

FOR LEASE: ± 2,420 SF | 2ND GEN RETAIL SPACE

17504 NORTHWEST FREEWAY, STE. 600 | HOUSTON, TX 77065



S&P INTERESTS

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The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

PROPERTY OVERVIEW



LOCATION

17504 Northwest Freeway, Ste. 600
Houston, TX 77065



AVAILABLE FOR LEASE

± 2,420 SF



LEASE RATE

\$28.00/SF + \$15.55/SF NNN



INCOME

\$100,544 within 3 miles



ROOFTOPS

34,763 in 3 mile radius



TRAFFIC COUNT

199,744 VPD ('24)



SE

Jones Road

24,733 VPD (25')

AVAILABLE
2,420 SF

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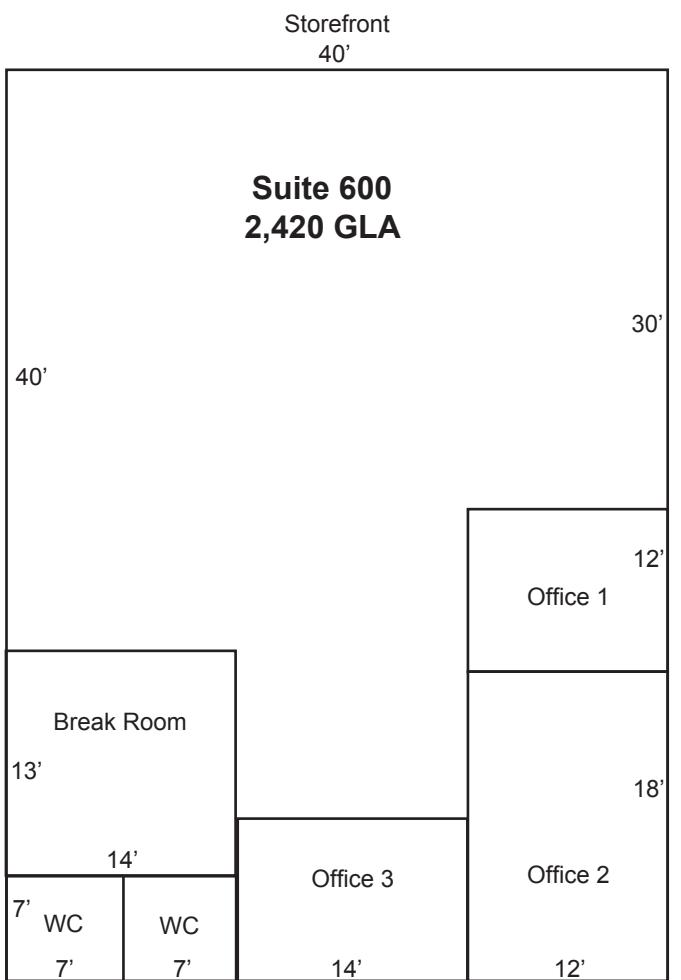
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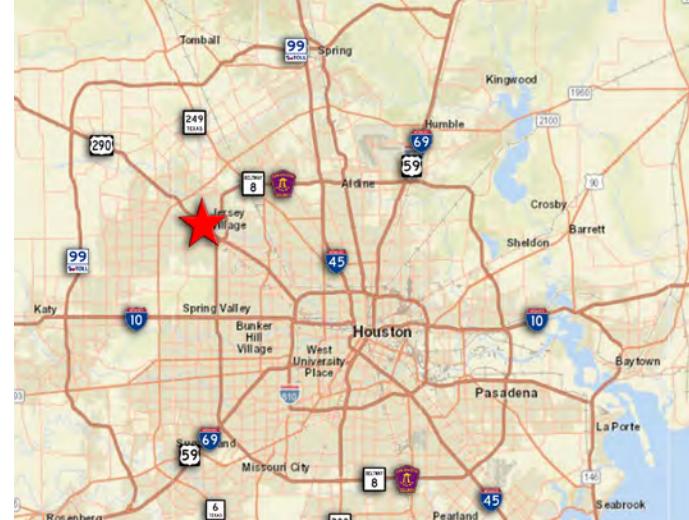
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RETAIL FLOOR PLAN

