

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



S&P INTERESTS

**JOSEPH SEBESTA**

832.455.7355

jsebesta@spinterests.com

**JENNIFER ZAKY**

713.598.8999

jennifer@spinterests.com

**WWW.SPINTERESTS.COM** | Main: 713.766.4500  
5373 W. Alabama St., Ste. 325 | Houston, TX 77056



# 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)



S&P INTERESTS

JOSEPH SEBESTA

832.455.7355

jsebesta@spinterests.com

JENNIFER ZAKY

713.598.8999

jennifer@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500

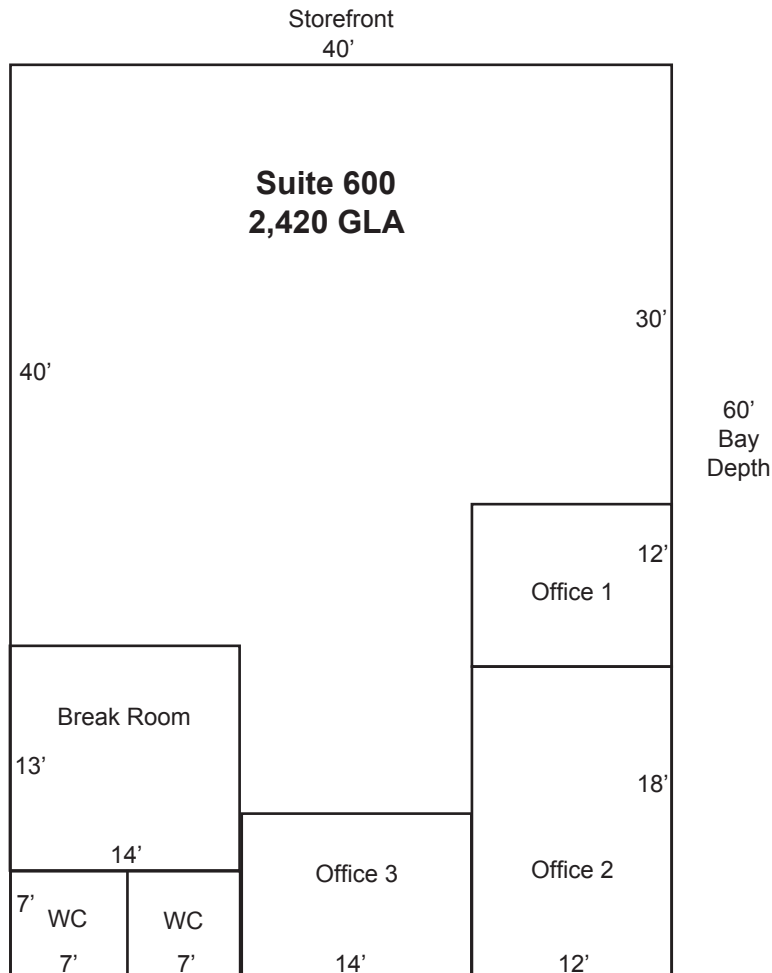
5373 W. Alabama St., Ste. 325 | Houston, TX 77056

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.

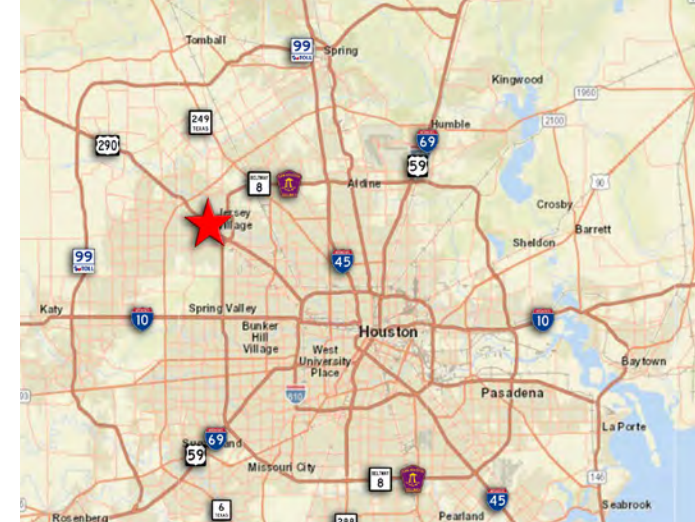


# RETAIL FLOOR PLAN

## 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)





**S&P** INTERESTS

**JOSEPH SEBESTA**  
832.455.7355  
jsebesta@spinterests.com

**JENNIFER ZAKY**  
713.598.8999  
jennifer@spinterests.com

**WWW.SPINTERESTS.COM** | Main: 713.766.4500  
5373 W. Alabama St., Ste. 325 | Houston, TX 77056

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.



