

# for lease

## Willowchase Shopping Center

12900 - 12974 Willow Chase Drive | Houston, TX 77070

**Fiesta-Anchored Regional Retail Power Center in Willowbrook | Two Pad Sites Coming Soon**



JACOB GROSSMAN

JASON GAINES

[jacob@sturbridgecre.com](mailto:jacob@sturbridgecre.com)  
281.819.8644

[jason@sturbridgecre.com](mailto:jason@sturbridgecre.com)  
713.410.8910



The information contained herein has been obtained from sources believed to be reliable. Sturbridge Commercial Real Estate does not doubt its accuracy; however we make no guarantee, representation, or warranty about the accuracy contained herein. All information should be verified prior to purchase or lease. © 2023 Sturbridge Commercial Real Estate, LLC. All rights reserved.

## Willowchase Shopping Center

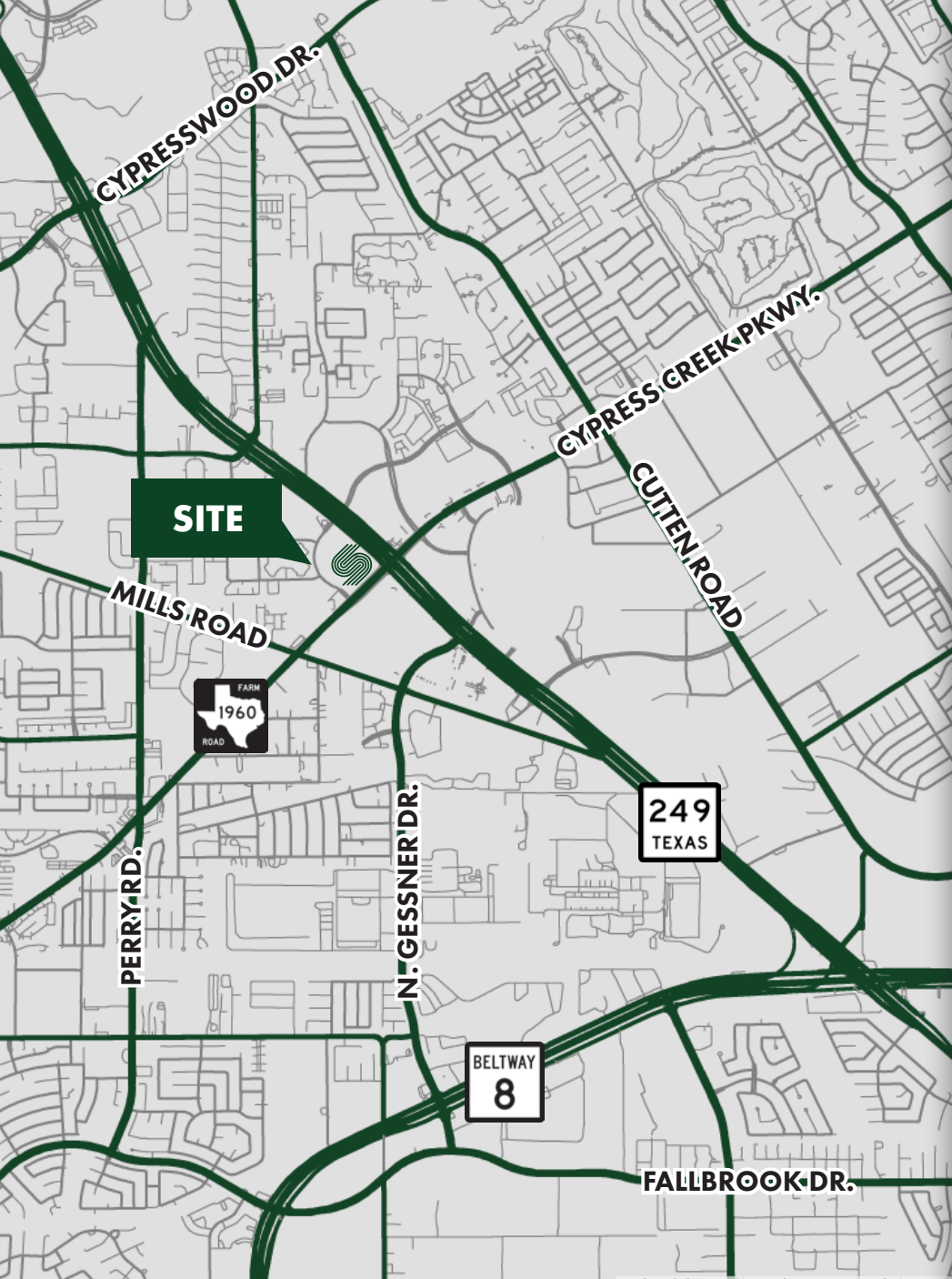
12900 - 12974 Willow Chase Drive | Houston, TX 77070

- Two pad sites fronting FM 1960 available
- Ready to go 3,200 sf former medical office
- Retail grocery & power center at the signalized intersection of Highway 249 and FM 1960 in the Willowbrook area
- 93,000 SF Fiesta grocery store is one of the largest locations in the company and among the leading gross sales in the Houston market