Suite 600



Disclaimer: All approximate measurements to be independently verified



PROPERTY FEATURES:

- 17504 Northwest Freeway, Ste. 600 Houston, TX 77065
- ± 2,420 SF Available For Lease
- NWC US 290 & Jones Road
- 2nd Gen Inline Retail Space
- Potential Uses: Medical, Retail, Office

PRICING:

Base: \$28.00/SF | NNN: \$15.55/SF

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2024 Population	7,169	93,417	250,064
Households	3,275	34,763	87,892
Average HH Income	\$86,360	\$100,544	\$95,502

TRAFFIC COUNTS:

US 290: 199,744 VPD (2024)

Jones Road: 24,733 VPD (2025)

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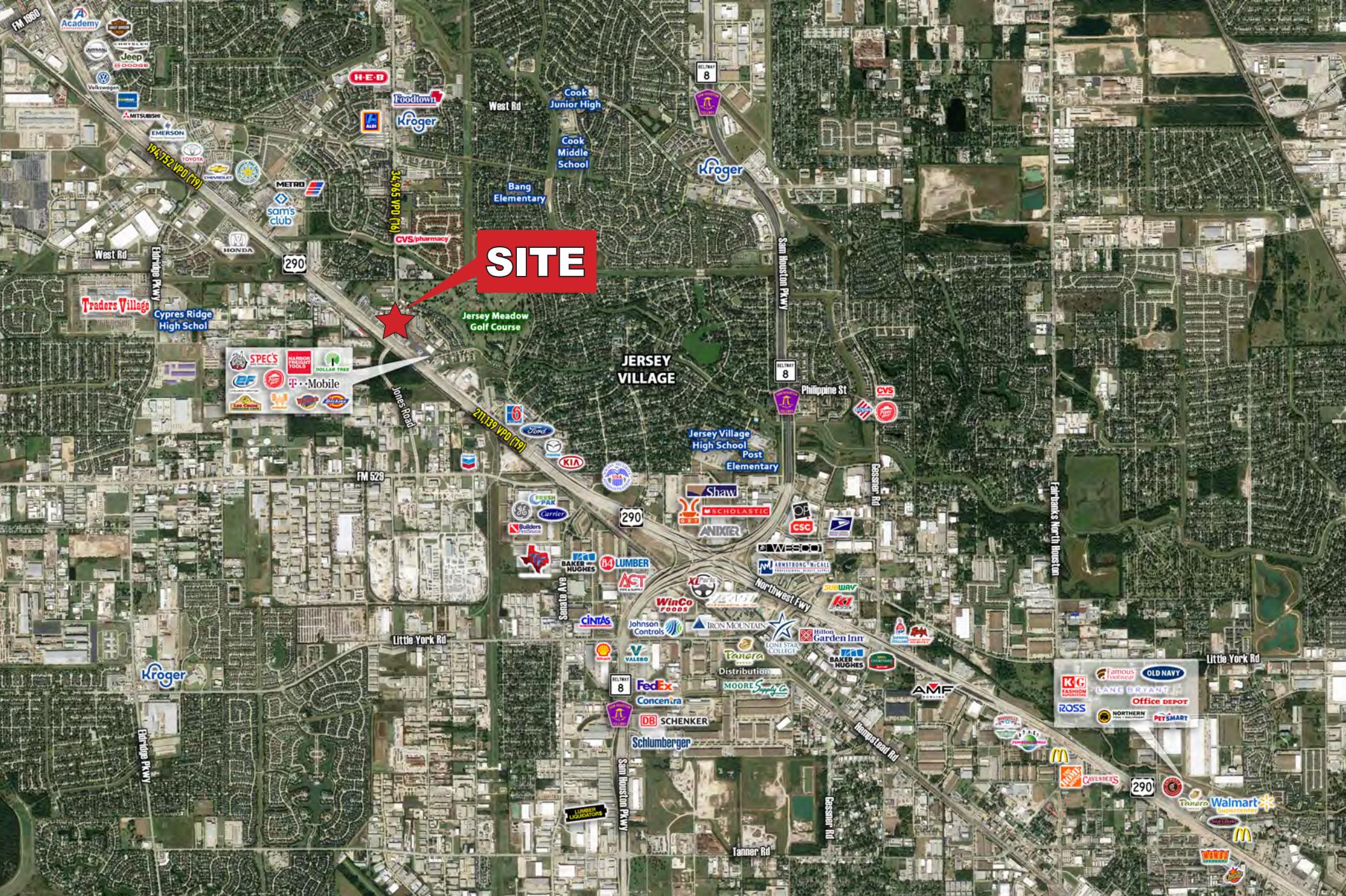
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Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	7,256	94,216	252,880
2024 Estimate	7,169	93,417	250,064
2020 Census	7,518	99,712	263,355
Growth 2024 - 2029	1.21%	0.86%	1.13%
Growth 2020 - 2024	-4.64%	-6.31%	-5.05%
2024 Population by Age			
Age 0 - 4	517	7.21%	5,720 6.12%
Age 5 - 9	449	6.26%	5,779 6.19%
Age 10 - 14	382	5.33%	5,869 6.28%
