

RETAIL FOR LEASE

PINEWOOD SHOPPING CENTER – HOUSTON, TX

1306 – 1314 FM 1960, Houston, TX 77090



**COLDWELL
BANKER
COMMERCIAL**
REALTY



**Lease Rates
Reduced**

LEASE RATE: \$16/SF + NNN (Retail)
\$3,650/MO + NNN (Office)

NNNs: Call Agent

TOTAL SF: SUITE 1312 – 2,085 SF
SUITE 1320 – 4,000 SF

SUITE 1312: Built out as Retail
SUITE 1320 Built out as Office

LEASE TERM: 3 – 5 Years

CROSS STREETS: FM 1960 & Ella Blvd

PROPERTY HIGHLIGHTS

- Property located 1 mile west of I-45 (North of Beltway 8)
- Corner Property on FM 1960 & Ella Blvd
- Heavy Traffic Flow on FM 1960
- Entrances on Both FM 1960 & Ella
- Suite 1312 Available (2,085 SF Retail Space)
TI Negotiable with 3+ Year Lease
- Suite 1320 Available (4,000 SF Office)
 - Divided Space at \$12/SF
 - TI Negotiable with 5+ Year Lease
- Plenty of Shared Parking
- Call Agent for NNN Rate

RICK STALLINGS

713.503.0808 | Rick@BHCREhouston.com

1335 Lake Woodlands Dr, Ste C, The Woodlands, TX 77380

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VIEW FROM
FM 1960
L-SHAPED BUILDING



ENTRANCES ON FM
1960 & ELLA BLVD

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LONG-TERM
TENANTS
STABLE PROPERTY

VIEW FROM
ELLA BLVD.



