

**FOR LEASE**

POTENTIALLY AVAILABLE

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11177 KATY FWY, HOUSTON, TX 77079

**WEST MEMORIAL I-10 SHOPS**  
**1,750-9,000 SQ FT**



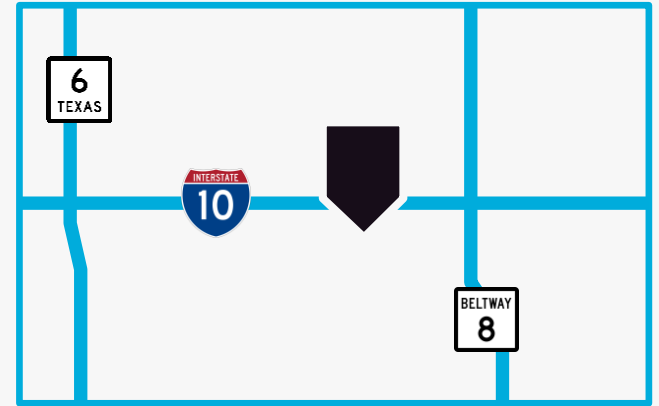
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201 Roberts St, Ste. 10  
Houston, TX 77003

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## PROPERTY HIGHLIGHTS

- SWQ of I-10 & Wilcrest
- I-10 Frontage, clear visibility from I-10
- Traffic Counts 300,000+ VPD
- Large pylon signage
- Direct access off Wilcrest exit
- Direct I-10 and Beltway 8 Entrance
- Ample parking



## AREA DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	10,941	106,960	296,355
Avg HH Income	\$128,097	\$101,377	\$94,626
Businesses	991	6,457	16,528



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**JAR** REAL ESTATE

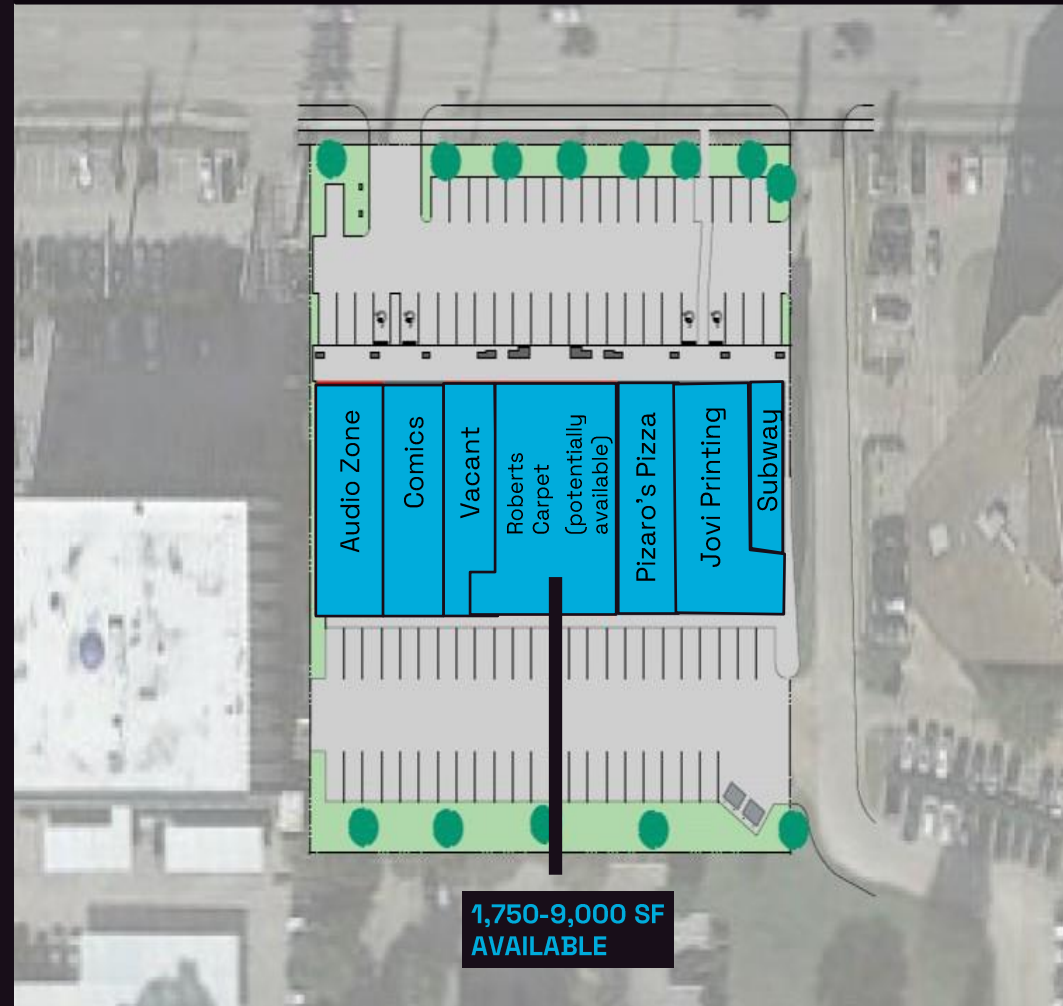
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- RSF: 20,250 sf: 7,500 sq ft Anchor available
- NNN: Estimated \$7.50 psf
- Base Rent: Call for pricing
- Tenants: Pizaros Pizza, Subway, Jovi Printing

**INTERSTATE 10**



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Energy Corridor



**SITE**

**INTERSTATE 10**



**CARRABBA'S**  
ITALIAN GRILL

**ETHAN ALLEN**



City Centre

Westchester High School

Westchester Elementary

**KIRKWOOD RD**

**WILCREST DR**

**BELTWAY 8**

**MEMORIAL PKWY**

\*LOCATIONS OF SURROUNDING RETAILERS ARE APPROXIMATE AND SIZE NOT TO SCALE

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DISCLAIMER

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not in any way warranted by JAR Real Estate, LLC or by any agent, principal or employee of JAR Real Estate, LLC .



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