

**APEX
REALTORS**

Retail Showroom Facility

**14902 N Fwy Service Rd
Houston, Tx, 77090**

RETAIL

**For Sale
&
For Lease**



FARID CHATUR

(832) 685-2739

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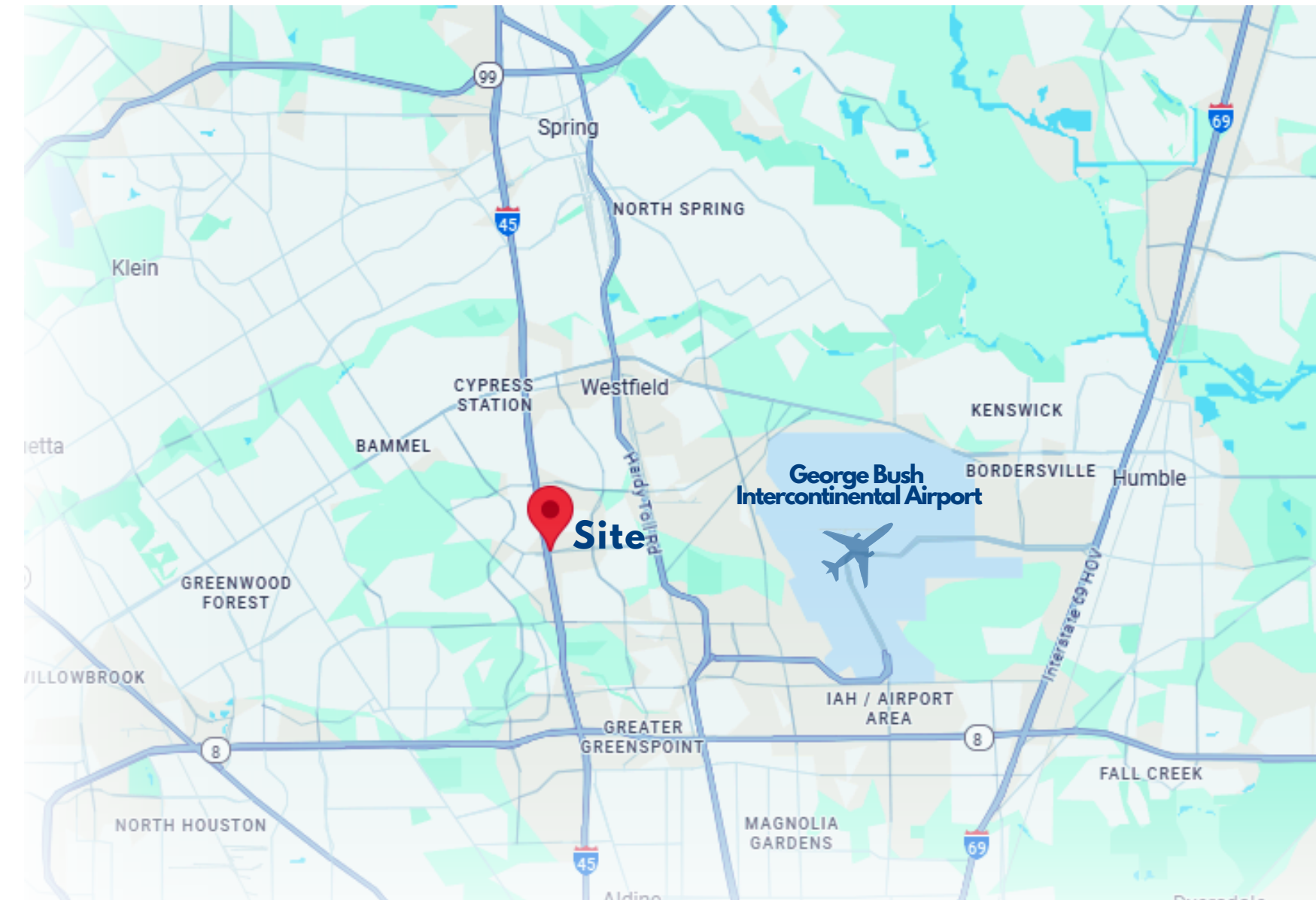
**5444 WESTHEIMER RD. SUITE 1620,
HOUSTON TX, 77056**

HIGHLIGHTS

- **Prime Freeway Exposure:** Exceptional visibility directly off I-45 North Freeway with high daily traffic counts — perfect for attracting drive-by customers.
- **Freestanding Retail Building:** 12,420 SF stand-alone structure built in 2008; offers flexibility for single or multi-tenant use.
- **Excellent Accessibility:** Convenient ingress/egress from North Freeway Service Road, with easy access to Beltway 8 and FM 1960.
- **Strong Demographics:** Dense residential population and steady daytime workforce nearby, ideal for retail, showroom, or service-based operations.
- **Ample Parking:** On-site parking accommodates customer and employee needs.
- **Move-In Ready Potential:** Modern construction with flexible layout options for a variety of retail concepts.
- **Strategic Location:** Minutes from George Bush Intercontinental Airport and major distribution hubs.