VIEW FROM
FM 1960

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SUITE AVAILABILITY

➤ Suite 1306 1,934 SF LEASED

➤ Suite 1310 1,515 SF LEASED

➤ Suite 1312 2,085 SF RETAIL

➤ Suite 1314 2,400 SF LEASED

➤ Suite 1320 4,000 SF* OFFICE

➤ Suite 17014 850 SF LEASED

➤ Suite 17018 1,000 SF LEASED

➤ Suite 17020A 830 SF LEASED

➤ Suite 17022 4,440 SF LEASED

* Office Space is Divisible at a rate of \$12.00/SF/Year

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SUITE 1312

WIDE OPEN RETAIL
SPACE W/ SHELVING
& RAISED PLATFORM



SUITE 1312



SUITE 1312

RETAIL
BUILDOUT

TI NEGOTIABLE ON
3+ YEAR LEASES

2,085 SF

3+ YEAR LEASE

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SUITE 1320

OFFICE
BUILDOUT
TI NEGOTIABLE ON
5+ YEAR LEASES

LARGE ENTRANCE &
SEMI-PRIVATE
OFFICES



SUITE 1320



SUITE 1320

4,000 SF
DIVISIBLE @ \$12/SF
3+ YEAR LEASE

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LARGE SPACE FOR
CUBICLES

LARGE PRIVATE
OFFICE



SMALLER OFFICES



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SUITE 1320

FILE ROOM MAY BE
CONVERTED TO
