

Ponderosa Square

PROFESSIONAL PARK FOR LEASE

17020 Beaver Springs Drive at Cypress Creek Parkway, Houston, TX 77090



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PROPERTY HIGHLIGHTS:

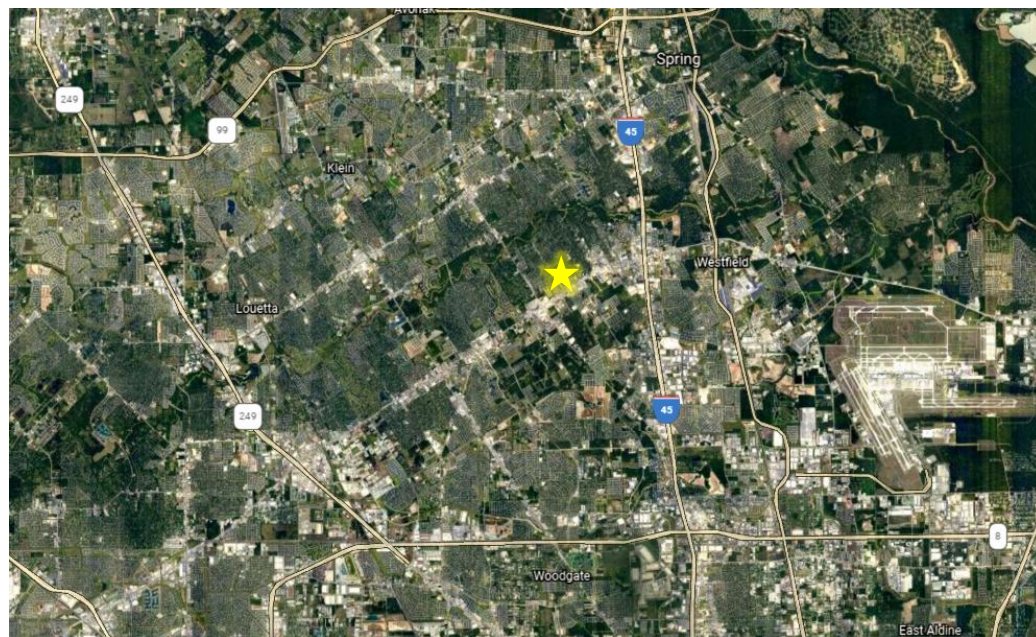
- Intersection of Cypress Creek Parkway & Beaver Spring Dr
- Newly Remodeled Professional Park
- 4/1,000 Parking Ratio
- Pylon Sign Available
- Individualized Storefront Designs Enhancing Tenant's Presence
- Easy Access to North Fwy, SH 249, and Beltway 8
- Located 11.5 miles from IAH

FM 1960 RD WEST OF JONES TRAFFIC COUNTS:

- 71,329 (average daily traffic counts)

AREA RETAILERS:

- HCA Houston Healthcare NW
- Food Town
- Whataburger
- Pollo Regio



DEMOGRAPHICS:

• Population	18,180 (1 mi)	129,139 (3 mi)	312,495 (5 mi)
• Employees	9,802 (1 mi)	35,190 (3 mi)	103,068 (5 mi)
• Households	7,014 (1 mi)	48,240 (3 mi)	110,172 (5 mi)
• Average HH Income	\$70,016 (1 mi)	\$72,364 (3 mi)	\$77,915 (5 mi)

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof.

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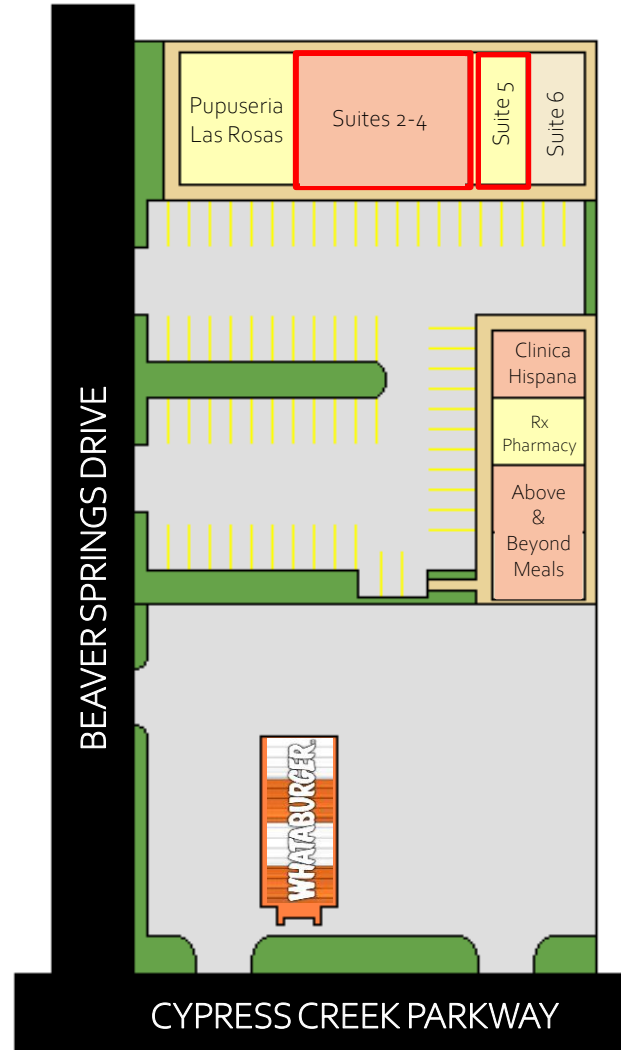
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CO-TENANTS:

