

Pad Site Available

7210 F.M. 1960 W | Houston, TX



SITE

CYPRESS CREEK PKWY

60,003 VPD

CUTTEN RD

JONATHAN PROBST
281.657.9340
jonathan.probst@srsre.com

WEBB SELLERS
210.504.2782
webb.sellers@srsre.com

SRS
Real Estate Partners



Pad Site Available

7210 F.M. 1960 W
Houston, TX

Property Specifications

PARCEL SIZE	± 0.79 AC
PRICE/RATE	CONTACT BROKER



About the Property

- For Ground Lease
- Pad Ready
- Located in the vibrant Willowbrook Trade Area
- Excellent visibility off of F.M. 1960
- Surrounded by Class A National Retailers as well as Willowbrook Mall

Traffic Counts

FM 1960 Road @ Cutten Road	60,003 VPD
Highway 249 @ FM 1960 Road	183,880 VPD
Year: 2025 TXDOT	

Join These Retailers

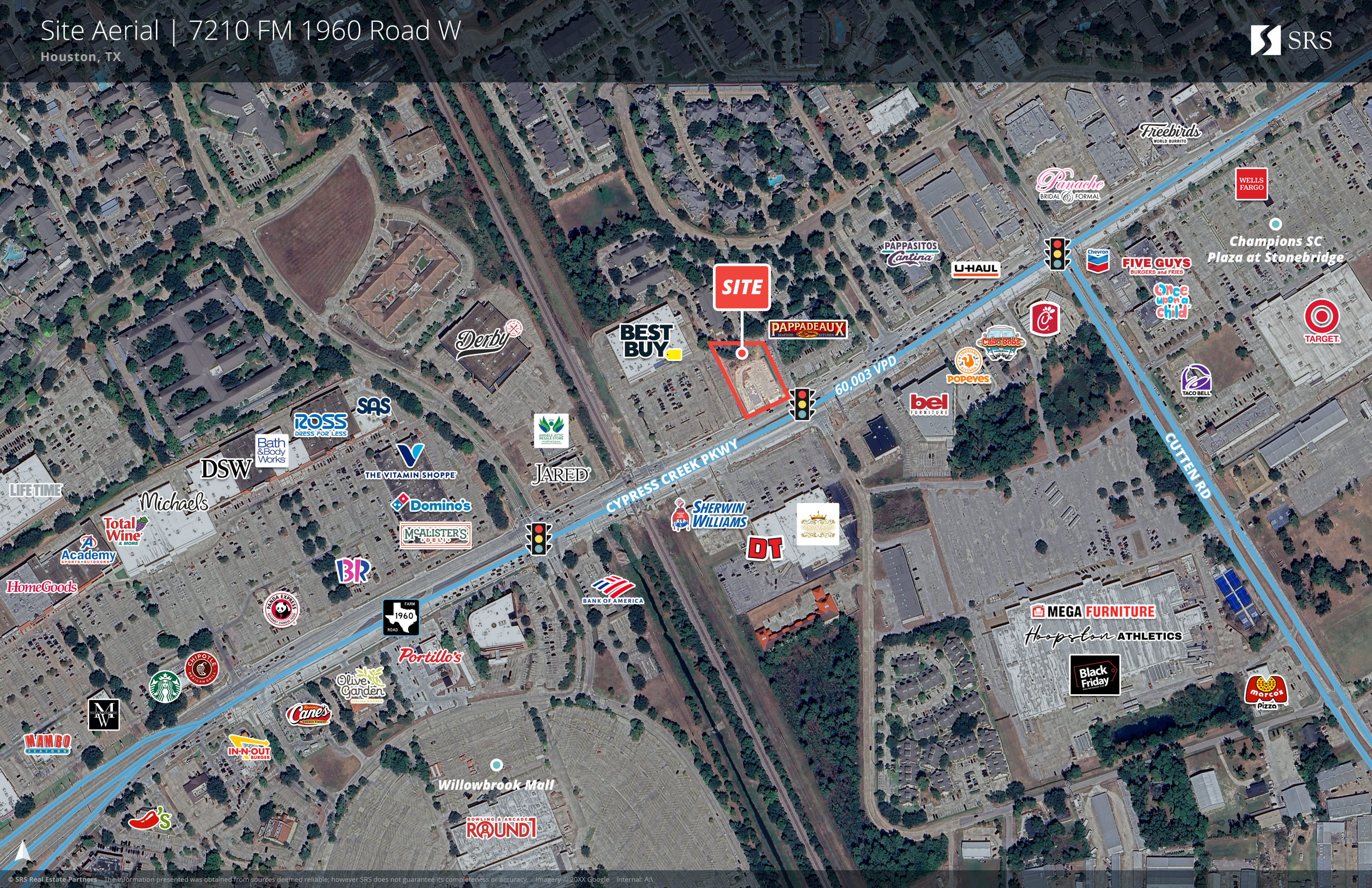


JONATHAN PROBST
281.657.9340 | jonathan.probst@srsre.com

WEBB SELLERS
210.504.2782 | webb.sellers@srsre.com

Site Aerial | 7210 FM 1960 Road W

Houston, TX



SITE

CYPRESS CREEK PKWY

CUTTEN RD

60,003 VPD

Willowbrook Mall

Champions SC Plaza at Stonebridge

ROUND 1

MEGA FURNITURE

HOOPSTON ATHLETICS

Black Friday

MARCO'S PIZZA

DT

BANK OF AMERICA

FARM ROAD 1960

Portillo's

Olive Garden

Canes

IN-N-OUT BURGER

Pepperoni's

WAMBO

M&W

Starbucks

Chipotle

PANDA EXPRESS

BR

McAlister's Deli

Domino's

THE VITAMIN SHOPPE

DSW

Bath & Body Works

ROSS DRESS FOR LESS

SAS

Derby

BEST BUY

PAPPADEAUX

PAPPASITOS

U-HAUL

Panache BRIDAL FORMAL

Freebirds WORLD BURRITO

WELLS FARGO

FIVE GUYS BURGERS and FRIES

Once Upon a Child

TARGET

TACO BELL

bel FURNITURE

POPEYES

Cabo Bobs

Chick-fil-A

ANGELS ATTIC

JARED

SHERWIN WILLIAMS

