

for lease

Commons at Willowbrook

7502-7950 Farm to Market 1960 Road W. | Houston, TX 77070

Restaurant, Medical and Service Space Available



JACOB GROSSMAN

jacob@sturbridgecre.com
281.819.8644

JASON GAINES

jason@sturbridgecre.com
281.819.8643



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property highlights

Commons at Willowbrook

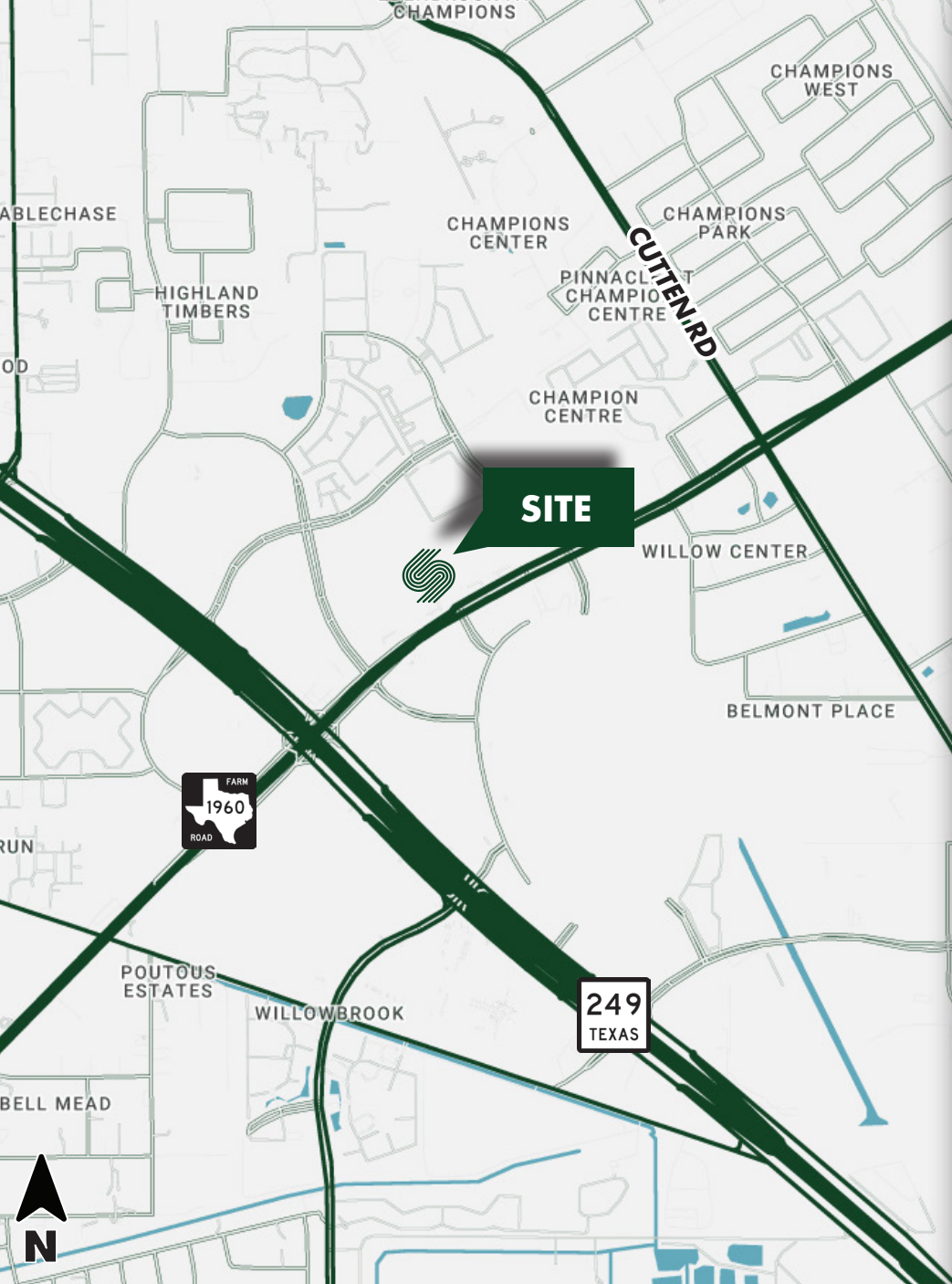
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- Premier 441,000 sf regional power center at the intersection of FM 1960 & Highway 249, one of Northwest Houston's busiest retail corridors
- Anchored by top national retailers including Academy, Marshalls, HomeGoods, Total Wine, Michaels, Ross, and DSW
- Multiple opportunities available
- Excellent visibility and access along FM 1960
- Surrounded by dense residential neighborhoods and strong daytime population, generating over 4.4M annual visits to the center

