

Steeplechase Village

PROFESSIONAL PARK FOR LEASE

11240-11242 FM 1960 Rd, Houston, TX 77065



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vantagepoint
real estate group

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PROPERTY HIGHLIGHTS:

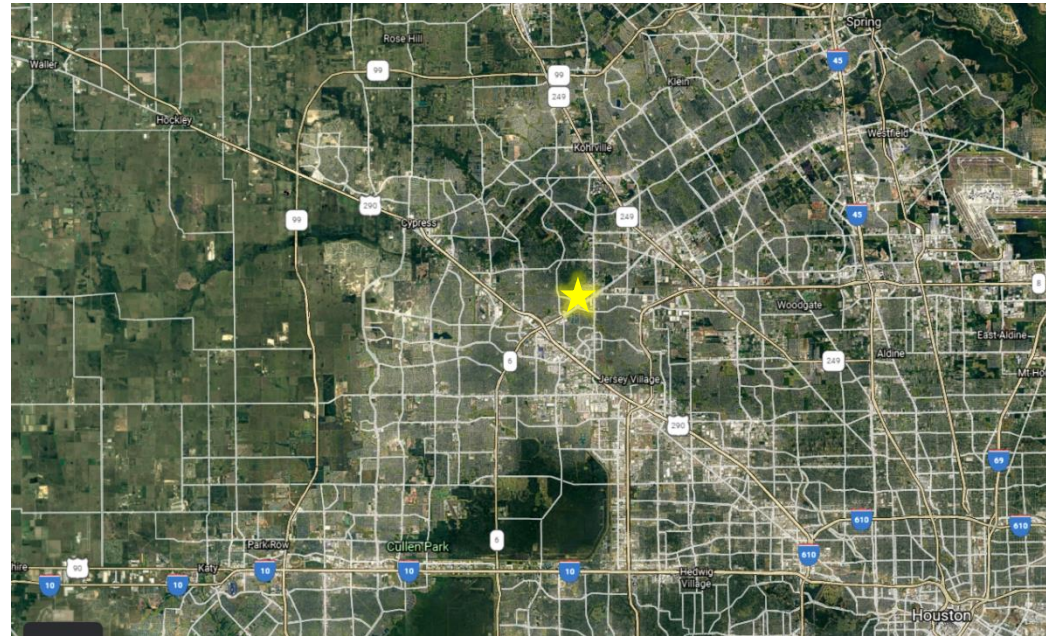
- FM 1960 Rd W Frontage
- 2 Large & Highly Visible Tenant Pylon Signs
- Outdoor Green Space With Walking Trail
- Individualized Storefront Designs Enhancing Tenant's Presence
- 4.5/1,000 Parking Ratio
- Easy Access to Hwy 290, Beltway 8, and SH 249

FM 1960 RD WEST OF JONES TRAFFIC COUNTS:

- 63,000 (average daily traffic counts)

REPRESENTATIVE MEDICAL WITHIN ONE MILE:

- HCA Houston RD 24/7
- Kindred Hospital NW
- Texas Children's Pediatrics
- Cy-Fair Medical Plaza
- DaVita Kidney Care
- Cypress Orthopedics



DEMOGRAPHICS:

• Population	16,180 (1 mi)	123,139 (3 mi)	229,495 (5 mi)
• Daytime Population	1,902 (1 mi)	86,190 (3 mi)	200,068 (5 mi)
• Households	4,314 (1 mi)	45,240 (3 mi)	111,172 (5 mi)
• Average HH Income	\$90,065 (1 mi)	\$81,364 (3 mi)	\$95,915 (5 mi)

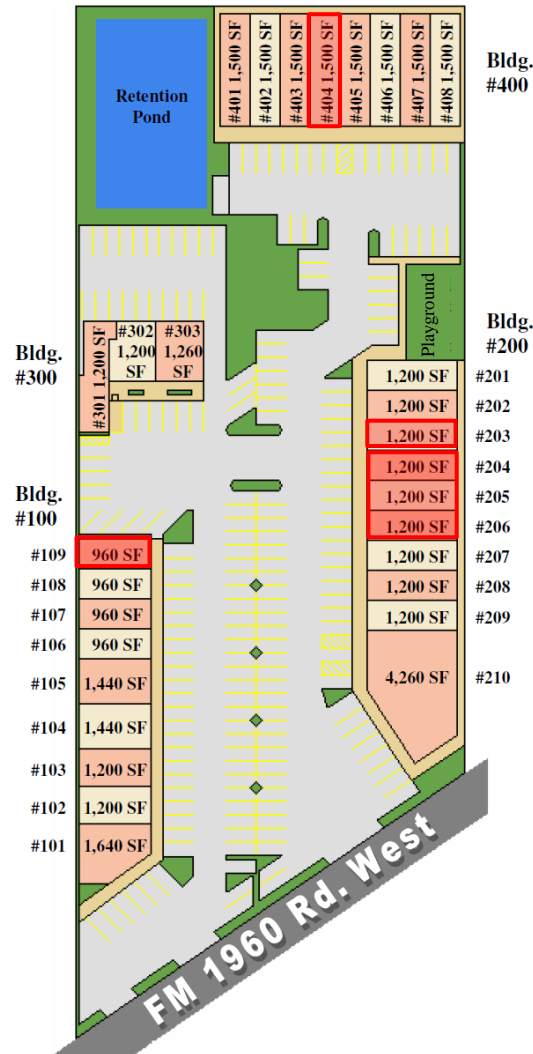
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AVAILABLE SUITES IN RED:

- Suite 109 – 960 SF
 - 2nd Generation space
- Suite 203 – 1,200 SF
 - 2nd Generation hair salon
- Suite 205 – 3,600 SF
 - 2nd Generation daycare
- Suite 404 – 1,500 SF
 - 2nd Generation space



CO-TENANTS:

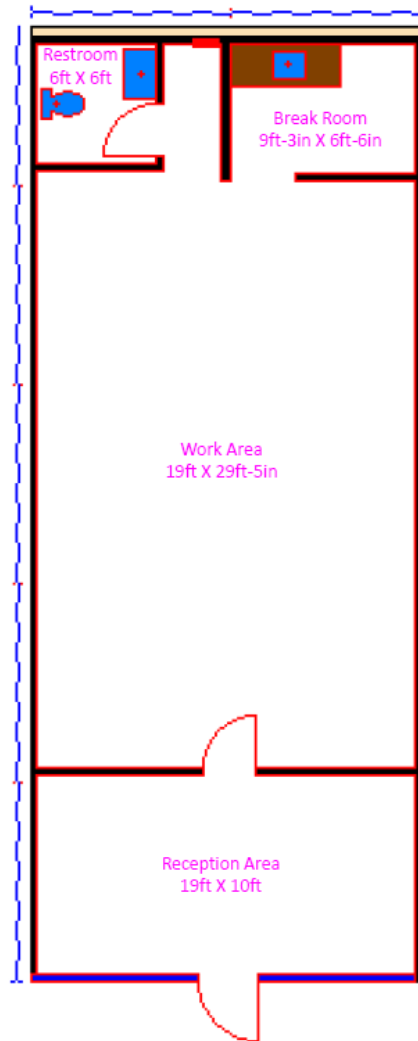
- NW Cypress Pediatrics & Family Medicine
- Star Physical Therapy
- Randstad
- Inkfree MD Laser Clinic
- Butterfly Effects ABA Therapy
- Autism 4 Kids Testing
- Leg Pain Clinic
- ABACEP Testosterone & Wellness Clinic
- CBL Pharmacy
- Lotus Hand Acupuncture
- Little Explorers Lab
- Balloon Therapy H-Town
- Allstate
- Lpt Realty
- Enterprise Rent-A-Car
- VantagePoint Real Estate Group

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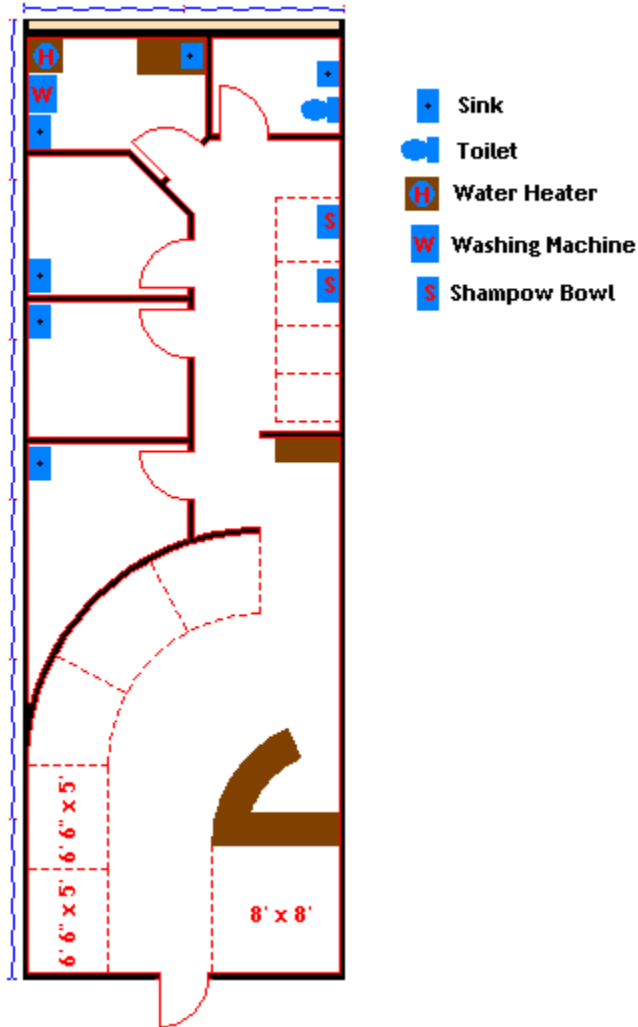
Suite 109 – 960 SF
2nd Generation Space



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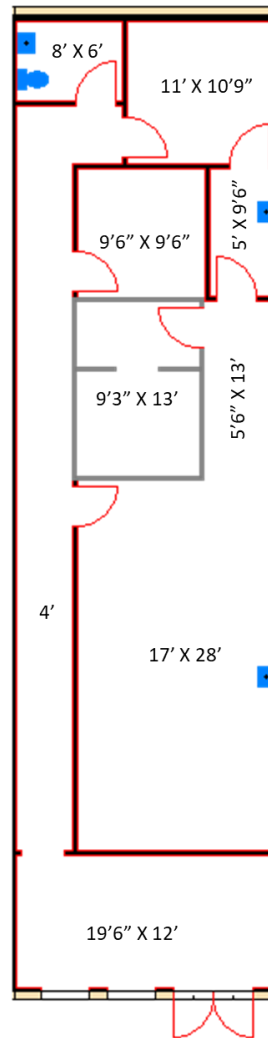
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The logo for Vantagepoint Real Estate Group features the word "vantagepoint" in a bold, lowercase sans-serif font, with a red triangle above the letter "i". Below it, the words "real estate group" are written in a smaller, lowercase sans-serif font.