

16,239 SF  
JUNIOR ANCHOR  
AVAILABLE



**FOR LEASE | WILLOWBROOK PLAZA - BEST BUY OUTLET ANCHORED CENTER**  
**17776 STATE HIGHWAY 249, HOUSTON, TX 77064**

Presented By: Go Houston Realty | 832-515-3810  
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# FOR LEASE

## WILLOWBROOK PLAZA

17776 STATE HIGHWAY 249, HOUSTON, TX 77064

### PROPERTY FEATURES

- Major retail hub in northwest Houston
- High traffic counts, high growth area
- Junior anchor space available
- Surrounded by national retailers, featuring Best Buy Outlet, Dick's Sporting Goods, JC Penney, and In-N-Out Burger
- Excellent visibility along Highway 249 at Cypress Creek Parkway offramp
- Adjacent to Willowbrook Mall
- One block from Houston Methodist Willowbrook Hospital; a 52-acre, full-service, 358-bed facility



FOR MORE INFORMATION PLEASE CONTACT:

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# LOCATION OVERVIEW



WILLOWBROOK MALL

sears OLD NAVY

NORDSTROM macy's

rack Dillard's  
The Style of Your Life

DICK'S SPORTING GOODS JCPenney

Bath & Body Works

CYPRESS CREEK PKWY

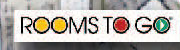
±50,000 VPD

17776 STATE HWY 249  
HOUSTON, TX 77064



±113,300 VPD

249 TOMBALL PKWY



17776 STATE HIGHWAY 249, HOUSTON, TX 77064

# PARCEL DELINEATION



17776 STATE HWY 249  
HOUSTON, TX 77064

WILLOWBROOK MALL

CYPRESS CREEK PKWY  
±50,000 VPD

TEXAS 249 ACCESS RD

TOMBALL PKWY

±113,300 VPD

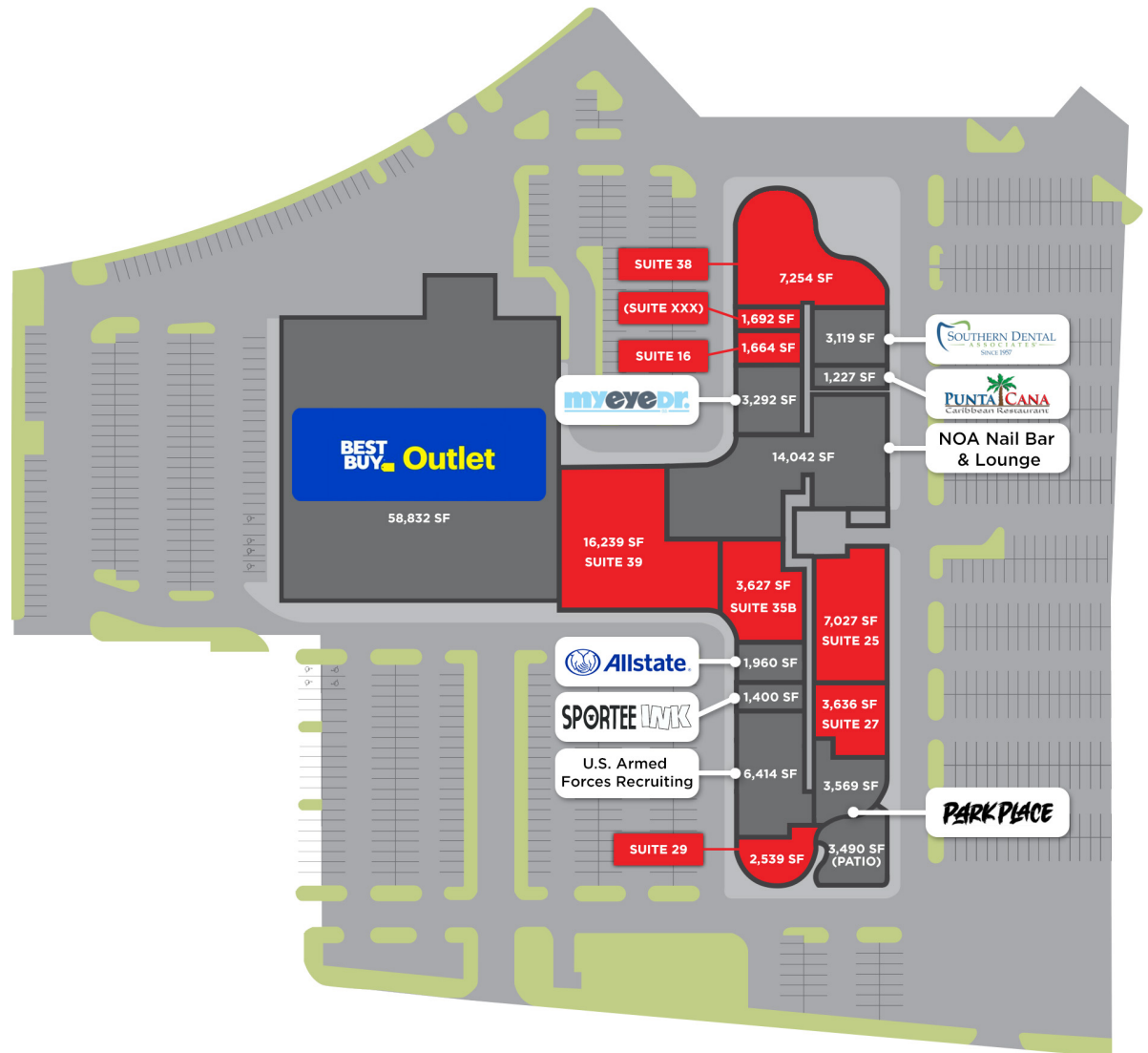
±13,900 VPD

249

# SITE PLAN

- OCCUPIED
- AVAILABLE

SUITE	TENANT	SIZE
1	Best Buy Outlet	58,832 SF
15	My Eye Dr.	3,292 SF
16	AVAILABLE	1,664 SF
38	AVAILABLE	7,254 SF
20A	Southern Dental	3,119 SF
21	Punta Cana Restaurant	1,227 SF
22	NOA Nail Bar & Lounge	14,042 SF
25	AVAILABLE	7,027 SF
27	AVAILABLE	3,636 SF
28B	Park Place	7,059 SF
29	AVAILABLE	2,539 SF
31	U.S. Armed Forces Recruiting	6,414 SF
32	Sportee Ink	1,400 SF
33	Allstate	1,960 SF
39	AVAILABLE	16,239 SF
XXX	AVAILABLE	1,692 SF



17776 STATE HIGHWAY 249, HOUSTON, TX 77064

# SUMMARY DEMOGRAPHICS

17776 TX-249 Houston, TX 77064	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Population</b>								
Estimated Population (2021)	9,046		94,380		307,480		1,104,598	