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	7,169	93,417	250,064
Age 0 - 4	517 7.21%	5,720 6.12%	15,492 6.20%
Age 5 - 9	449 6.26%	5,779 6.19%	16,242 6.50%
Age 10 - 14	382 5.33%	5,869 6.28%	16,794 6.72%
Age 15 - 19	359 5.01%	6,092 6.52%	17,385 6.95%
Age 20 - 24	485 6.77%	6,479 6.94%	17,658 7.06%
Age 25 - 29	671 9.36%	6,811 7.29%	17,545 7.02%
Age 30 - 34	737 10.28%	6,971 7.46%	17,721 7.09%
Age 35 - 39	640 8.93%	6,544 7.01%	17,175 6.87%
Age 40 - 44	521 7.27%	6,193 6.63%	16,861 6.74%
Age 45 - 49	413 5.76%	5,938 6.36%	16,244 6.50%
Age 50 - 54	389 5.43%	6,031 6.46%	16,074 6.43%
Age 55 - 59	357 4.98%	5,846 6.26%	15,350 6.14%
Age 60 - 64	347 4.84%	5,582 5.98%	14,602 5.84%
Age 65 - 69	327 4.56%	4,916 5.26%	12,786 5.11%
Age 70 - 74	253 3.53%	3,674 3.93%	9,553 3.82%
Age 75 - 79	164 2.29%	2,408 2.58%	6,245 2.50%
Age 80 - 84	90 1.26%	1,411 1.51%	3,607 1.44%
Age 85+	65 0.91%	1,153 1.23%	2,730 1.09%
Age 65+	899 12.54%	13,562 14.52%	34,921 13.96%

Median Age	34.90	37.30	36.80
Average Age	36.40	38.00	37.50

2024 Population By Race	7,169	93,417	250,064
White	2,721 37.96%	32,384 34.67%	82,127 32.84%
Black	1,704 23.77%	15,101 16.17%	38,924 15.57%
Am. Indian & Alaskan	75 1.05%	1,251 1.34%	4,037 1.61%
Asian	644 8.98%	12,004 12.85%	29,252 11.70%
Hawaiian & Pacific Island	5 0.07%	82 0.09%	204 0.08%
Other	2,019 28.16%	32,595 34.89%	95,520 38.20%

Population by Hispanic Origin	7,169	93,417	250,064
Non-Hispanic Origin	4,889 68.20%	57,480 61.53%	143,367 57.33%
Hispanic Origin	2,279 31.79%	35,937 38.47%	106,697 42.67%

2024 Median Age, Male	34.30	36.20	35.70
2024 Average Age, Male	35.60	37.10	36.60

2024 Median Age, Female	35.60	38.30	37.90
2024 Average Age, Female	37.20	38.90	38.30

Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation Classification	5,751	74,831	198,060
Civilian Employed	4,034 70.14%	51,819 69.25%	133,540 67.42%
Civilian Unemployed	141 2.45%	2,001 2.67%	5,439 2.75%
Civilian Non-Labor Force	1,576 27.40%	21,003 28.07%	59,034 29.81%
Armed Forces	0 0.00%	8 0.01%	47 0.02%

Households by Marital Status			
Married	1,146	16,113	42,638
Married No Children	752	9,671	24,813
Married w/Children	394	6,442	17,825

2024 Population by Education	5,159	66,993	178,199
Some High School, No Diploma	439 8.51%	8,707 13.00%	26,509 14.88%
High School Grad (Incl Equivalency)	989 19.17%	13,720 20.48%	37,516 21.05%
Some College, No Degree	1,552 30.08%	19,570 29.21%	49,921 28.01%
Associate Degree	183 3.55%	3,514 5.25%	11,706 6.57%
Bachelor Degree	1,176 22.80%	14,910 22.26%	37,270 20.91%
Advanced Degree	820 15.89%	6,572 9.81%	15,277 8.57%

2024 Population by Occupation	7,611	96,165	245,396
Real Estate & Finance	290 3.81%	3,942 4.10%	8,966 3.65%
Professional & Management	2,309 30.34%	27,732 28.84%	67,514 27.51%
Public Administration	246 3.23%	1,136 1.18%	2,726 1.11%
Education & Health	792 10.41%	9,685 10.07%	24,189 9.86%
Services	453 5.95%	6,954 7.23%	20,150 8.21%
Information	28 0.37%	596 0.62%	1,596 0.65%
Sales	1,081 14.20%	11,883 12.36%	29,855 12.17%
Transportation	51 0.67%	709 0.74%	1,682 0.69%
Retail	553 7.27%	5,769 6.00%	13,609 5.55%
Wholesale	138 1.81%	2,510 2.61%	5,880 2.40%
Manufacturing	479 6.29%	5,803 6.03%	15,950 6.50%
Production	333 4.38%	6,864 7.14%	19,086 7.78%
Construction	245 3.22%	4,546 4.73%	13,070 5.33%
Utilities	322 4.23%	3,345 3.48%	7,992 3.26%
Agriculture & Mining	87 1.14%	2,072 2.15%	5,349 2.18%
Farming, Fishing, Forestry	0 0.00%	31 0.03%	177 0.07%
Other Services	204 2.68%	2,588 2.69%	7,605 3.10%

2024 Worker Travel Time to Job	3,798	47,967	124,587
<30 Minutes	1,993 52.47%	23,153 48.27%	60,800 48.80%
30-60 Minutes	1,528 40.23%	20,766 43.29%	51,844 41.61%
60+ Minutes	277 7.29%	4,048 8.44%	11,943 9.59%

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%



# 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.

11-2-2015

## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>S&amp;P Interests, LLC</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>9003291</b> License No.	<b>info@spinterests.com</b> Email	<b>713.766.4500</b> Phone
<b>Joseph Sebesta</b> Designated Broker of Firm	<b>591067</b> License No.	<b>jsebesta@spinterests.com</b> Email	<b>832.455.7355</b> Phone
Licensed Supervisor of Sales Agent/ Associate		Email	Phone
<b>Jennifer Zaky</b> Sales Agent/Associate's Name	<b>774634</b> License No.	<b>jennifer@spinterests.com</b> Email	<b>713.598.8999</b> Phone
Buyer/Tenant/Seller/Landlord Initials		Date	