ABOUT THE PROPERTY

This prime retail property is strategically located off North Freeway (US-45), offering excellent visibility and accessibility in a high-traffic area with significant daily vehicle volume. The property is situated in a thriving area with strong demographics, a growing population, and increasing demand for retail services. Its convenient access to major highways and nearby amenities enhances its appeal. Situated in the Greater Greenspoint area, this property benefits from its proximity to major highways and a growing population base. The location offers high visibility and accessibility, making it an attractive option for businesses seeking to establish a presence in a high-traffic area.

Size: 12,420 SF**Price: Call broker**

Population

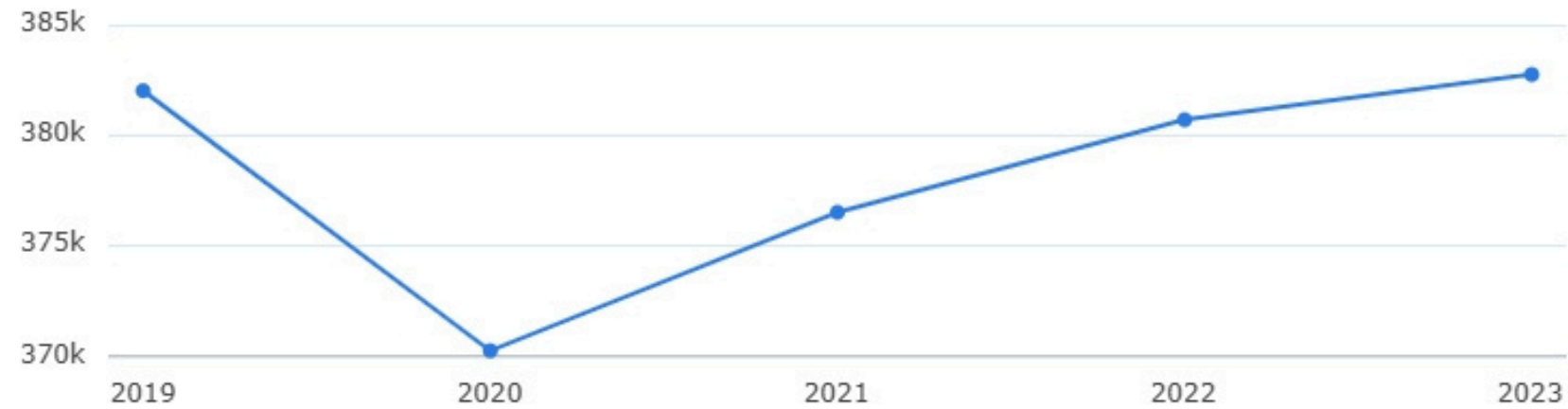
382.8k

0%

Compared to 380.7k in 2022

0%

Compared to 382k in 2019



Household Income

\$63.6k

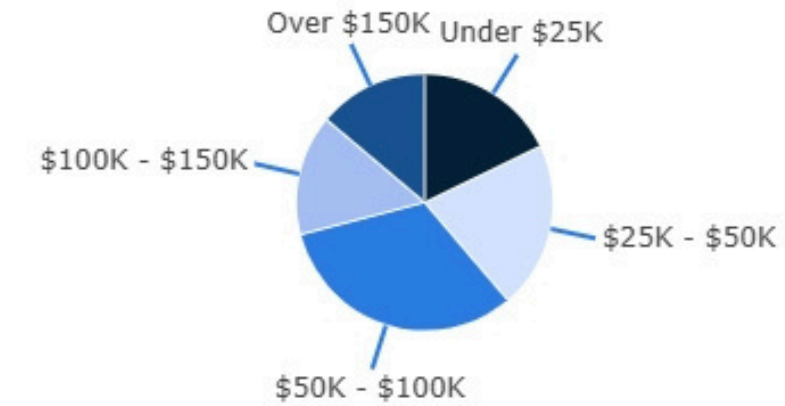
Median Income

\$68.8k

2028 Estimate

↑ 8%

Growth Rate



Age Demographics

32

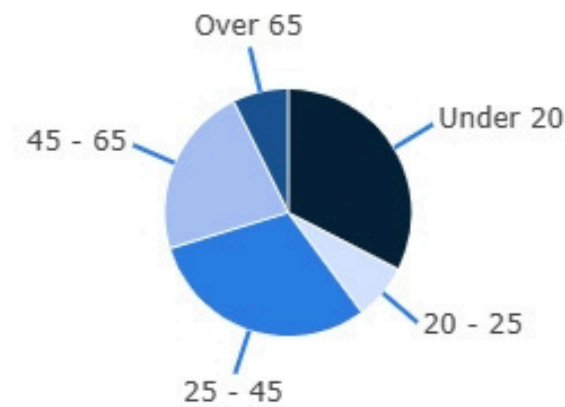
Median Age

34

2028 Estimate

↑ 7%

Growth Rate



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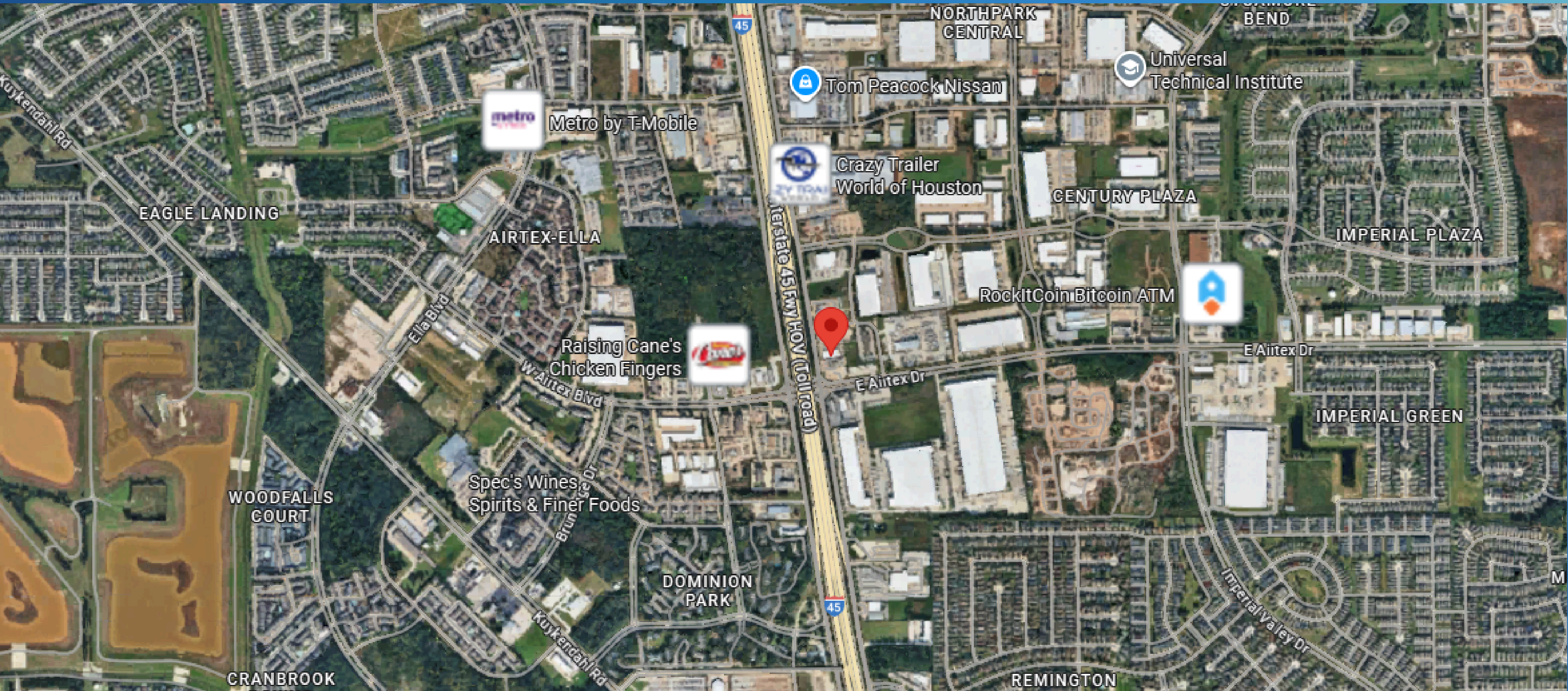
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