



Colliers

Accelerating success.

FOR SALE

# Willowbrook Place I & II

17314-17350 State Hwy 249  
Houston, TX 77064

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*Available as an Individual Sale or as a Portfolio Sale*



# Executive Summary

Colliers is pleased to exclusively offer to qualified investors the opportunity to purchase Willowbrook Place I & II, consisting of two adjacent, three-story office buildings that together form a cohesive office park. The buildings are essentially mirror images, featuring reflective glass façades, marble-finished common areas, and ample on-site parking.

Ideally positioned directly in front of the Willowbrook Mall and fronting Highway 249, the property benefits from exceptional visibility and exposure. Tenants enjoy immediate access to a full range of nearby amenities, including dining options, coffee shops, retail services, and a nearby fitness facility, enhancing employee convenience and workplace appeal.

Project Name	Willowbrook Place I	Willowbrook Place II
Address	17314 SH 249 Houston, TX 77064	17350 SH 249 Houston, TX 77064
Asset Type	Multi-Tenant	Multi-Tenant
Asset Class	B	B
Occupancy	80%	16%
NRA (per Rent Roll)	±47,216 SF	±40,075 SF
Land Area	±2.23 Acres	±1.81 Acres
Year Built / Renovated	1984	1984
# of Stories	3	3
Parking Ratio	2.88/1,000 SF	3.00/1,000

## Investment Highlights:

- Available as a portfolio sale or individual sale
- User purchase of Willowbrook II. 16% occupancy with short term lease expiration
- Separately platted
- ±4.04 acres of land
- Direct access to Beltway 8 via State Hwy 249
- Highly visible with 145,491 cars per day on Highway 249
- Prime Hwy-249 location in Northwest Houston, offering exceptional convenience with a wealth of nearby amenities

Quick  
Links



View Map



Visit Website



# Surrounding Area

Adjacent to Willowbrook Mall, just minutes from Beltway 8 and in close proximity to a variety of amenities.



ROSS DRESS FOR LESS Frost Academy SPORTS + OUTDOORS  
Marshall's LIFETIME  
HomeGoods P.F. CHANG'S  
sam's club PAPPADUAUX PAPPASITOS Cantina

WELLS FARGO TACO BELL target  
FIVE GUYS BURGERS and FRIES

NORTHERN TOOL + EQUIPMENT MATTRESS FIRM  
ROOMS TO GO  
Fiesta EoS FITNESS

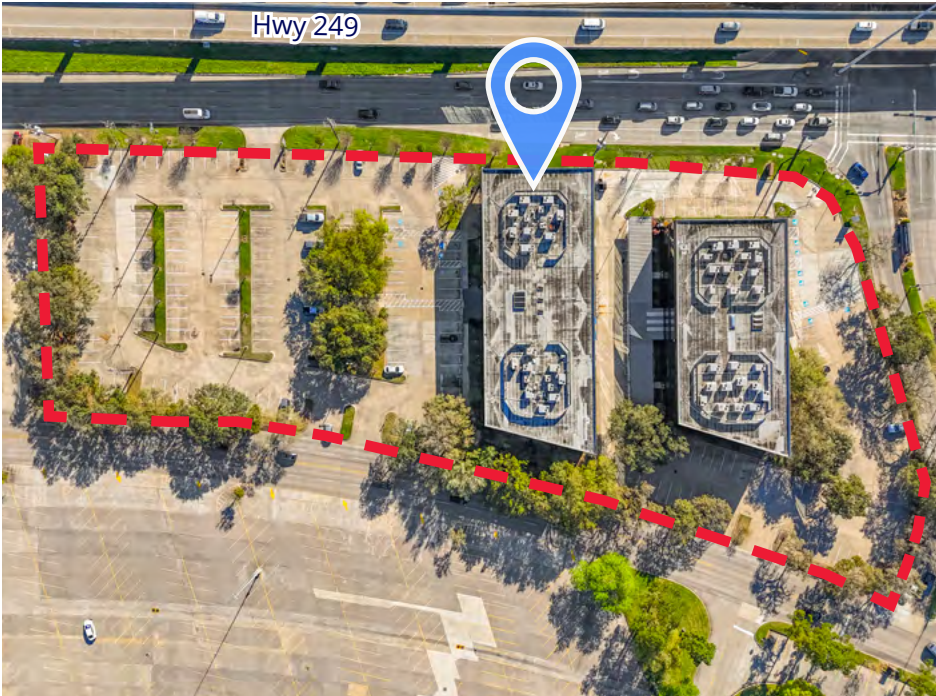
Willowbrook Mall  
Dillard's DICK'S SPORTING GOODS macy's  
JCPenney Chick-fil-A BJ's RESTAURANT BREWHOUSE  
SHERWIN-WILLIAMS IN-N-OUT BURGER  
Cane's Olive Garden  
Bank of America 24 FITNESS