Age 15 - 19	359	5.01%	6,092 6.52%
Age 20 - 24	485	6.77%	6,479 6.94%
Age 25 - 29	671	9.36%	6,811 7.29%
Age 30 - 34	737	10.28%	6,971 7.46%
Age 35 - 39	640	8.93%	6,544 7.01%
Age 40 - 44	521	7.27%	6,193 6.63%
Age 45 - 49	413	5.76%	5,938 6.36%
Age 50 - 54	389	5.43%	6,031 6.46%
Age 55 - 59	357	4.98%	5,846 6.26%
Age 60 - 64	347	4.84%	5,582 5.98%
Age 65 - 69	327	4.56%	4,916 5.26%
Age 70 - 74	253	3.53%	3,674 3.93%
Age 75 - 79	164	2.29%	2,408 2.58%
Age 80 - 84	90	1.26%	1,411 1.51%
Age 85+	65	0.91%	1,153 1.23%
Age 65+	899	12.54%	13,562 14.52%
Median Age	34.90	37.30	36.80
Average Age	36.40	38.00	37.50
2024 Population By Race			
White	2,721	37.96%	32,384 34.67%
Black	1,704	23.77%	15,101 16.17%
Am. Indian & Alaskan	75	1.05%	1,251 1.34%
Asian	644	8.98%	12,004 12.85%
Hawaiian & Pacific Island	5	0.07%	82 0.09%
Other	2,019	28.16%	32,595 34.89%
95,520	38.20%		
Population by Hispanic Origin			
Non-Hispanic Origin	4,889	68.20%	57,480 61.53%
Hispanic Origin	2,279	31.79%	35,937 38.47%
106,697	42.67%		
34.30	36.20	35.70	
35.60	37.10	36.60	
35.60	38.30	37.90	
37.20	38.90	38.30	

Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation Classification			
Civilian Employed	4,034	70.14%	51,819 69.25%
Civilian Unemployed	141	2.45%	2,001 2.67%
Civilian Non-Labor Force	1,576	27.40%	21,003 28.07%
Armed Forces	0	0.00%	8 0.01%
			47 0.02%
Households by Marital Status			
Married	1,146		16,113
Married No Children	752		9,671
Married w/Children	394		6,442
2024 Population by Education			
Some High School, No Diploma	439	8.51%	8,707 13.00%
High School Grad (Incl Equivalency)	989	19.17%	13,720 20.48%
Some College, No Degree	1,552	30.08%	19,570 29.21%
Associate Degree	183	3.55%	3,514 5.25%
Bachelor Degree	1,176	22.80%	14,910 22.26%
Advanced Degree	820	15.89%	6,572 9.81%
2024 Population by Occupation			
Real Estate & Finance	290	3.81%	3,942 4.10%
Professional & Management	2,309	30.34%	27,732 28.84%
Public Administration	246	3.23%	1,136 1.18%
Education & Health	792	10.41%	9,685 10.07%
Services	453	5.95%	6,954 7.23%
Information	28	0.37%	596 0.62%
Sales	1,081	14.20%	11,883 12.36%
Transportation	51	0.67%	709 0.74%
Retail	553	7.27%	5,769 6.00%
Wholesale	138	1.81%	2,510 2.61%
Manufacturing	479	6.29%	5,803 6.03%
Production	333	4.38%	6,864 7.14%
Construction	245	3.22%	4,546 4.73%
Utilities	322	4.23%	3,345 3.48%
Agriculture & Mining	87	1.14%	2,072 2.15%
Farming, Fishing, Forestry	0	0.00%	31 0.03%
Other Services	204	2.68%	2,588 2.69%
2024 Worker Travel Time to Job			
<30 Minutes	1,993	52.47%	23,153 48.27%
30-60 Minutes	1,528	40.23%	20,766 43.29%
60+ Minutes	277	7.29%	4,048 8.44%
			11,943 9.59%

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Radius	1 Mile	3 Mile	5 Mile
2020 Households by HH Size	3,451	37,431	93,121
1-Person Households	1,233 35.73%	9,550 25.51%	20,887 22.43%
2-Person Households	1,139 33.00%	11,339 30.29%	27,274 29.29%
3-Person Households	460 13.33%	6,398 17.09%	16,588 17.81%
4-Person Households	312 9.04%	5,290 14.13%	14,382 15.44%
5-Person Households	178 5.16%	2,777 7.42%	7,909 8.49%
6-Person Households	88 2.55%	1,283 3.43%	3,704 3.98%
7 or more Person Households	41 1.19%	794 2.12%	2,377 2.55%
2024 Average Household Size	2.20	2.60	2.80
Households			
2029 Projection	3,314	35,022	88,833
2024 Estimate	3,275	34,763	87,892
2020 Census	3,452	37,431	93,121
Growth 2024 - 2029	1.19%	0.75%	1.07%
Growth 2020 - 2024	-5.13%	-7.13%	-5.62%
2024 Households by HH Income	3,274	34,764	87,893
<\$25,000	631 19.27%	4,329 12.45%	11,139 12.67%
\$25,000 - \$50,000	578 17.65%	6,806 19.58%	17,934 20.40%
\$50,000 - \$75,000	730 22.30%	6,194 17.82%	16,600 18.89%
\$75,000 - \$100,000	312 9.53%	4,912 14.13%	11,702 13.31%
\$100,000 - \$125,000	228 6.96%	3,156 9.08%	8,748 9.95%
\$125,000 - \$150,000	285 8.70%	2,973 8.55%	7,208 8.20%
\$150,000 - \$200,000	340 10.38%	2,848 8.19%	7,343 8.35%
\$200,000+	170 5.19%	3,546 10.20%	7,219 8.21%
2024 Avg Household Income	\$86,360	\$100,544	\$95,502
2024 Med Household Income	\$65,736	\$75,270	\$72,358
2024 Occupied Housing	3,275	34,763	87,892
Owner Occupied	845 25.80%	18,678 53.73%	52,054 59.22%
Renter Occupied	2,430 74.20%	16,085 46.27%	35,838 40.78%
2020 Housing Units	3,792	38,344	96,382
1 Unit	965 25.45%	23,161 60.40%	68,056 70.61%
2 - 4 Units	428 11.29%	1,749 4.56%	3,085 3.20%
5 - 19 Units	1,554 40.98%	7,267 18.95%	13,561 14.07%
20+ Units	845 22.28%	6,167 16.08%	11,680 12.12%
2024 Housing Value	845	18,678	52,054
<\$100,000	8 0.95%	578 3.09%	2,129 4.09%
\$100,000 - \$200,000	33 3.91%	5,354 28.66%	18,273 35.10%
\$200,000 - \$300,000	388 45.92%	7,711 41.28%	21,720 41.73%
\$300,000 - \$400,000	272 32.19%	2,731 14.62%	5,596 10.75%
\$400,000 - \$500,000	105 12.43%	1,222 6.54%	2,147 4.12%
\$500,000 - \$1,000,000	33 3.91%	990 5.30%	1,934 3.72%
\$1,000,000+	6 0.71%	92 0.49%	255 0.49%
2024 Median Home Value	\$298,324	\$244,183	\$225,898