### Premises

- **Total SF:** 273,230
- **SF Available:** 5,295
- **Parking:** 5.11/1,000
- **Year Built:** 1984
- **Year Renovated:** 2017

**Pad Site:** Call for pricing  
**Inline Rent:** \$20 - \$24 PSF  
**NNN Rent:** \$6.68 PSF



JACOB GROSSMAN

JASON GAINES

[jacob@sturbridgecre.com](mailto:jacob@sturbridgecre.com)  
281.819.8644

[jason@sturbridgecre.com](mailto:jason@sturbridgecre.com)  
713.410.8910



Unit	Tenant	SF
8320	Fiesta	92,818
914	Family Dollar	9,459
918	Lucky's Thrift (coming soon)	20,918
920	Metro by T-Mobile	1,299
922	Total by Verizon	1,644
924	Jamboree Dentistry	6,832
<b>926</b>	<b>AVAILABLE</b> former medical	<b>3,220</b>
<b>927</b>	<b>AVAILABLE</b>	<b>2,075</b>
928A	National Vision	3,246
928D	Car Financial	1,426
930	DD's Discount	22,866
942	Buffetopia (coming soon)	21,002
950	Northern Tool	18,000
785	Wells Fargo ATM	1,539
974A	Ogle School	14,992
974B	Mattress Firm	10,337
<b>Pad 1</b>	<b>AVAILABLE</b>	
<b>Pad 2</b>	<b>AVAILABLE</b>	



JACOB GROSSMAN

JASON GAINES

jacob@sturbridgecre.com  
281.819.8644

jason@sturbridgecre.com  
713.410.8910





Houston Methodist Willowbrook Hospital

Commons at Willowbrook  
HomeGoods, Ulta, Michaels, Bath & Body Works, Total Wine, DSW, Ross, Michaels, HomePlus, Avenue, C&C Child, Marshalls

DISCOUNT TIRE

Bank of America, Macaroni Grill, Cane's, BJ's Restaurant & Brewhouse

ADROME

WELLS FARGO, goodwill, dds DISCOUNTS, Fiesta FAMILY DOLLAR, JO-ANN

**SITE**

ROOMS TO GO, verizon

PET SMART, Office DEPOT, BEST BUY, Ashley Furniture, REI COOP

PXP PROSPECT PARK, PLATOS, GROCERY CHECKERS, Green People

Willowbrook Mall  
Dillard's, OLD NAVY, H&M, GameStop, macy's, FOSIL, TACO BELL, CHAMPS, TORRID, Foot Locker, Fack, Disney STORE, DICK'S SPORTING GOODS, Versona, Starbucks, bebe, Gymboree, ALDO, claire's, zumiez, ZALES, Lee Coats, AGACI, See's CANDIES, THE CHILDREN'S PLACE, VICTORIA'S SECRET, EXPRESS, Clarks, HOT TOPIC, sunglass hut, Wet seal, FOOTACTION, HELZBERG, Bath & Body Works, Buckle, PRETZEL MAKER, SHOE PALACE

249 TEXAS



JACOB GROSSMAN

JASON GAINES



jacob@sturbridgecre.com  
281.819.8644

jason@sturbridgecre.com  
713.410.8910

The information contained herein has been obtained from sources believed to be reliable. Sturbridge Commercial Real Estate does not doubt its accuracy; however we make no guarantee, representation, or warranty about the accuracy contained herein. All information should be verified prior to purchase or lease. © 2023 Sturbridge Commercial Real Estate, LLC. All rights reserved.

12900 - 12974 Willow Chase Drive | Houston, TX 77070



<b>population</b>	<b>1 mi</b>	<b>2 mi</b>	<b>3 mi</b>
Total Population	11,079	46,075	93,475
Median Age	33.4	34.8	36.0

<b>households</b>	<b>1 mi</b>	<b>2 mi</b>	<b>3 mi</b>
Total Households	4,761	18,828	36,519
Number of Persons Per Household	2.3	2.4	2.6
Average Household Income	\$68,096	\$83,430	\$91,562
Average Home Value	\$182,511	\$201,086	\$204,058

<b>race</b>	<b>1 mi</b>	<b>2 mi</b>	<b>3 mi</b>
White	62.4%	65.6%	68.2%
Black	19.8%	17.5%	15.8%
Asian	14.2%	13.5%	12.7%
Hawaiian	0.1%	0.1%	0.1%
American Indian	1.1%	0.9%	0.9%
Other	2.4%	2.4%	2.3%

<b>ethnicity</b>	<b>1 mi</b>	<b>2 mi</b>	<b>3 mi</b>
Hispanic	35.7%	30.6%	31.1%

JACOB GROSSMAN

JASON GAINES

jacob@sturbridgecre.com  
281.819.8644

jason@sturbridgecre.com  
713.410.8910





# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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](http://www.trec.texas.gov)

IABS 1-0