ADDITIONAL OFFICE

BREAK ROOM WITH
SPACE FOR VENDING
MACHINES



SUITE 1320



SUITE 1320

SMALL
KITCHENETTE
WITH GRANITE

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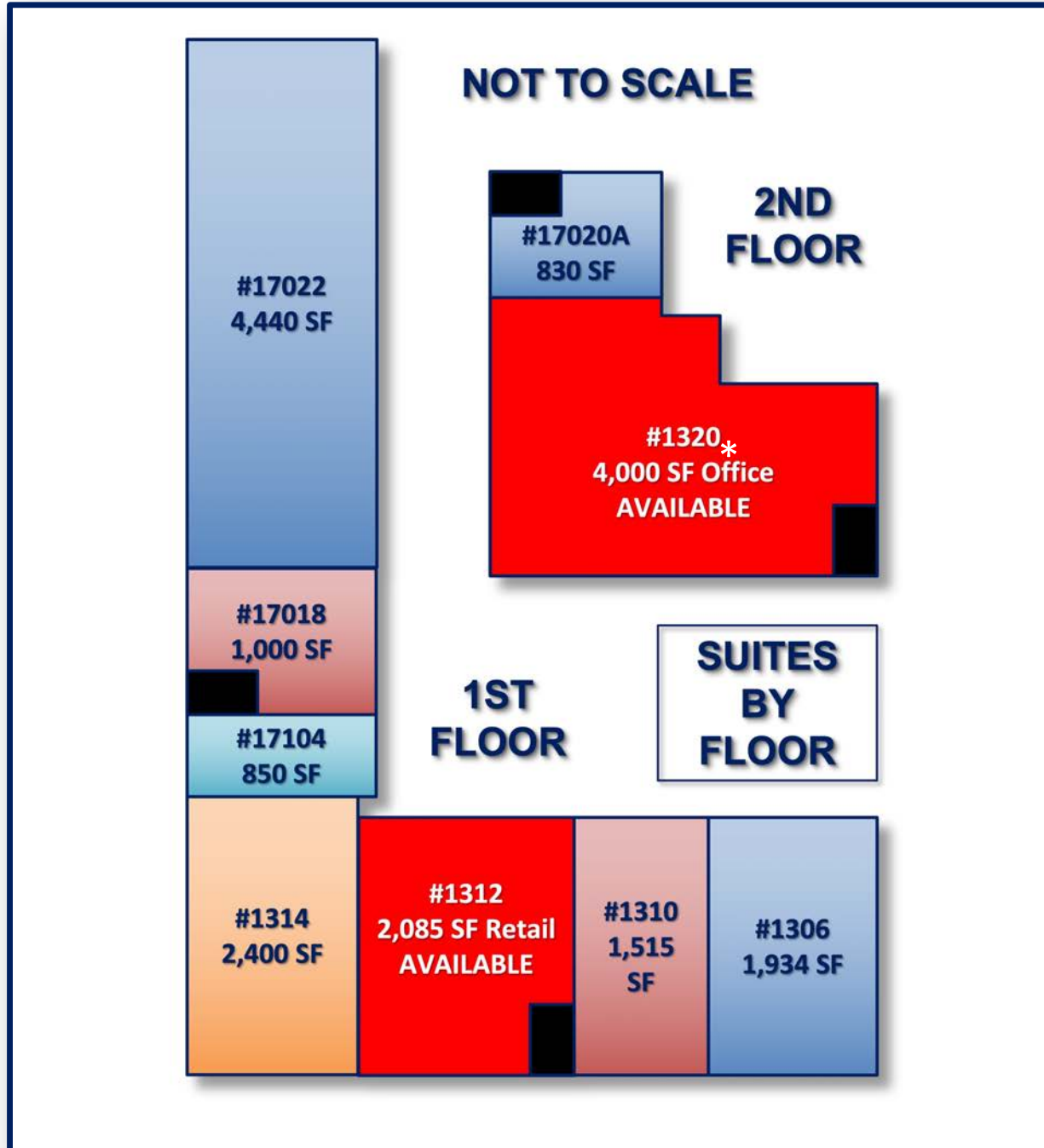
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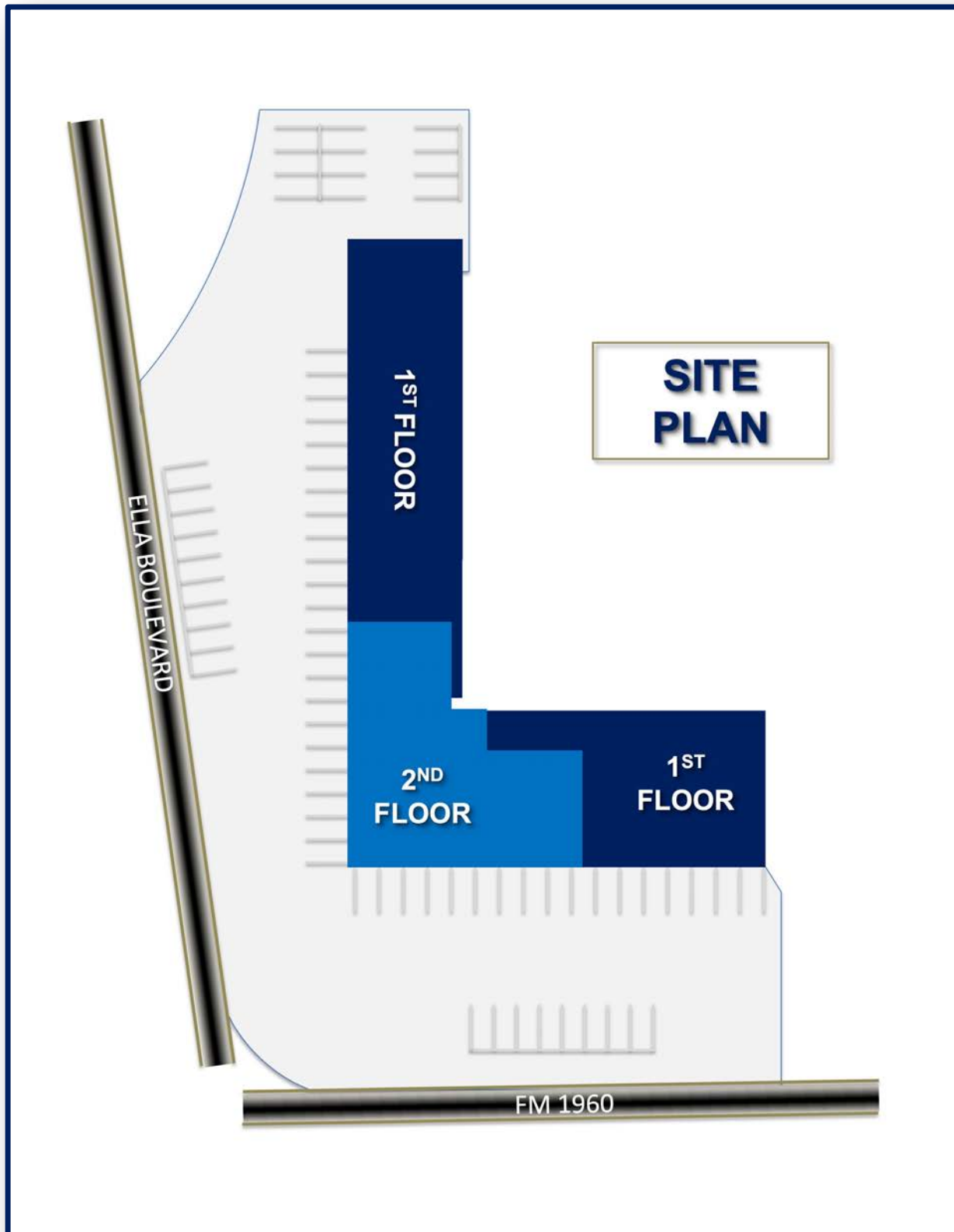
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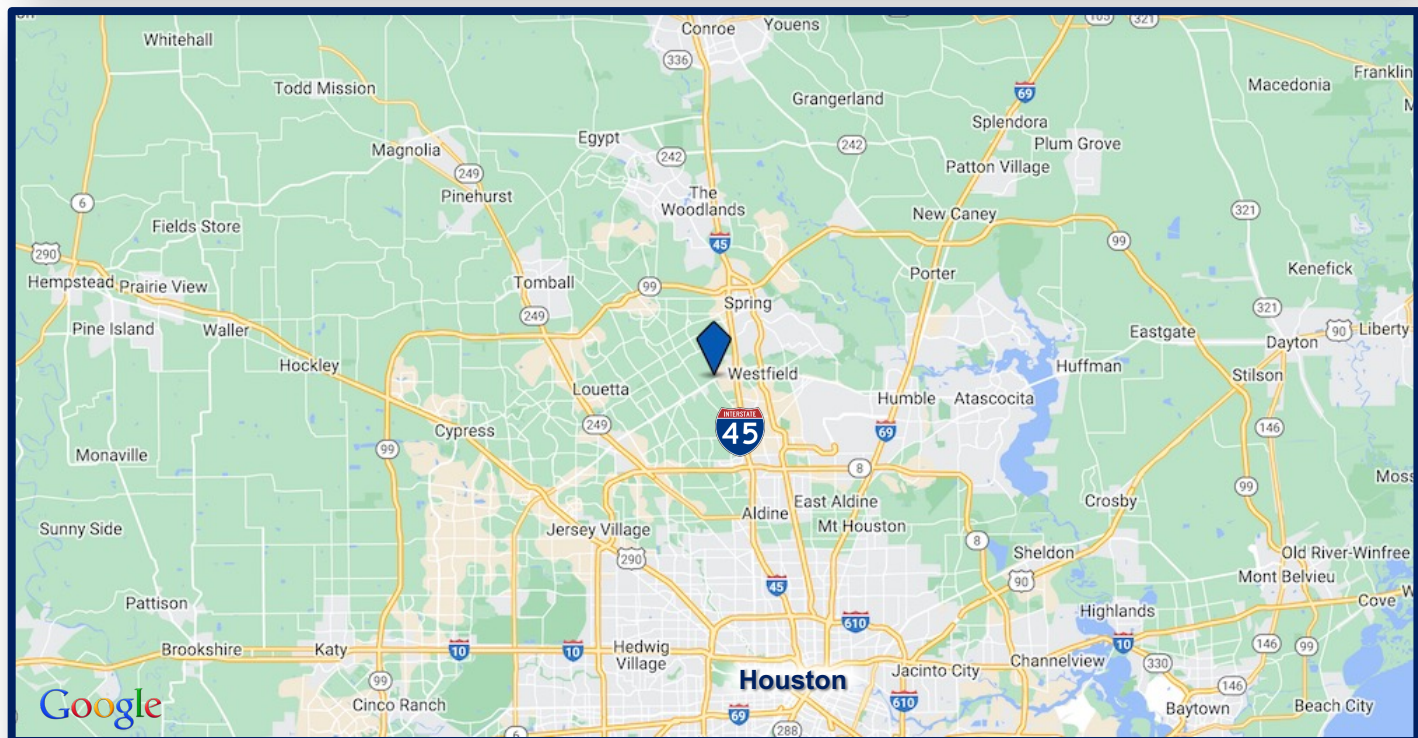
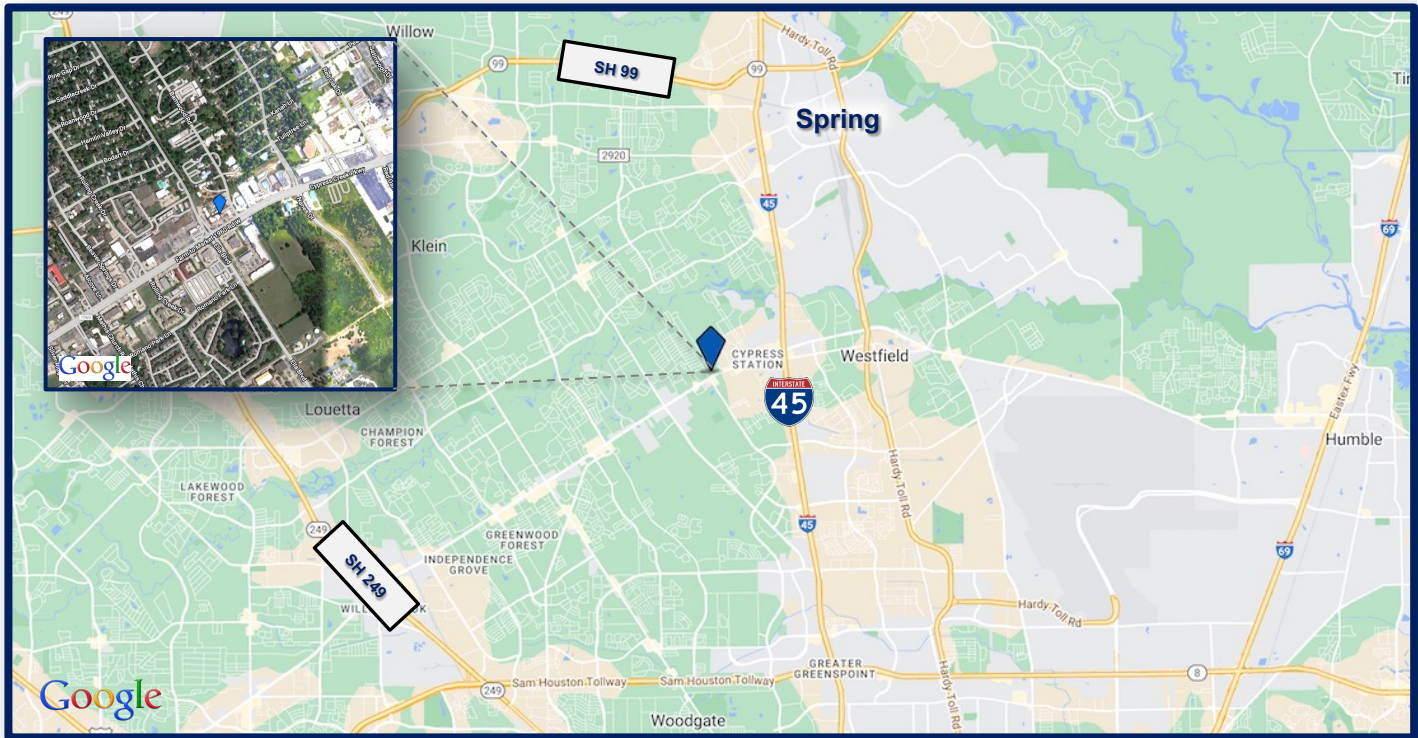
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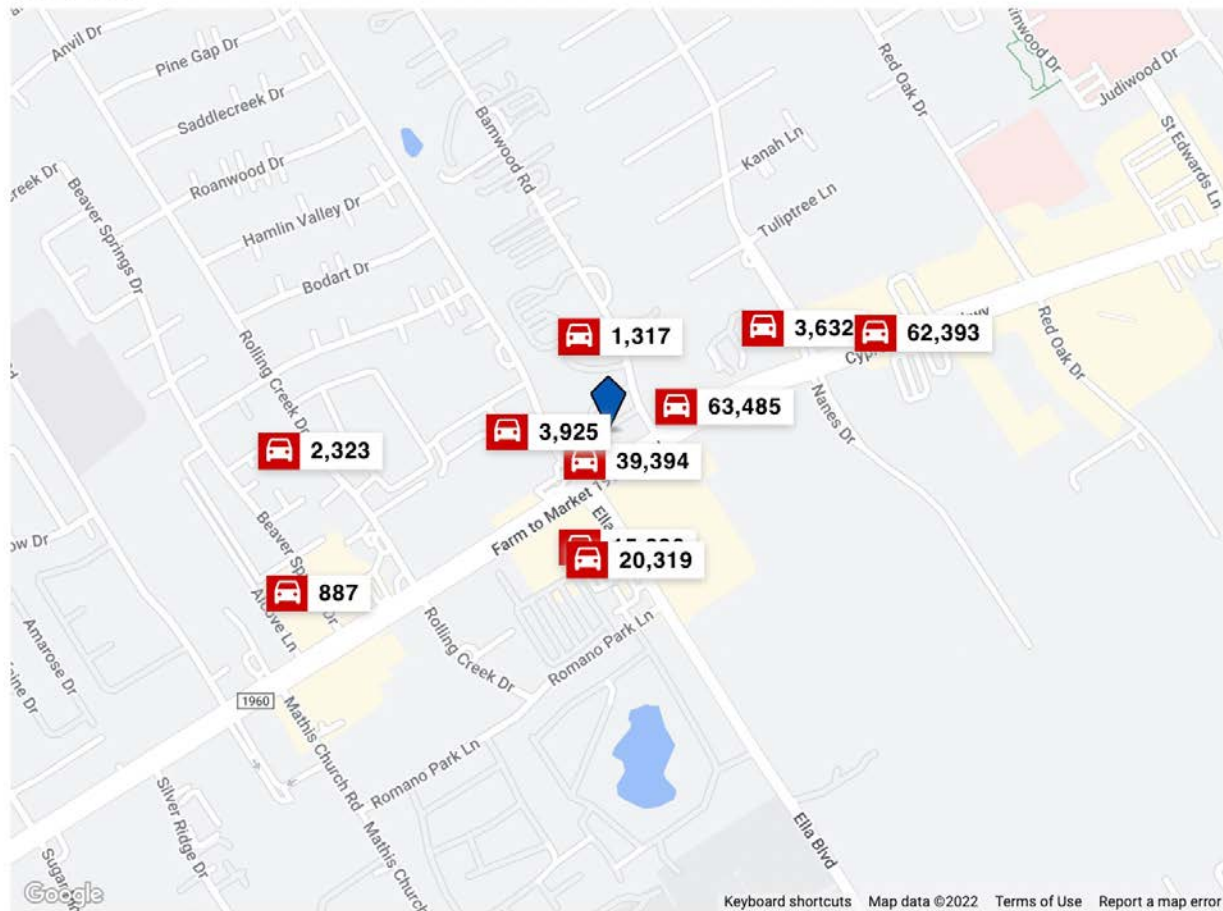