Radius	1 Mile	3 Mile	5 Mile
2024 Housing Units by Yr Built	3,846	39,671	98,954
Built 2010+	427 11.10%	2,751 6.93%	7,598 7.68%
Built 2000 - 2010	521 13.55%	9,137 23.03%	22,140 22.37%
Built 1990 - 1999	1,410 36.66%	11,650 29.37%	22,443 22.68%
Built 1980 - 1989	980 25.48%	10,945 27.59%	26,666 26.95%
Built 1970 - 1979	427 11.10%	3,970 10.01%	16,042 16.21%
Built 1960 - 1969	22 0.57%	660 1.66%	2,348 2.37%
Built 1950 - 1959	14 0.36%	263 0.66%	946 0.96%
Built <1949	45 1.17%	295 0.74%	771 0.78%
2024 Median Year Built	1992	1992	1990

Demographic Trend Report

Description	2020	2024	2029
Population	7,518	7,169	7,256
Age 0 - 4	463 6.16%	517 7.21%	510 7.03%
Age 5 - 9	426 5.67%	449 6.26%	489 6.74%
Age 10 - 14	383 5.09%	382 5.33%	435 6.00%
Age 15 - 19	397 5.28%	359 5.01%	385 5.31%
Age 20 - 24	651 8.66%	485 6.77%	398 5.49%
Age 25 - 29	868 11.55%	671 9.36%	494 6.81%
Age 30 - 34	813 10.81%	737 10.28%	610 8.41%
Age 35 - 39	604 8.03%	640 8.93%	648 8.93%
Age 40 - 44	476 6.33%	521 7.27%	596 8.21%
Age 45 - 49	400 5.32%	413 5.76%	498 6.86%
Age 50 - 54	416 5.53%	389 5.43%	420 5.79%
Age 55 - 59	379 5.04%	357 4.98%	371 5.11%
Age 60 - 64	404 5.37%	347 4.84%	341 4.70%
Age 65 - 69	347 4.62%	327 4.56%	322 4.44%
Age 70 - 74	231 3.07%	253 3.53%	281 3.87%
Age 75 - 79	129 1.72%	164 2.29%	213 2.94%
Age 80 - 84	70 0.93%	90 1.26%	136 1.87%
Age 85+	60 0.80%	65 0.91%	110 1.52%
Age 15+	6,245 83.07%	5,818 81.15%	5,823 80.25%
Age 20+	5,848 77.79%	5,459 76.15%	5,438 74.94%
Age 65+	837 11.13%	899 12.54%	1,062 14.64%
Median Age	34	35	37
Average Age	35.90	36.40	37.70
Population By Race	7,518	7,169	7,256
White	3,094 41.15%	2,721 37.96%	2,750 37.90%
Black	1,805 24.01%	1,704 23.77%	1,729 23.83%
Am. Indian & Alaskan	62 0.82%	75 1.05%	75 1.03%
Asian	669 8.90%	644 8.98%	651 8.97%
Hawaiian & Pacific Islander	4 0.05%	5 0.07%	5 0.07%
Other	1,872 24.90%	2,019 28.16%	2,046 28.20%

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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.

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 Licensed Broker/Broker Firm Name or
 Primary Assumed Business Name

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 Designated Broker of Firm

Jennifer Zaky 774634 jennifer@spinterests.com 713.598.8999
 Sales Agent/Associate's Name

Buyer/Tenant/Seller/Landlord Initials _____

Date _____