REI coop ASHLEY Office DEPOT OfficeMax HOOTERS  
Denny's COSTCO at home  
Burlington Jack in the box HARBOR FREIGHT BURGER KING  
WORLD MARKET SALTGRASS BUFFALO WILD WINGS AMC



# Asset Profile

Project Name	Willowbrook Place I
Address	17314 SH 249 Houston, TX 77064
County	Harris
Asset Type	Low-rise office building
Asset Class	B
Submarket	West Belt
NRA (per Rent Roll)	±47,216 SF
Land Area	2.23 acres
Year Built / Renovated	1984
# of Stories	3
Occupancy	80%
Parking Ratio	2.88/1,000 SF
Parking Spaces	145 surface spaces
Parcel	1157820010003





# Photo Gallery

## WILLOWBROOK PLACE I

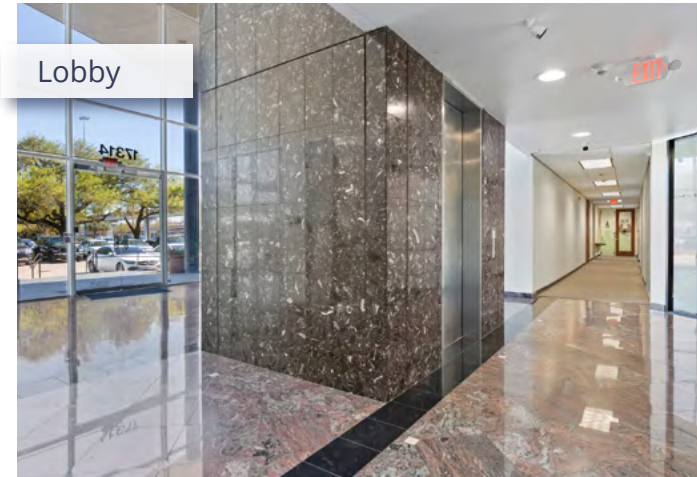
Building Exterior



Aerial View



Lobby



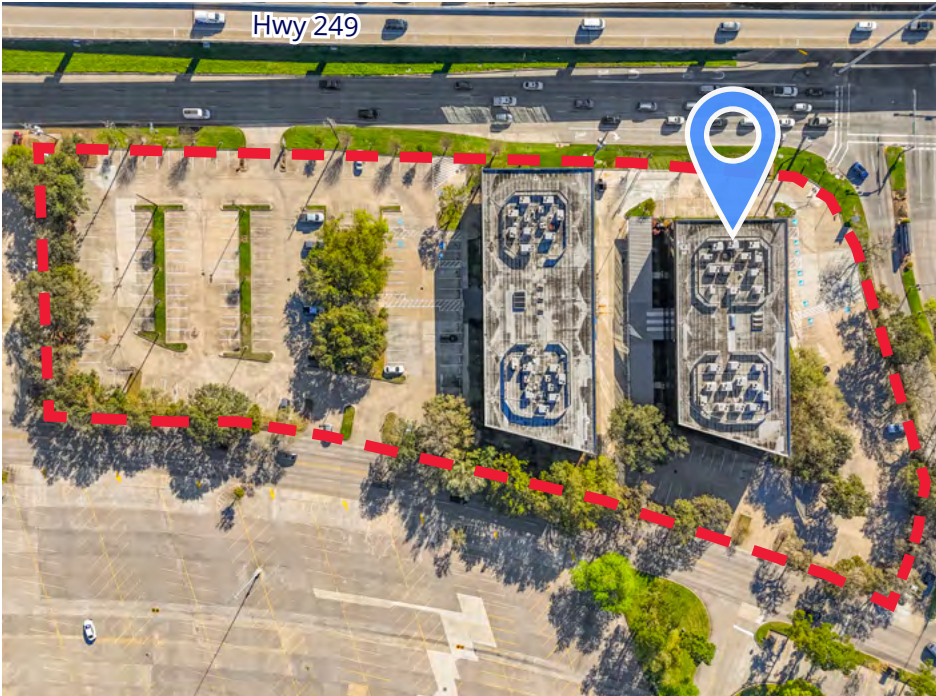
Lobby





# Asset Profile

Project Name	Willowbrook Place II
Address	17350 SH 249 Houston, TX 77064
County	Harris
Asset Type	Low-rise office building
Asset Class	B
Submarket	West Belt
NRA (per Rent Roll)	±40,075 SF
Land Area	1.81 acres
Year Built / Renovated	1984 / 2017
# of Stories	3
Occupancy	16%
Parking Ratio	3.00/1,000 SF
Parking Spaces	55 surface spaces
Parcel	1157820010031