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TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
Cypress Creek Parkway	Bamwood Dr, NE	39,394	2022	0.03 mi
Ella Blvd	FM 1960 Rd W, SE	3,925	2022	0.05 mi
Bamwood Dr	FM 1960 Rd W, SE	1,317	2022	0.09 mi
Ella Blvd	FM 1960 RD W, NW	15,336	2022	0.11 mi
FM 1960 Rd W	Bamwood Dr, SW	63,485	2022	0.11 mi
Ella Blvd	FM 1960 RD W, NW	20,319	2022	0.12 mi
Nanes Dr	FM 1960 RD W, S	3,632	2022	0.21 mi
Rolling Creek Dr	Ash Meadows Dr, NW	2,323	2022	0.27 mi
Beaver Springs Dr	FM 1960 Rd W, SE	887	2022	0.31 mi
FM 1960 Rd W	Nanes Dr, W	62,393	2022	0.31 mi

TRAFFIC



SOURCE: Loopnet

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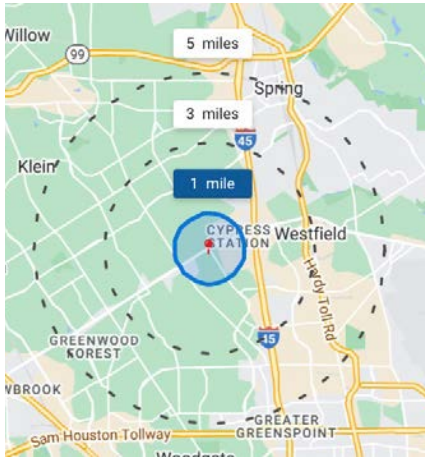
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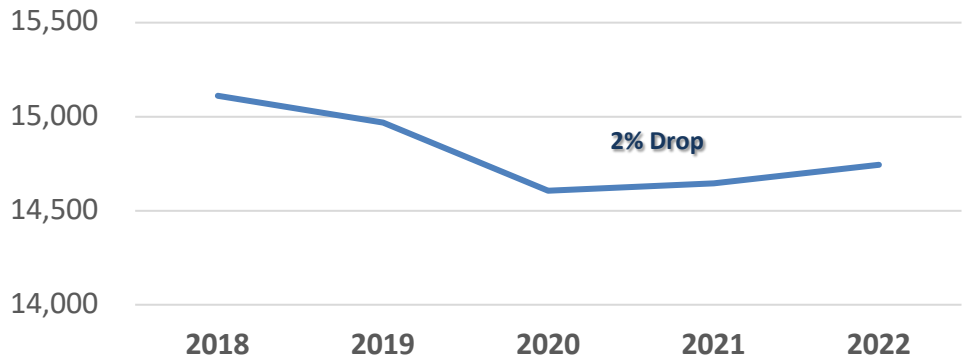
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Demographics – 1 Mile Radius

