



# NEW RETAIL DEVELOPMENT FOR LEASE

Freeway Frontage / 14025 Northwest Fwy, Houston, TX 77040



Anna Goodman / [anna@vp-reg.com](mailto:anna@vp-reg.com) / 713.419.8217  
Nargo Schinas / [nargo@vp-reg.com](mailto:nargo@vp-reg.com) / 832.237.5555  
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## PROPERTY HIGHLIGHTS:

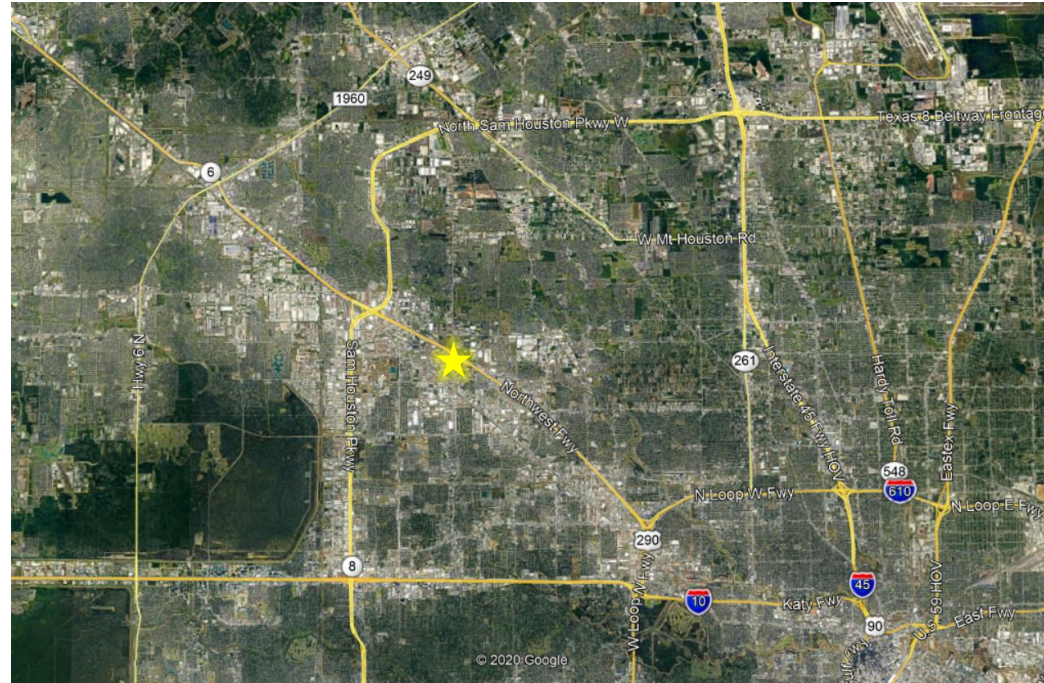
- Excellent Visibility From Northwest Freeway
- Located Between The Off-Ramp And On-Ramp Of Freeway For Easy Access
- 7/1,000 Parking Ratio
- End-Caps With Outdoor Patios
- Two 42 Foot Multi-Tenant Pylons
- Fire Sprinklered Buildings
- Grease Trap Lines Installed for Easy Installation
- High Daytime Population

## NORTHWEST FWY TRAFFIC COUNTS:

- TXDOT 2022 – 219,547 VPD

## NEARBY RETAILERS:

- Chipotle
- Ross
- Boot Barn
- James Avery
- Cavender's Boot City
- Panera Bread
- Five Below
- Northern Tools
- PetSmart
- Party City
- Home Depot
- Walmart
- Target
- Burlington
- Xfinity
- Marble Slab Creamery