WOODS REALTY PARTNERS

MEGA FURNITURE

HOOPSTON ATHLETICS

Black Friday

MARCO'S PIZZA

DT

BANK OF AMERICA

FARM ROAD 1960

Portillo's

Olive Garden

Canes

IN-N-OUT BURGER

Pepperoni's

WAMBO

M&W

Starbucks

Chipotle

PANDA EXPRESS

BR

McAlister's Deli

Domino's

THE VITAMIN SHOPPE

DSW

Bath & Body Works

ROSS DRESS FOR LESS

SAS

Derby

BEST BUY

PAPPADEAUX

PAPPASITOS

U-HAUL

Panache BRIDAL FORMAL

Freebirds WORLD BURRITO

WELLS FARGO

FIVE GUYS BURGERS and FRIES

Once Upon a Child

TARGET

TACO BELL

bel FURNITURE

POPEYES

Cabo Bobs

Chick-fil-A

ANGELS ATTIC

JARED

SHERWIN WILLIAMS

WOODS REALTY PARTNERS

MEGA FURNITURE

HOOPSTON ATHLETICS

Black Friday

MARCO'S PIZZA

DT

BANK OF AMERICA

FARM ROAD 1960

Portillo's

Olive Garden

Canes

IN-N-OUT BURGER

Pepperoni's

WAMBO

M&W

Starbucks

Chipotle

PANDA EXPRESS

BR

McAlister's Deli

Domino's

THE VITAMIN SHOPPE

DSW

Bath & Body Works

ROSS DRESS FOR LESS

SAS

Derby

BEST BUY

PAPPADEAUX

PAPPASITOS

U-HAUL

Panache BRIDAL FORMAL

Freebirds WORLD BURRITO

WELLS FARGO

FIVE GUYS BURGERS and FRIES

Once Upon a Child

TARGET

TACO BELL

bel FURNITURE

POPEYES

Cabo Bobs

Chick-fil-A

ANGELS ATTIC

JARED

SHERWIN WILLIAMS

WOODS REALTY PARTNERS

MEGA FURNITURE

HOOPSTON ATHLETICS

Black Friday

MARCO'S PIZZA

DT

BANK OF AMERICA

FARM ROAD 1960

Portillo's

Olive Garden

Canes

IN-N-OUT BURGER

Pepperoni's

WAMBO

M&W

Starbucks

Chipotle

PANDA EXPRESS

BR

McAlister's Deli

Domino's

THE VITAMIN SHOPPE

DSW

Bath & Body Works

ROSS DRESS FOR LESS

SAS

Derby

BEST BUY

PAPPADEAUX

PAPPASITOS

U-HAUL

Panache BRIDAL FORMAL