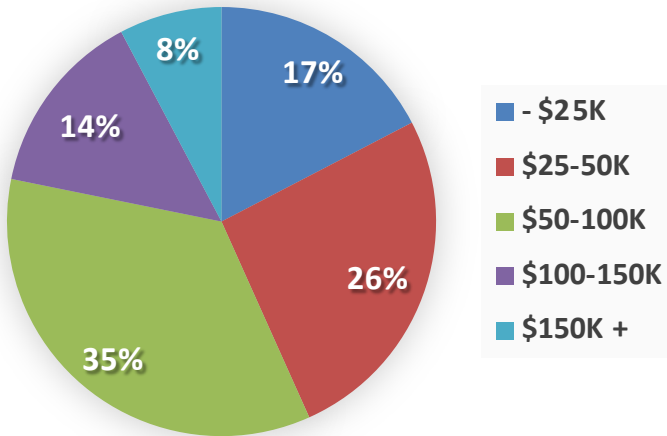


Population: 14,743



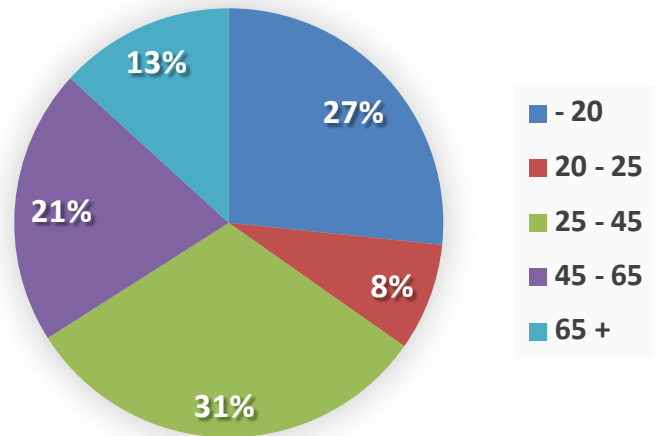
Household Income

Median: \$54.4K 2026 Est: \$60.5K



Age Demographics

Median Age: 34 2026 Est: 34



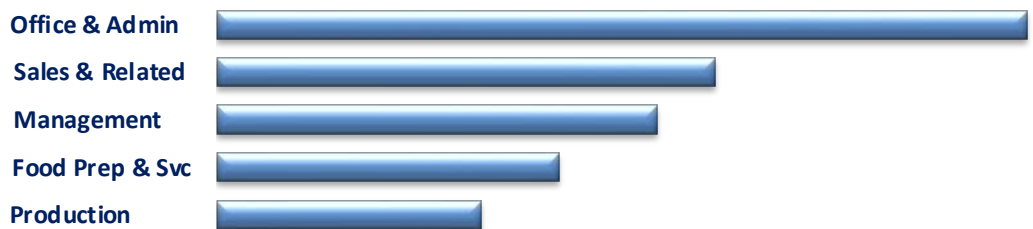
Housing Occupancy Ratio 11:1



Owner to Renter Ratio 1:2



Top 5 Employment Categories (10.6K Employees)

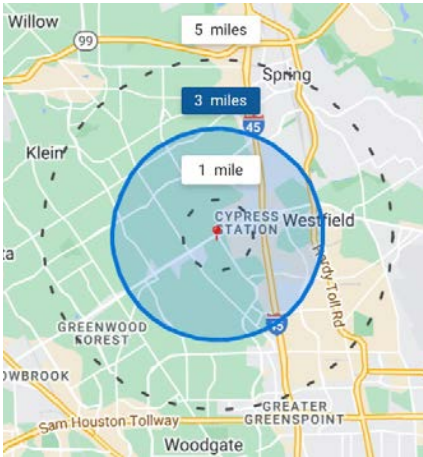


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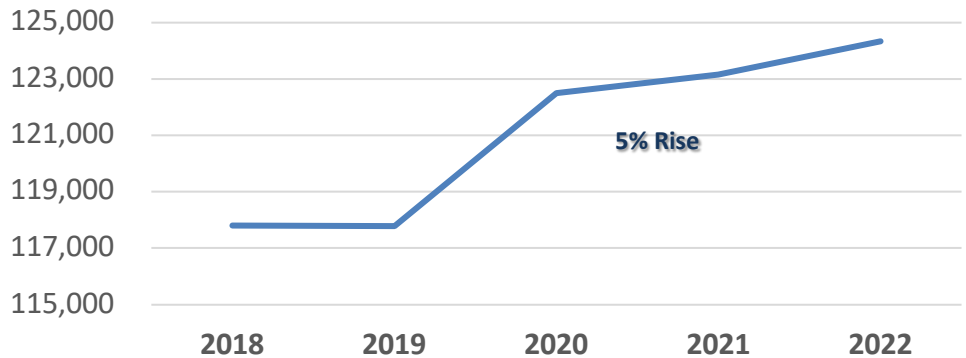
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Demographics – 3 Mile Radius