Premises

- **Total SF:** 441,859
- **SF Available:** 105,835

Rent: Call for Pricing
2026 NNN: \$9.48 psf



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site plan



 Please Contact CRC

 Please Contact Sturbridge

COMMONS AT WILLOWBROOK Houston, TX

Suite	Tenant	Area (SF)
7736	AVAILABLE	50,616
7714	Five Below	2,296
7700	Marshalls	27,000
7690	HomeGoods	22,000
7690-B	AVAILABLE	6,773
7690-A	The Tile Shop	15,500
7650	Academy	73,331
7640	Total Wine	23,500
7630	Michaels	25,380
7616	DSW	8,063
7550-A	Bath & Body Works	4,275
7550	Ross	31,648
7548	AVAILABLE	1,427
7554	SAS Shoes	2,481
7552	Fawn Fancy Nails	709
7558	AVAILABLE	2,520
7542	Vision Works	3,470
7540-A	Domino's	1,553
7538-B	AVAILABLE	1,333
7538-A	Designer Perfumes Hut	1,068
7538	Quest Diagnostics	2,499
7536	AVAILABLE	1,344
7532-B	Prestige Tailors	1,670
7532-A	AVAILABLE	1,671
7530	AVAILABLE	5,136
7528	AVAILABLE	1,587
7526	AVAILABLE	1,035
7524	Results Physiotherapy	2,816
7520	AVAILABLE	12,975
7510	AVAILABLE	2,454
7508	AVAILABLE	3,500
7506	AVAILABLE	3,000
7504	AVAILABLE	4,408
7502	McAlister's Deli	4,620
7592	Frost Bank	3,492
7596	Baskin Robbins	972
7598A	Vitamin Shoppe	2,634
7608-B	AVAILABLE	2,291
7608-A	AVAILABLE	1,600
7610-A	Ubreakifx	1,040
7610	Panda Express	2,025
7600	Chipotle Mexican Grill	2,715
7606	Starbucks	2,607
7696	Men's Wearhouse	7,139
7728	Mambo Seafood	7,049
7748-A	Gyu-Kaku Japanese BBQ	4,200
7748-B	AVAILABLE	11,115
7744	Ulta	12,000
7740	Daiso	7,300
TOTAL		441,837

Landlord does not warrant that any occupant indicated herein will be a tenant in the space marked or in this shopping center. Nothing contained herein shall be deemed to limit, waive, or lessen the rights of Landlord under the lease. This exhibit shows only Tenant's location in the Landlord's property and is not a scale drawing showing size, etc.