## 2023 DEMOGRAPHICS:

|                      |                 |                 |                  |
|----------------------|-----------------|-----------------|------------------|
| • Population         | 13,009 (1 mi)   | 126,848 (3 mi)  | 319,587 (5 mi)   |
| • Daytime Population | 20,099 (1 mi)   | 140,048 (3 mi)  | 355,067 (5 mi)   |
| • Households         | 4,617 (1 mi)    | 40,881 (3 mi)   | 105,753 (5 mi)   |
| • Average HH Income  | \$73,273 (1 mi) | \$92,743 (3 mi) | \$117,027 (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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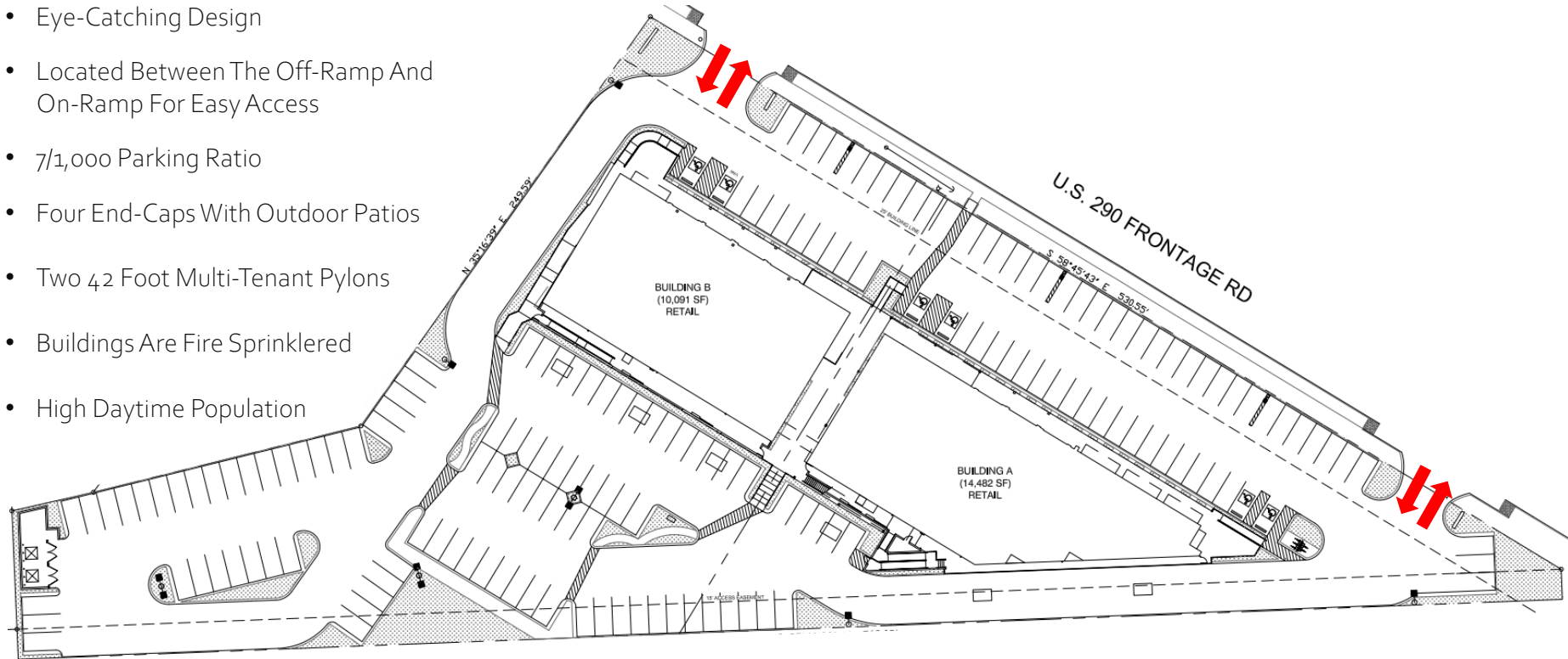


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### PROPERTY HIGHLIGHTS:

