

**Land**

**For Lease**



**Juliana Perez**

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**5444 WESTHEIMER RD. SUITE 1620,  
HOUSTON TX, 77056**

## HIGHLIGHTS

- Prime Ground Lease Pad on FM 1960 with full frontage
- ±27,512 SF lot — ideal for single-tenant or drive-thru use
- High traffic counts along FM 1960 (±57,000 VPD)
- Major retail trade area near Willowbrook Mall
- Strong surrounding population & household income
- Flexible development + excellent signage visibility
- Perfect for QSR, auto sales, or service retail users

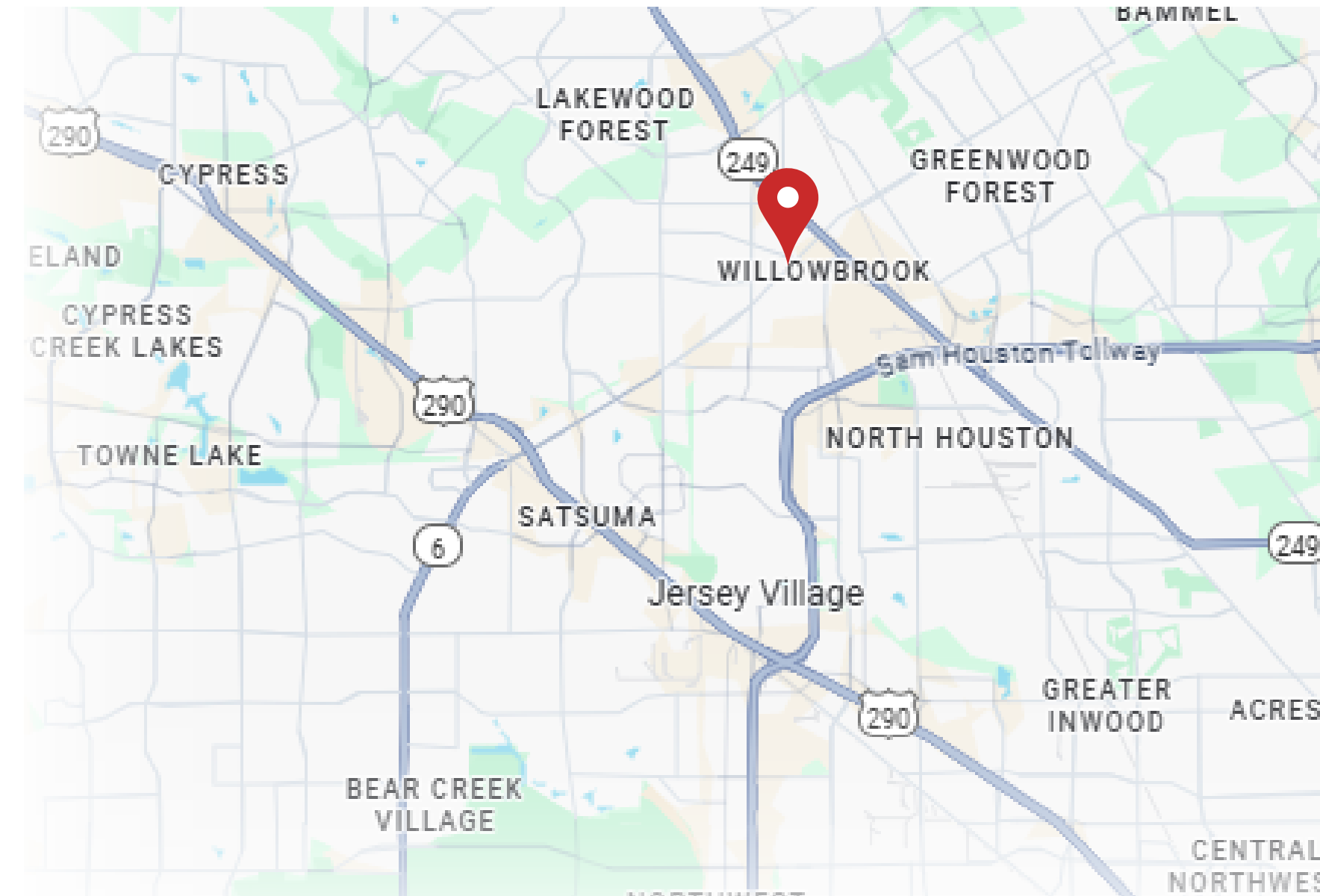
## ABOUT THE PROPERTY

8300 Cypress Creek Pkwy (FM 1960 W) offers an exceptional chance to secure a high-exposure retail pad in one of Northwest Houston's most active commercial corridors. Positioned near Willowbrook Mall and surrounded by national retailers, medical offices, and dense residential communities, this ±27,512 SF site is ideal for users seeking maximum visibility, signage, and nonstop traffic flow. With frontage directly along FM 1960 — a major artery with 57,000+ vehicles per day — the location is perfectly suited for fast-service retail, auto sales, or a brand looking to dominate the corridor with a premier location.