Pupuseria Las Rosas
Clinica Hispana Ponderosa
RxAssist Pharmacy
Above and Beyond Meals

AVAILABLE SUITE IN RED:

- Suite 2-3 – 4,320 SF
- Former Reception Hall
- Suite 5 – 1,440 SF
- 2nd Generation Open Plan
- Suite 6 – 1,440 SF
- 2nd Hair Salon



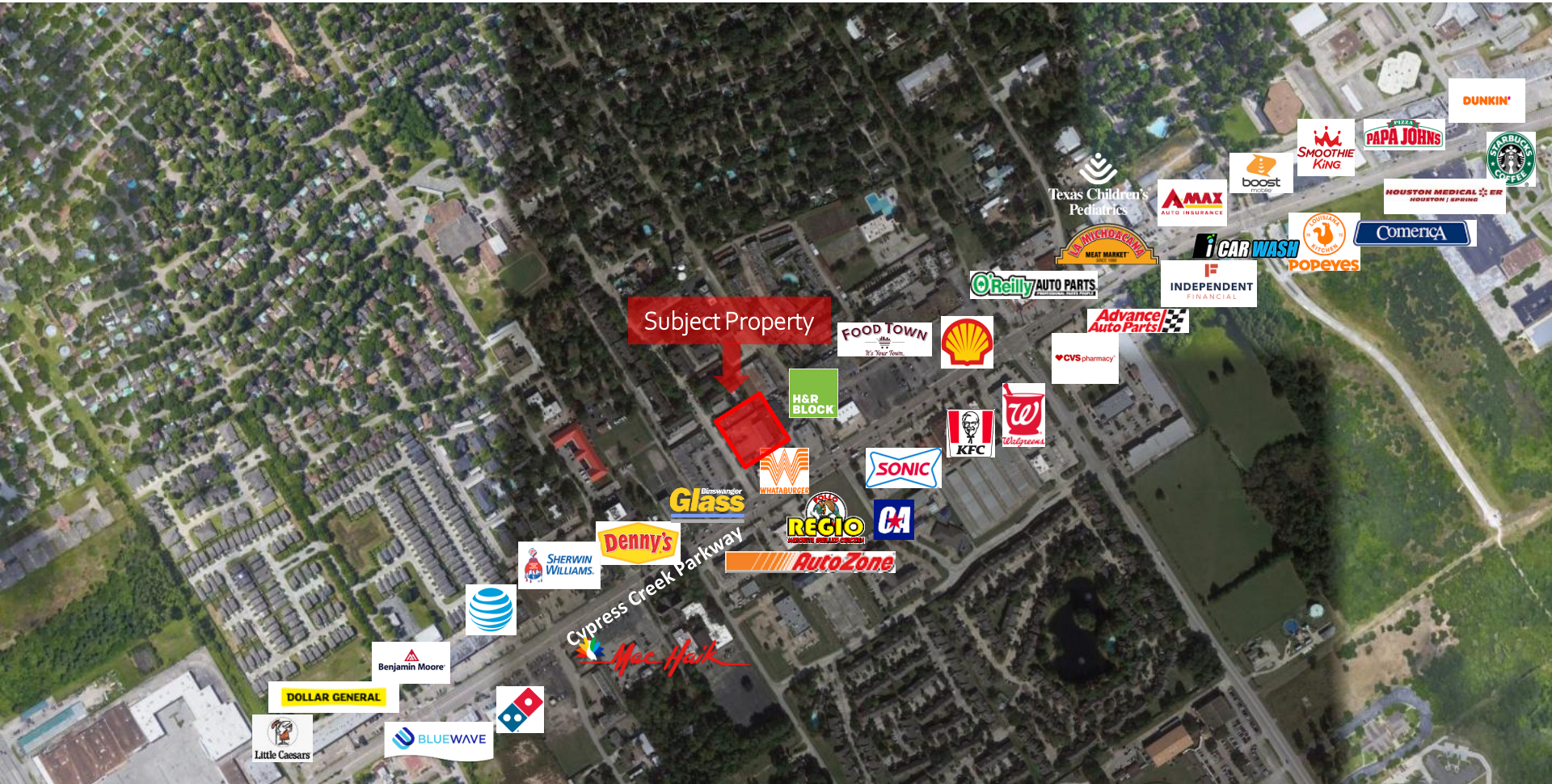
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