Projected Population (2026)	9,486		97,281		314,840		1,149,036	
Census Population (2020)	8,941		92,282		303,587		1,097,097	
Census Population (2010)	8,545		86,532		282,564		957,435	
Projected Annual Growth (2021 to 2026)	439	1.0%	2,901	0.6%	7,360	0.5%	44,438	0.8%
Historical Annual Growth (2020 to 2021)	105	1.2%	2,098	2.3%	3,893	1.3%	7,501	0.7%
Historical Annual Growth (2010 to 2020)	396	4.6%	5,750	6.6%	21,023	7.4%	139,662	14.6%
Estimated Population Density (2021)	2,881 psm		3,340 psm		3,917 psm		3,517 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi		314.0 sq mi	
<b>Households</b>								
Estimated Households (2021)	3,914		37,019		110,822		379,889	
Projected Households (2026)	4,204		39,011		116,036		403,800	
Census Households (2020)	3,933		36,251		109,490		377,572	
Census Households (2010)	3,781		33,438		100,231		325,091	
Estimated Households with Children (2021)	1,200	30.7%	12,257	33.1%	42,109	38.0%	160,593	42.3%
Estimated Average Household Size (2021)	2.28		2.54		2.76		2.90	
<b>Average Household Income</b>								
Estimated Average Household Income (2021)	\$79,134		\$98,005		\$101,151		\$95,702	
Projected Average Household Income (2026)	\$85,937		\$110,454		\$117,604		\$108,023	
Estimated Average Family Income (2021)	\$89,506		\$116,351		\$115,004		\$107,103	
<b>Daytime Demos (2021)</b>								
Total Businesses	1,184		6,200		14,629		45,971	
Total Employees	16,633		69,617		147,789		510,790	
Company Headquarter Businesses	65	5.5%	314	5.1%	644	4.4%	2,223	4.8%
Company Headquarter Employees	1,860	11.2%	12,803	18.4%	32,303	21.9%	111,570	21.8%
Employee Population per Business	14.0		11.2		10.1		11.1	
Residential Population per Business	7.6		15.2		21.0		24.0	

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**POPULATION**  
307,840



**HOUSEHOLDS**  
110,822



**AVERAGE HH INCOME**  
\$101,151



**EMPLOYEE POP.**  
147,789

# 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

### 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.

**GO HOUSTON REALTY**  
**MARK ZEIDMAN**  
**(DESIGNATED BROKER OF FIRM)**

**LICENSE NUMBER: 9013252**  
**LICENSE NUMBER: 632009**

**PHONE NUMBER: 713-459-9291**  
**PHONE NUMBER: 713-454-9229**