Freebirds WORLD BURRITO

WELLS FARGO

FIVE GUYS BURGERS and FRIES

Once Upon a Child

TARGET

TACO BELL

bel FURNITURE

POPEYES

Cabo Bobs

Chick-fil-A

ANGELS ATTIC

JARED

SHERWIN WILLIAMS

WOODS REALTY PARTNERS

MEGA FURNITURE

HOOPSTON ATHLETICS

Black Friday

MARCO'S PIZZA

DT

BANK OF AMERICA

FARM ROAD 1960

Portillo's

Olive Garden

Canes

IN-N-OUT BURGER

Pepperoni's

WAMBO

M&W

Starbucks

Chipotle

PANDA EXPRESS

BR

McAlister's Deli

Domino's

THE VITAMIN SHOPPE

DSW

Bath & Body Works

ROSS DRESS FOR LESS

SAS

Derby

BEST BUY

PAPPADEAUX

PAPPASITOS

U-HAUL

Panache BRIDAL FORMAL

Freebirds WORLD BURRITO

WELLS FARGO

FIVE GUYS BURGERS and FRIES

Once Upon a Child

TARGET

TACO BELL

bel FURNITURE

POPEYES

Cabo Bobs

Chick-fil-A

ANGELS ATTIC

JARED

SHERWIN WILLIAMS

WOODS REALTY PARTNERS

MEGA FURNITURE

HOOPSTON ATHLETICS

Black Friday

MARCO'S PIZZA

DT

BANK OF AMERICA

FARM ROAD 1960

Portillo's

Olive Garden

Canes

IN-N-OUT BURGER

Pepperoni's

WAMBO

M&W

Starbucks

Chipotle

PANDA EXPRESS

BR

McAlister's Deli

Domino's

THE VITAMIN SHOPPE

DSW

Bath & Body Works

ROSS DRESS FOR LESS

SAS

Derby

BEST BUY

PAPPADEAUX

PAPPASITOS

U-HAUL

Panache BRIDAL FORMAL

Freebirds WORLD BURRITO

WELLS FARGO

FIVE GUYS BURGERS and FRIES

Once Upon a Child

TARGET

TACO BELL

bel FURNITURE

POPEYES

Cabo Bobs

Chick-fil-A

ANGELS ATTIC

JARED

SHERWIN WILLIAMS

WOODS REALTY PARTNERS

MEGA FURNITURE

HOOPSTON ATHLETICS

Black Friday

MARCO'S PIZZA

DT

BANK OF AMERICA

FARM ROAD 1960

Portillo's

Olive Garden

Canes

IN-N-OUT BURGER

Pepperoni's

WAMBO

M&W

Starbucks