  Vacant



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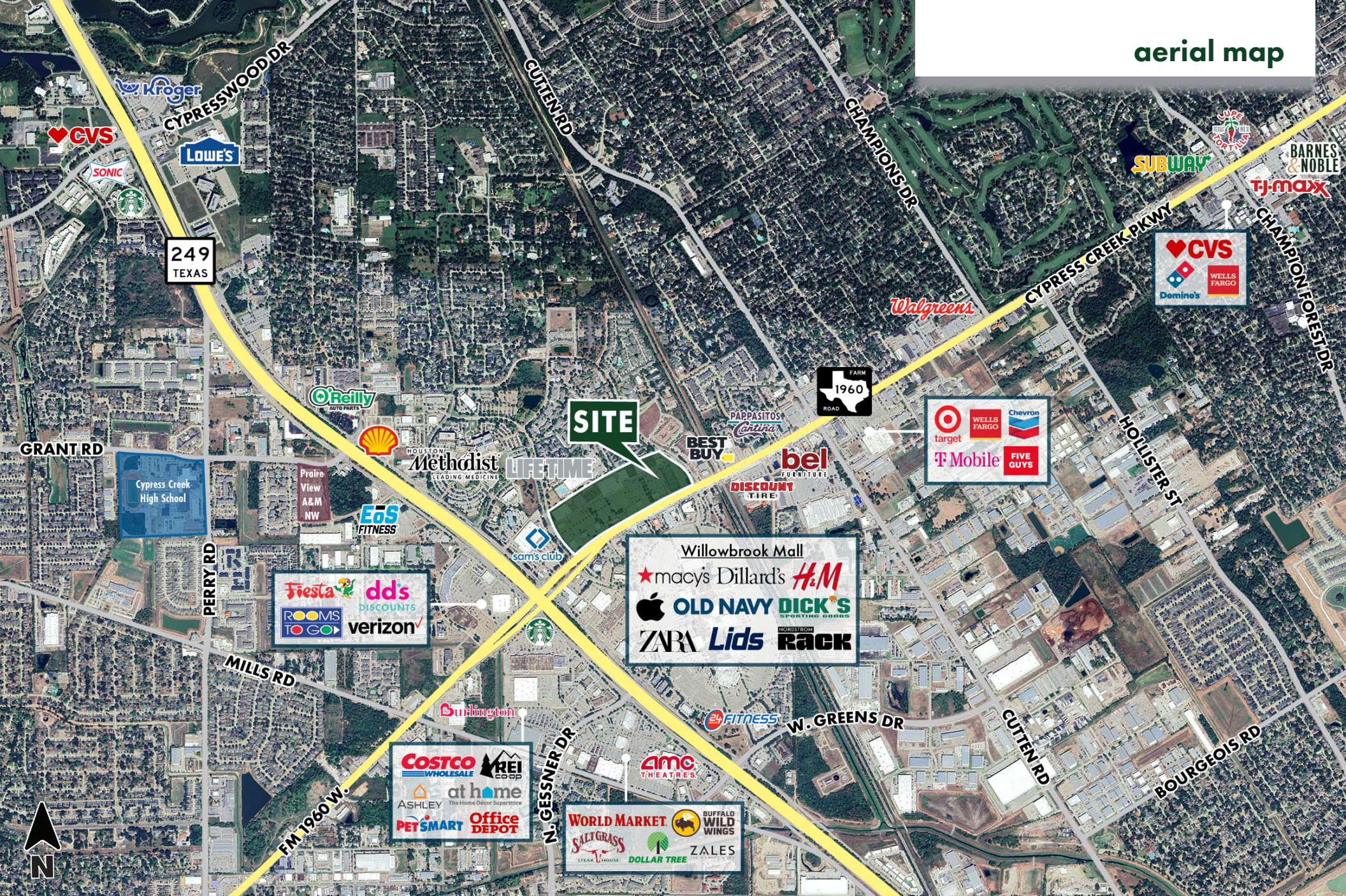
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aerial map



