

# Disclaimer

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