Available as a ground lease with flexible development options, this property allows tenants to custom-build their ideal footprint while capturing long-term presence in a proven, high-demand trade area undergoing roadway and infrastructure improvements.

**Size: 27,512 SF**

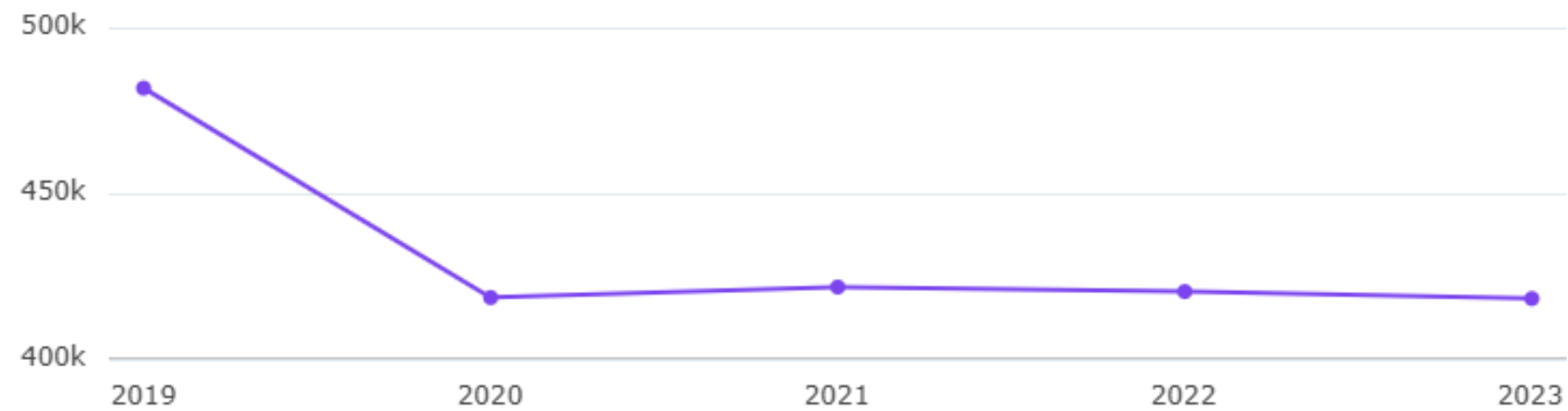
**Price: Call broker**



## Population

**418.3k**

**5 mi radius**



## Household Income

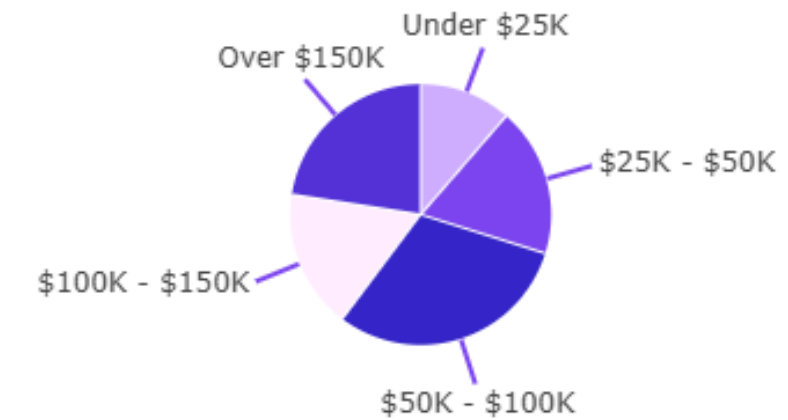