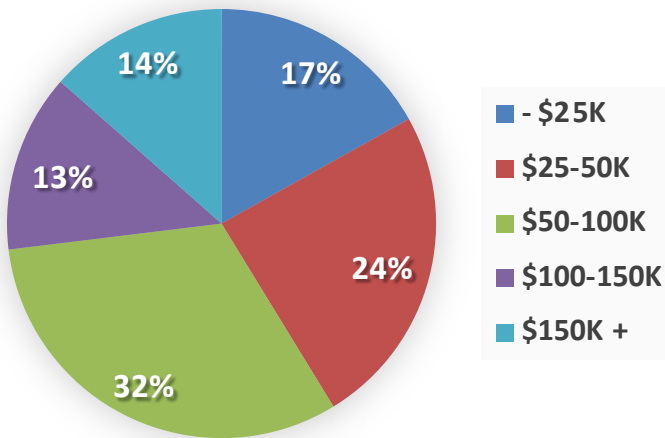
Population: 124,338



Household Income

Median: \$58.2K

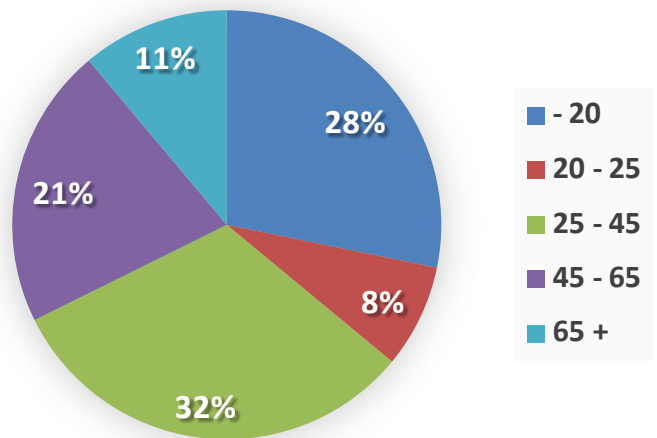
2026 Est: \$66.5 K



Age Demographics

Median Age: 33

2026 Est: 33



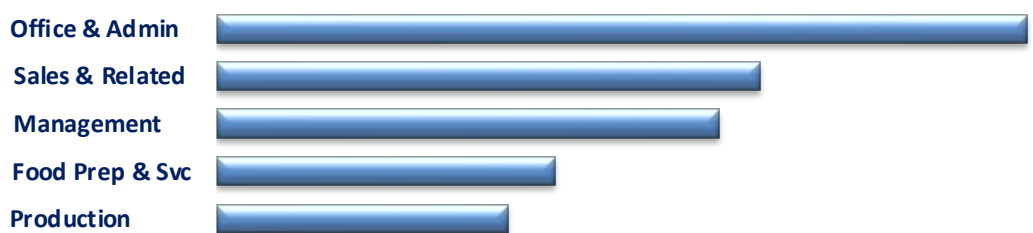
Housing Occupancy Ratio 10:1



Owner to Renter Ratio 1:1



Top 5 Employment Categories (37.9K Employees)



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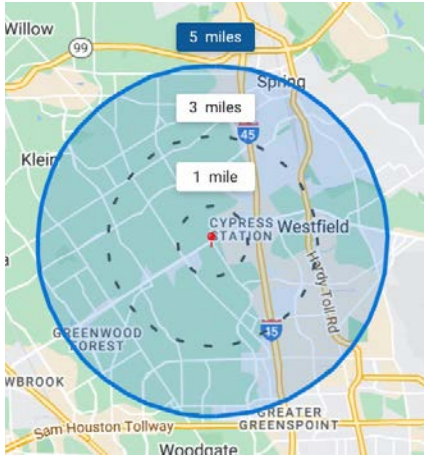
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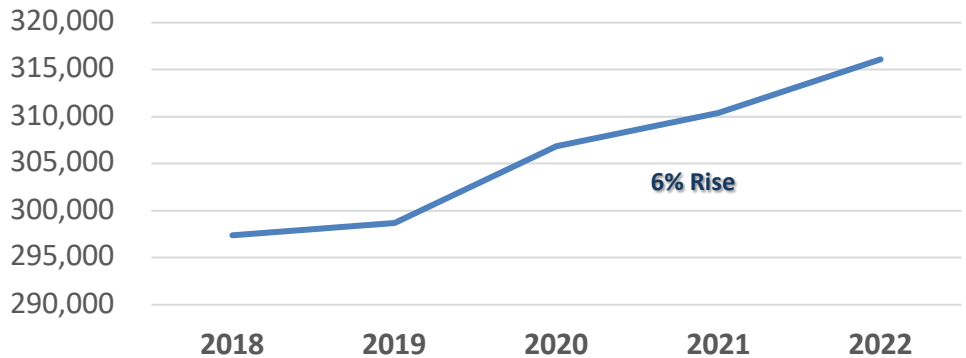


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Demographics – 5 Mile Radius