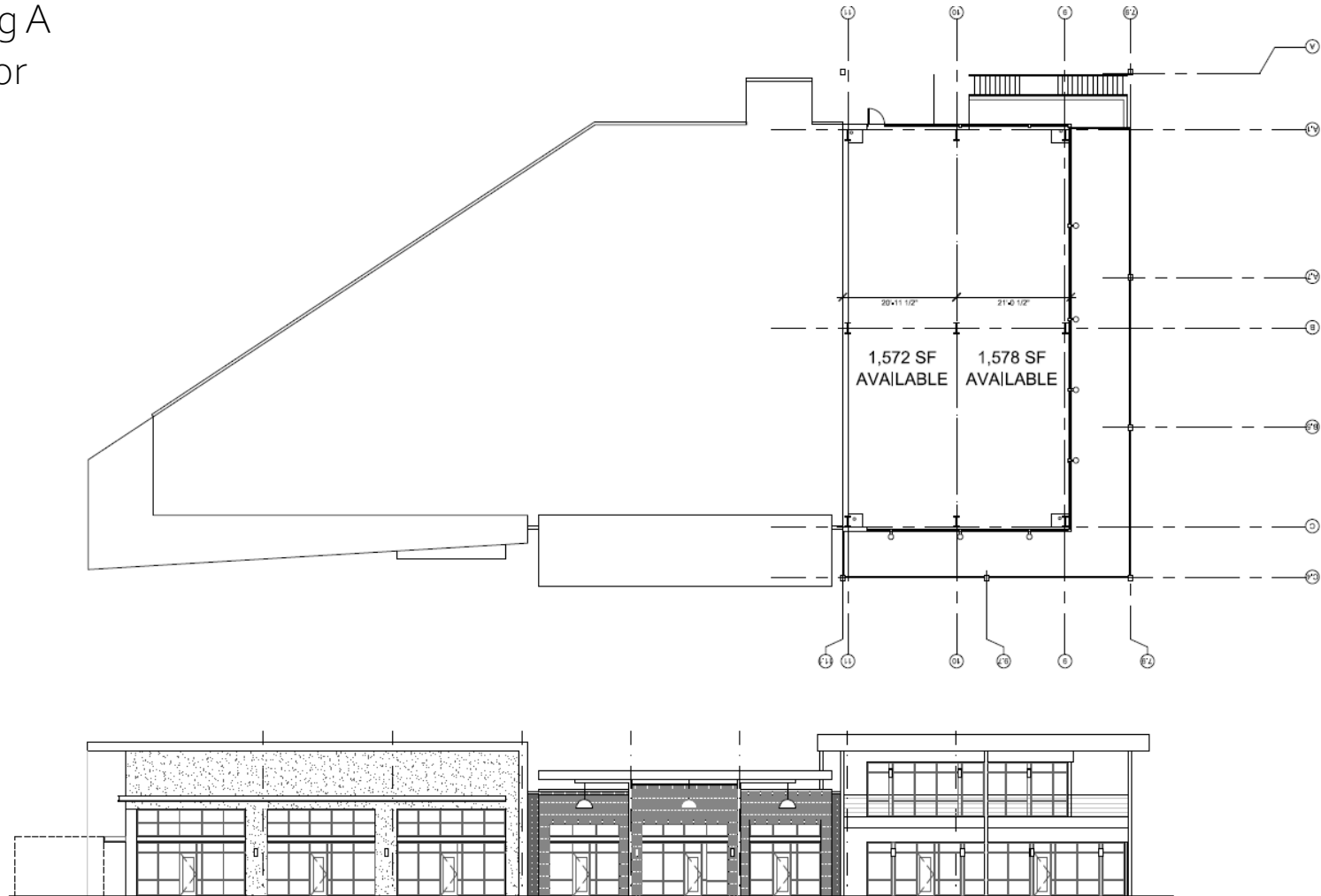
- Excellent Visibility From Northwest Fwy
- Eye-Catching Design
- Located Between The Off-Ramp And On-Ramp For Easy Access
- 7/1,000 Parking Ratio
- Four End-Caps With Outdoor Patios
- Two 42 Foot Multi-Tenant Pylons
- Buildings Are Fire Sprinklered
- High Daytime Population



