



## FOR SUBLEASE

# Landlord Ready to Invest in Major Building Renovation!

11017 North Freeway, Houston, TX 77037

## LEASE RATE

Contact Broker

## PROPERTY HIGHLIGHTS

- » Freestanding building
- » Great Visibility on North Freeway (I-45)
- » 8,064 SF Building, 1.6 Acres Land
- » Pylon Signage On-Site
- » Great proximity to Beltway 8 and Loop 610

### Patrick Keegan

Sr. Vice President

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## MARKET SUMMARY

297,946

**2024 Population**

(5 miles Radius)

\$70,613

**2024 Avg. Income**

(5 miles Radius)

129,001

**2024 Total Employees**

(5 miles Radius)

32,209 VPD

**North Freeway**

(2024)

## AREA TRAFFIC GENERATORS

T Mobile



DISCOUNT  
TIRE



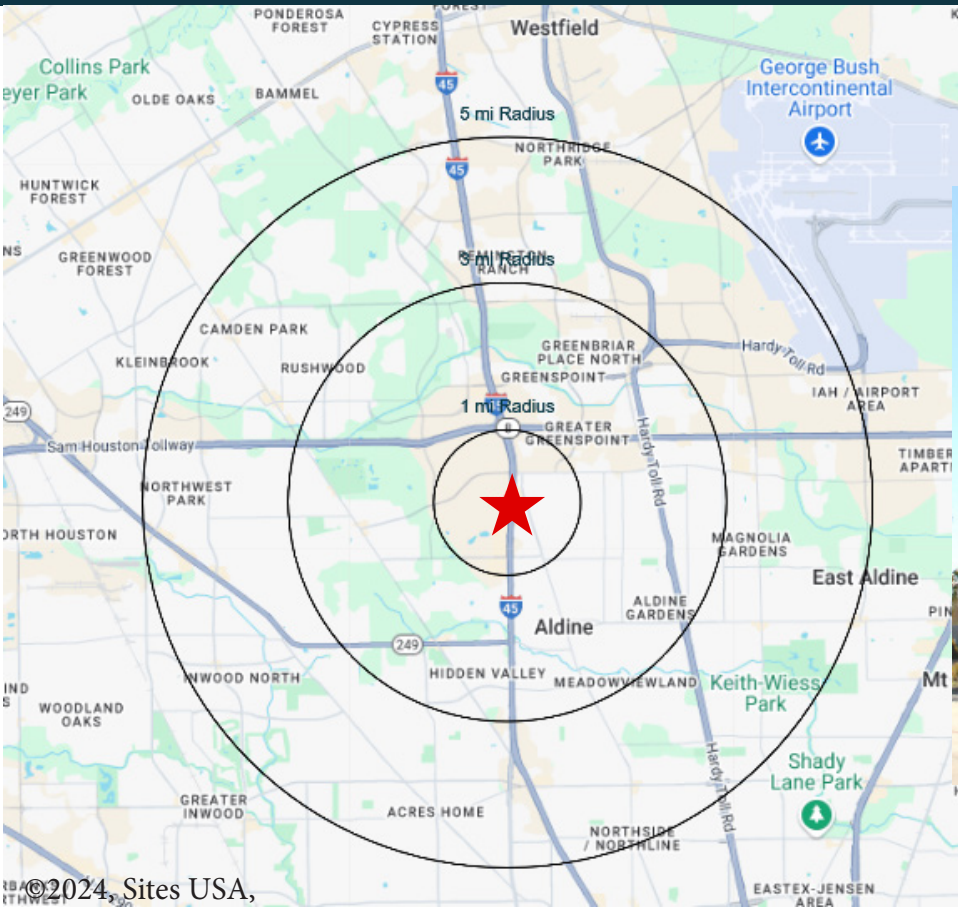
1360 Post Oak Blvd, Suite 1900 / Houston, TX 77027  
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**partners**  
BROKERAGE SERVICES

FOR SUB LEASE

# 8064 SF Available

11017 North Freeway, Houston, TX 77037



Population	3 MILES	5 MILES	10 MILES
Estimated Population (2024)	106,053	297,946	1.13 M
Projected Population (2029)	108,373	309,572	1.19 M
Households			
Estimated Households (2024)	34,222	93,933	393,768
Projected Households (2029)	35,197	98,141	418,277
Average Household Income			
Estimated Average Household Income (2024)	\$59,192	\$70,613	\$102,152
Projected Average Household Income (2029)	\$59,914	\$71,795	\$106,399
Daytime Demographics			
Total Businesses	5,723	12,010	55,130
Total Employees	66,760	129,001	521,208