**\$82.7k**

Median Income

**\$88.1k**

2028 Estimate

**↑ 7%**  
Growth Rate



## Age Demographics

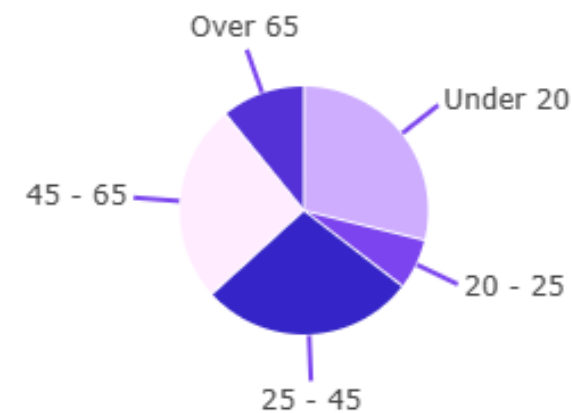
**36**

Median Age

**38**

2028 Estimate

**↑ 6%**  
Growth Rate



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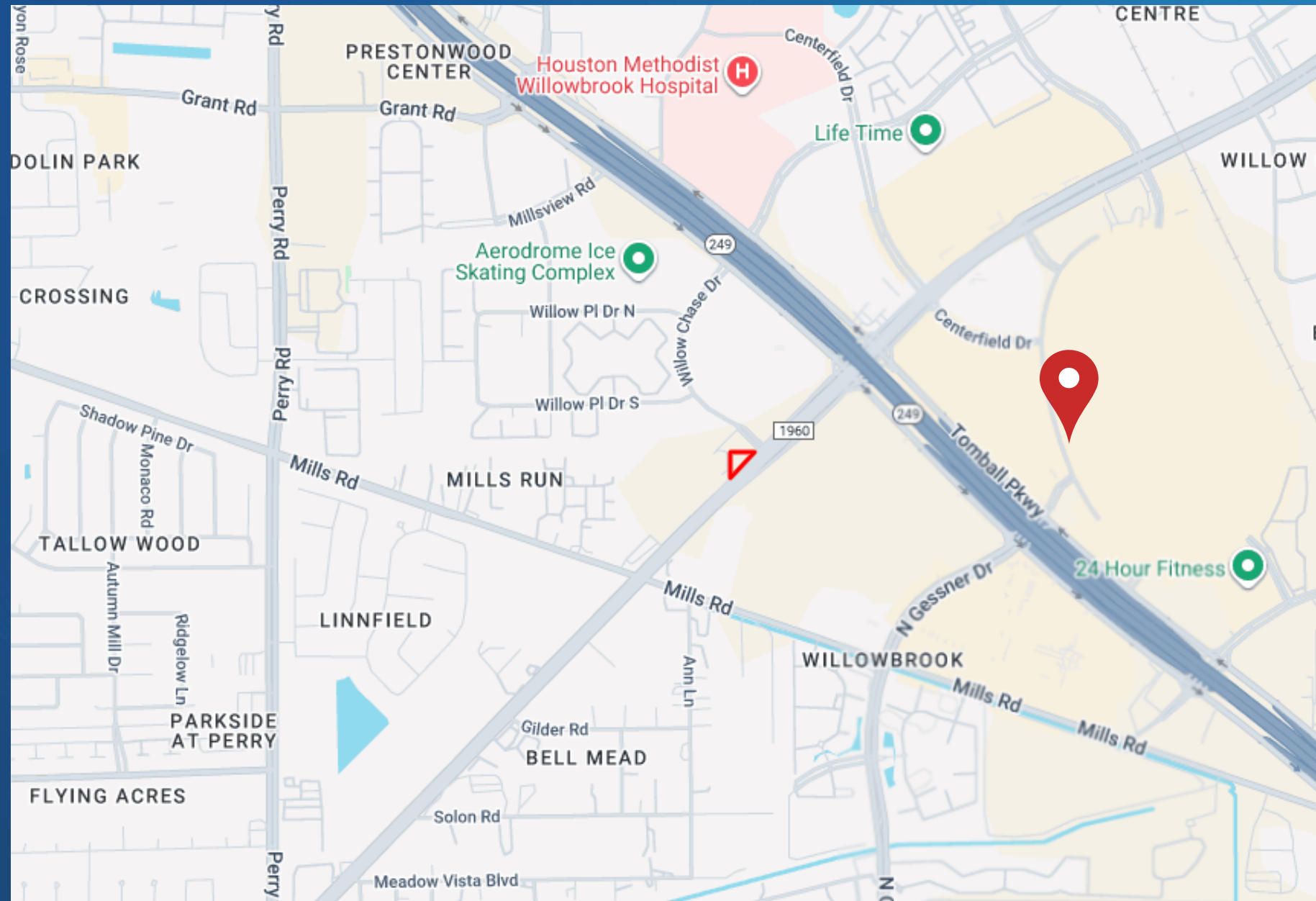
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