Chipotle

PANDA EXPRESS

BR

McAlister's Deli

Domino's

THE VITAMIN SHOPPE

DSW

Bath & Body Works

ROSS DRESS FOR LESS

SAS

Derby

BEST BUY

PAPPADEAUX

PAPPASITOS

U-HAUL

Panache BRIDAL FORMAL

Freebirds WORLD BURRITO

WELLS FARGO

FIVE GUYS BURGERS and FRIES

Once Upon a Child

TARGET

TACO BELL

bel FURNITURE

POPEYES

Cabo Bobs

Chick-fil-A

ANGELS ATTIC

JARED

SHERWIN WILLIAMS

WOODS REALTY PARTNERS

MEGA FURNITURE

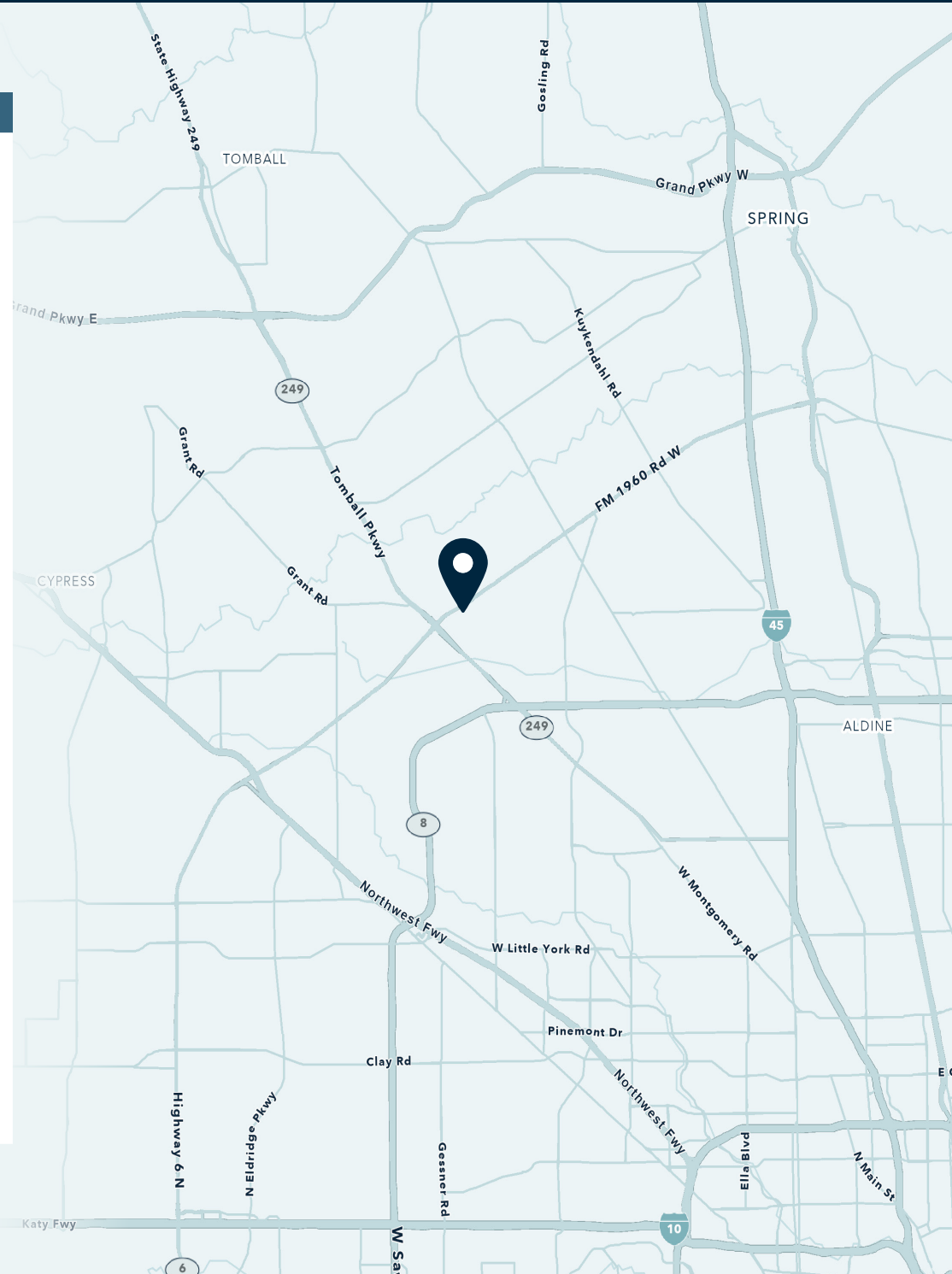
HOOPSTON ATHLETICS

Black Friday



Area Snapshot

	1 MILE	3 MILES	5 MILES
Population			
2025 Estimated Population	8,479	105,967	310,676
2030 Projected Population	8,446	108,329	313,445
Proj. Annual Growth 2025 to 2030	-0.08%	0.44%	0.18%
Daytime Population			
2025 Daytime Population	21,532	126,092	312,670
Workers	18,118	76,288	163,887
Residents	3,414	49,804	148,783
Income			
2025 Est. Average Household Income	\$105,508	\$104,200	\$109,805
2025 Est. Median Household Income	\$67,780	\$74,502	\$79,978
Households & Growth			
2025 Estimated Households	3,780	40,800	111,682
2030 Estimated Households	3,805	42,374	114,804
Proj. Annual Growth 2025 to 2030	0.13%	0.76%	0.55%
Race & Ethnicity			
2025 Est. White	37%	33%	33%
2025 Est. Black or African American	28%	22%	21%
2025 Est. Asian or Pacific Islander	11%	12%	11%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	23%	31%	34%
2025 Est. Hispanic (Any Race)	25%	35%	39%



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

©2026 SRS. All Rights Reserved.

The information presented was obtained from sources deemed reliable;
however SRS does not guarantee its completeness or accuracy.