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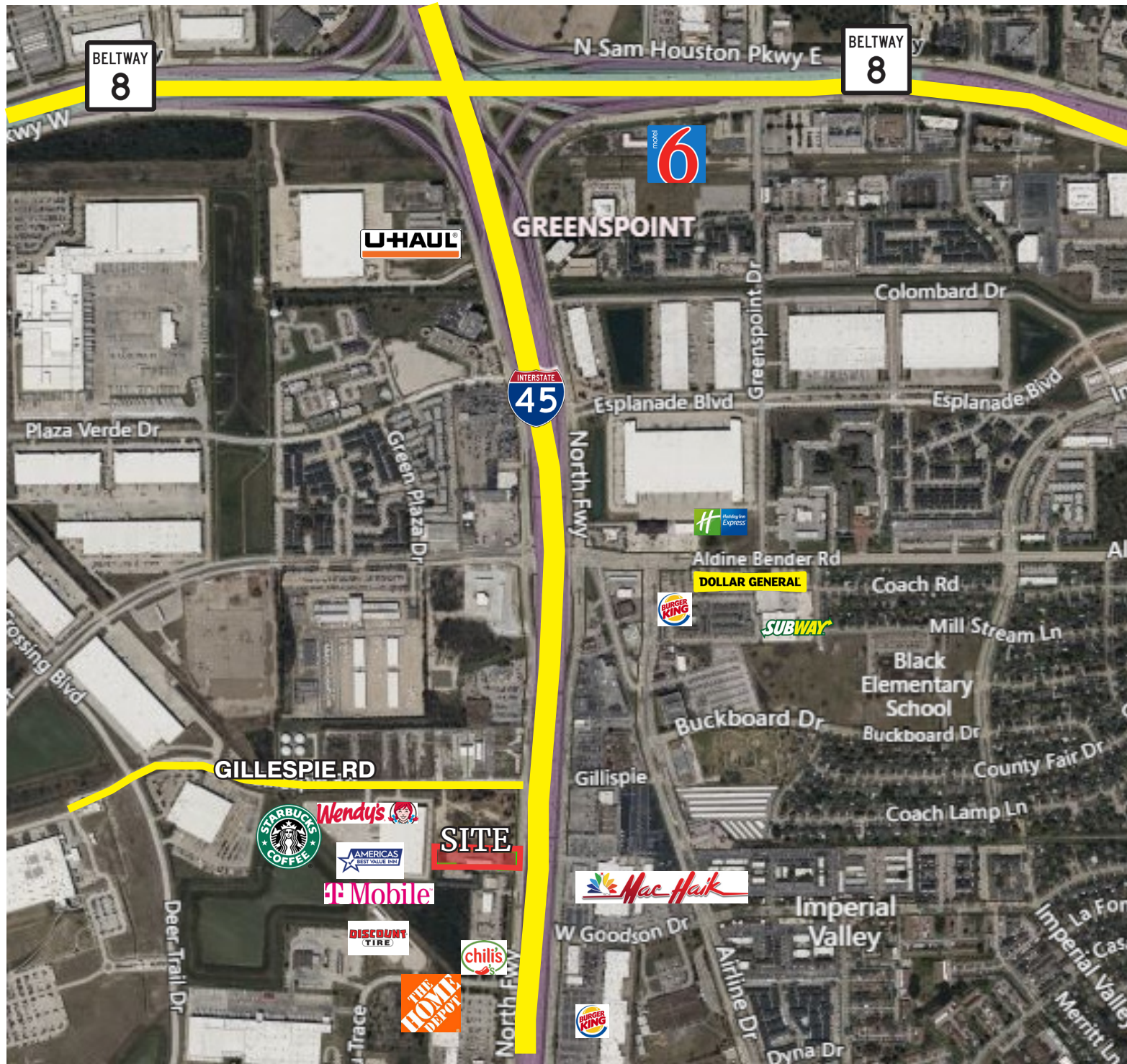
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