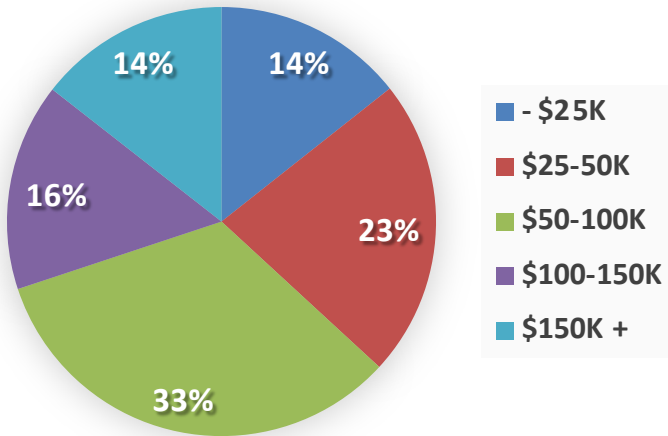
Population: 316,094



Household Income

Median: **\$64.3K**

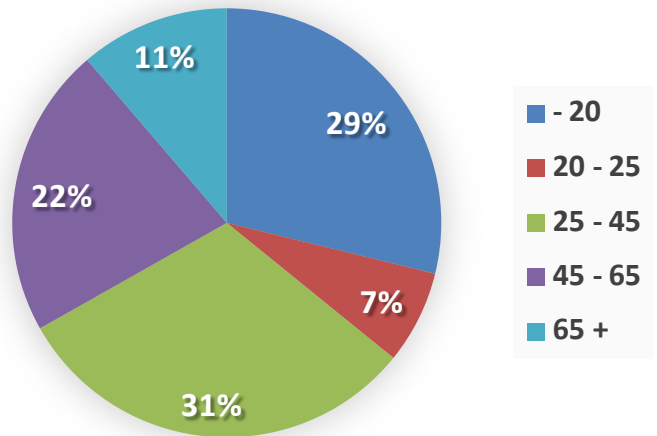
2026 Est: **\$75.3K**



Age Demographics

Median Age: **33**

2026 Est: **34**



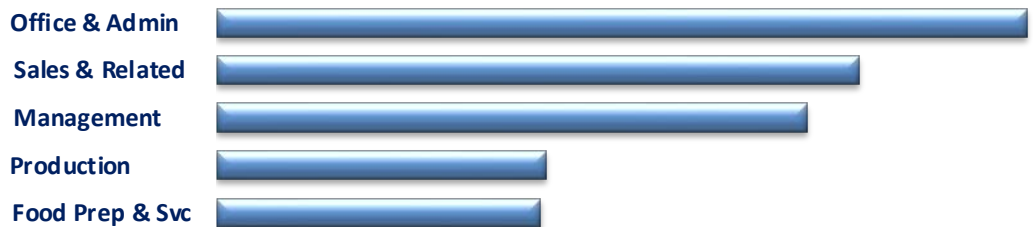
Housing Occupancy Ratio 13:1



Owner to Renter Ratio 1:1



Top 5 Employment Categories (99.9K Employees)



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2023 Coldwell Banker
 Top Commercial Producer ~ Houston Region
 2nd Top Commercial Producer ~ Texas



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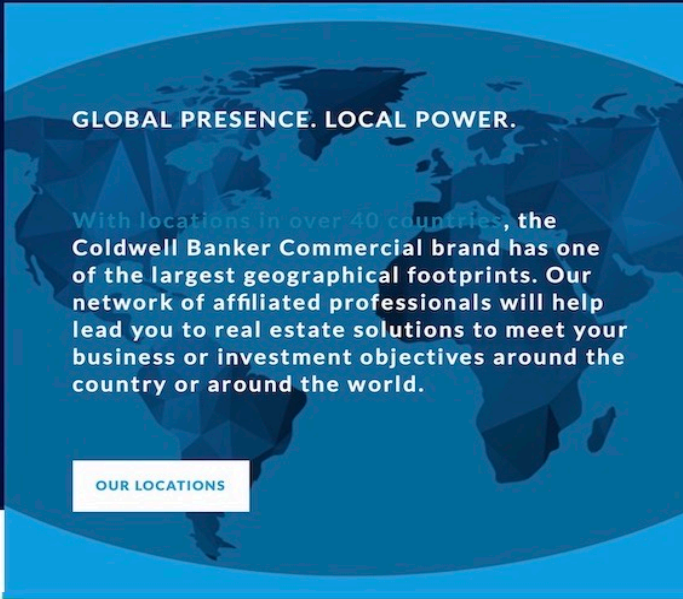
EXPERTISE

OUR APPROACH

Commercial is our calling.

Coldwell Banker Commercial® professionals know what it takes to guide clients to satisfying outcomes with their real estate needs. With representation in primary, secondary, and tertiary markets, Coldwell Banker Commercial® professionals can support you to identify industrial, retail, office, agriculture or other types of properties or to market your property for sale or lease. Let the power of a global brand help you find what you're looking for.

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GLOBAL PRESENCE. LOCAL POWER.

With locations in over 40 countries, the Coldwell Banker Commercial brand has one of the largest geographical footprints. Our network of affiliated professionals will help lead you to real estate solutions to meet your business or investment objectives around the country or around the world.

OUR LOCATIONS

WHAT WE DO BEST

Discover the difference.



Founded after the San Francisco earthquake of 1906, the Coldwell Banker organization was created to protect the interests of people striving to rebuild their city. As fearless entrepreneurs, Colbert Coldwell and Benjamin Banker created a "brokers only" standard, bringing honesty and transparency to the real estate transaction. Now a global powerhouse, Coldwell Banker Commercial® still puts people first.

Our network of Coldwell Banker Commercial affiliated professionals can help you buy, sell, or lease commercial real estate all over the United States and around the globe. Our professionals know each area they serve because they are active members of the community where they conduct their business. They understand market dynamics and provide you the advice to make an informed real estate decision. Achieving a satisfying outcome is our goal and our affiliated professionals will guide you through the process.



Information About Brokerage Services

Texas law requires all real estate licensees 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 BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

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.

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.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date