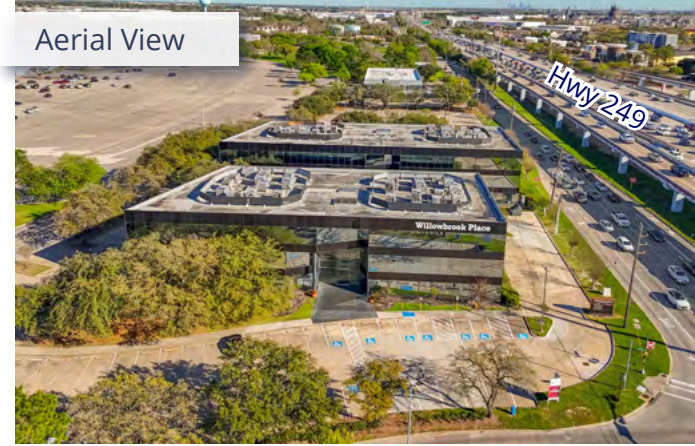




# Photo Gallery

## WILLOWBROOK PLACE II

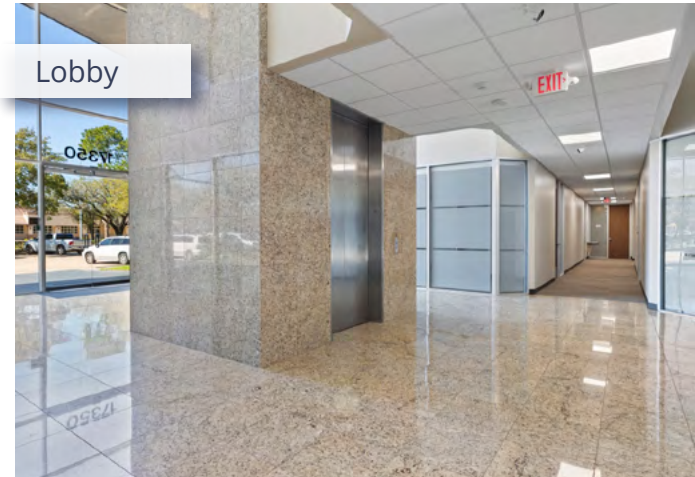
Aerial View



Building Exterior



Lobby



Lobby



# Demographic Detail

## POPULATION

	1 Mile	3 Miles	5 Miles
2025 Population	8,824	98,409	311,595
2010 Population	7,775	84,779	282,388
Projected Population (2030)	8,797	100,007	313,855
Annual Growth (2025 to 2030)	-0.3%	1.6%	0.7%

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 Households	3,998	38,325	113,939
2010 Households	3,743	32,799	100,234
Projected HH (2030)	4,031	39,630	116,878
Annual Growth (2025 to 2030)	0.8%	3.4%	2.6%

## HOUSEHOLDS BY INCOME

	1 Mile	3 Miles	5 Miles
Median Household Income	\$\$56,467	\$74,458	\$79,397
Projected Median HH Income (2030)	\$60,113	\$80,928	\$87,463
Annual Growth (2025 to 2030)	1.26%	1.68%	1.95%
Average Household Income	\$85,018	\$100,802	\$108,710
Projected Avg HH Income (2030)	\$91,130	\$110,461	\$119,989
Annual Growth (2025 to 2030)	1.40%	1.85%	1.99%
Per Capita Income	\$36,012	\$39,032	\$39,835
Projected Per Capita Income (2030)	\$38,840	\$43,501	\$44,776
Annual Growth (2025 to 2030)	1.52%	2.19%	2.37%

## 5 Mile Radius



311,595

Population



113,939

Households



\$108,710

Average Household Income



37.1

Median Age



Investment Opportunity



# Willowbrook Place I & II

17314-17350 State Highway 249  
Houston, Texas 77064

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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.*

11-03-2025



**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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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Buyer/Tenant/Seller/Landlord Initials	Date