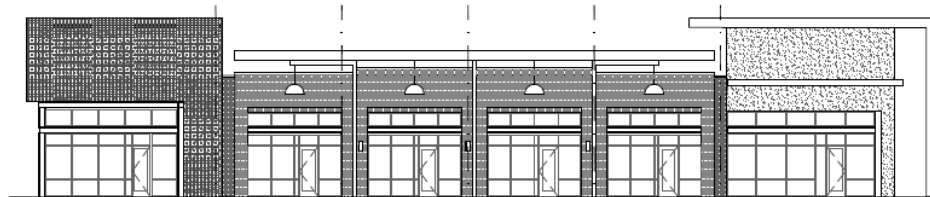
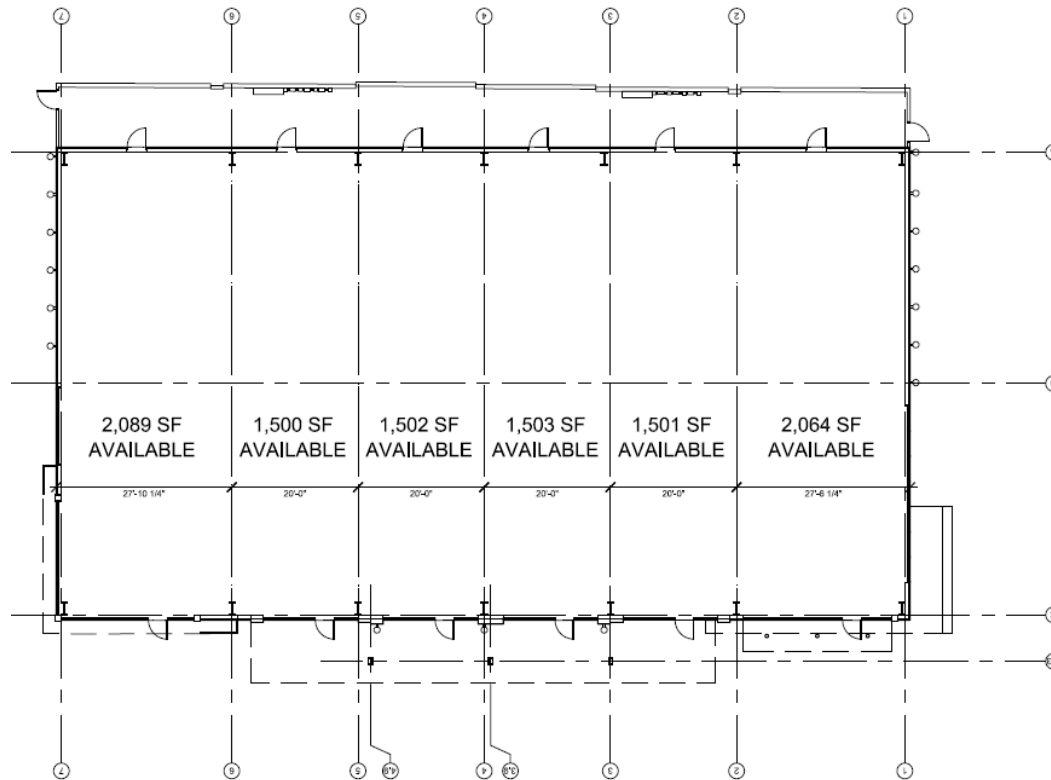
## Building A 1<sup>st</sup> Floor



## Building A 2<sup>nd</sup> Floor



## Building B 1<sup>st</sup> Floor



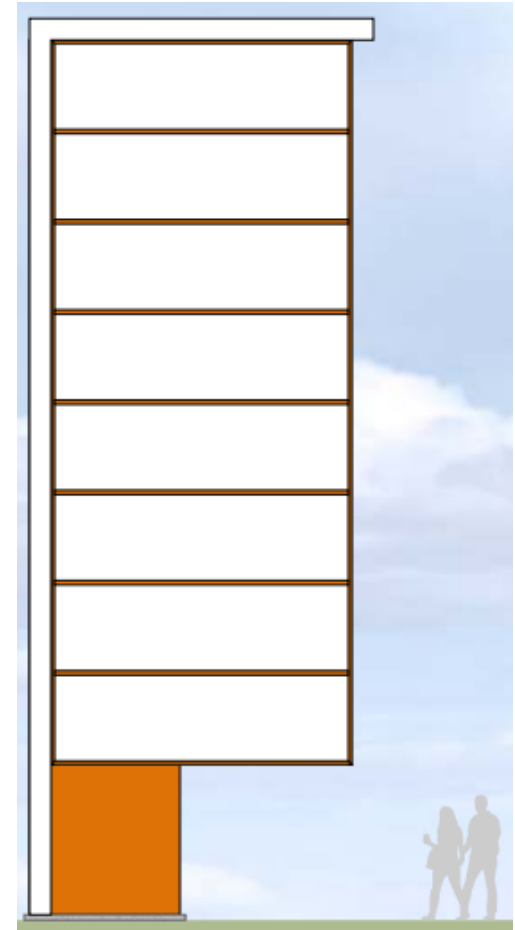


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Two 42 Foot Multi-Tenant Pylons



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