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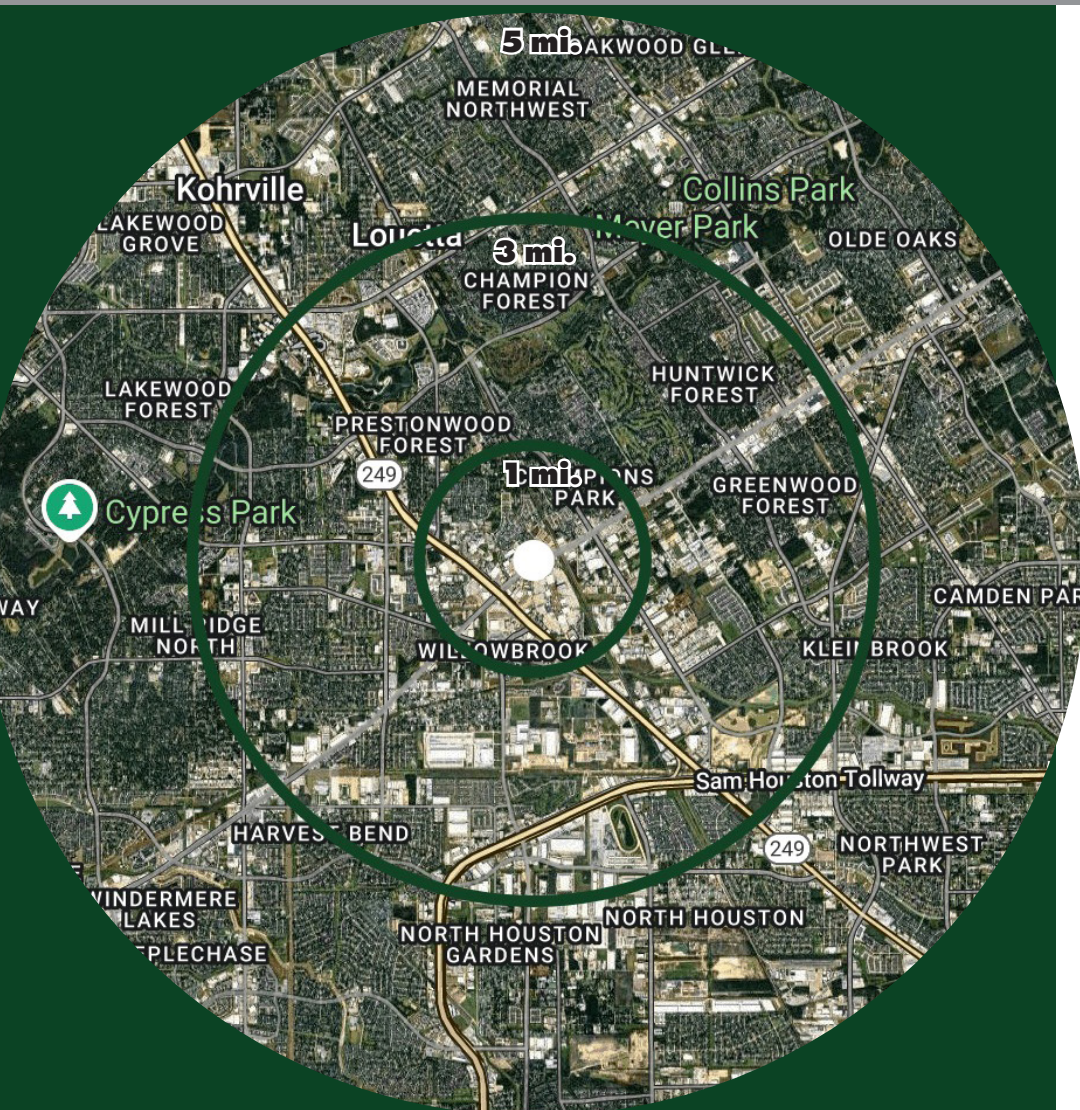
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**population**

	1 mi	3 mi	5 mi
Estimated Population (2025)	10,083	109,543	314,040
Projected Annual Growth (2025 to 2030)	0.5%	0.6%	-
Median Age	36.8	36.5	36.2

households

	1 mi	3 mi	5 mi
Estimated Households (2025)	4,468	42,439	112,413
Number of Persons Per Household	2.23	2.57	2.78
Est. Average Household Income	\$100,706	\$102,083	\$109,973
Median Home Value	\$330,297	\$290,959	\$284,753

race

	1 mi	3 mi	5 mi
White	35.4%	36.7%	36.0%
Black or African American	29.2%	22.9%	21.5%
Asian	10.7%	12.2%	11.5%
Hawaiian or Pacific Islander	-	-	-
American Indian or Alaska Native	0.8%	1.0%	1.1%
Other	11.0%	13.3%	15.4%
Two or More	12.8%	13.8%	14.4%

ethnicity

	1 mi	3 mi	5 mi
Hispanic	30.4%	35.2%	38.4%

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Information About Brokerage Services

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

11-2-2015



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.

Sturbridge Commercial Real Estate, LLC	9012606	leasing@sturbridgecre.com	713.543.0025
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William Martin Mirsky	336669	williammirsky@hotmail.com	713.780.2475
Designated Broker of Firm	License No.	Email	Phone
Jason Gaines	518855	jason@sturbridgecre.com	713.543.0025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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