



2909 Fountain View Dr,  
Houston, TX 77057



A MODERN PET CENTRIC DESTINATION FOR ALL THINGS PETS



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RETAIL LEASING OPPORTUNITY

# PROJECT HIGHLIGHTS

- A 19,573 SF Development Centered Around Pet Related Services and Retail.
- Located in the highly sought after Uptown/ Galleria market.
- Situated between Richmond Ave. and Westheimer Rd. Easy access to Highway 59 and Loop 610.
- Population over 44,000 within a 1-mile radius.
- Over 9,000 Dogs within locations Zip Code (77057)
- Over 21,000 Dogs within locations 3 surrounding Zip Codes (77056, 77063, 77081)
- In Close Proximity to The Galleria, Piney Point; Tanglewood, Woodlake/Briar Meadow, Westchase, Briar Forest, and Briargrove.
- Great visibility
- Signalized intersection
- Easy ingreess / egress
- Pylon Signage
- Ample Parking

## TRAFFIC COUNTS

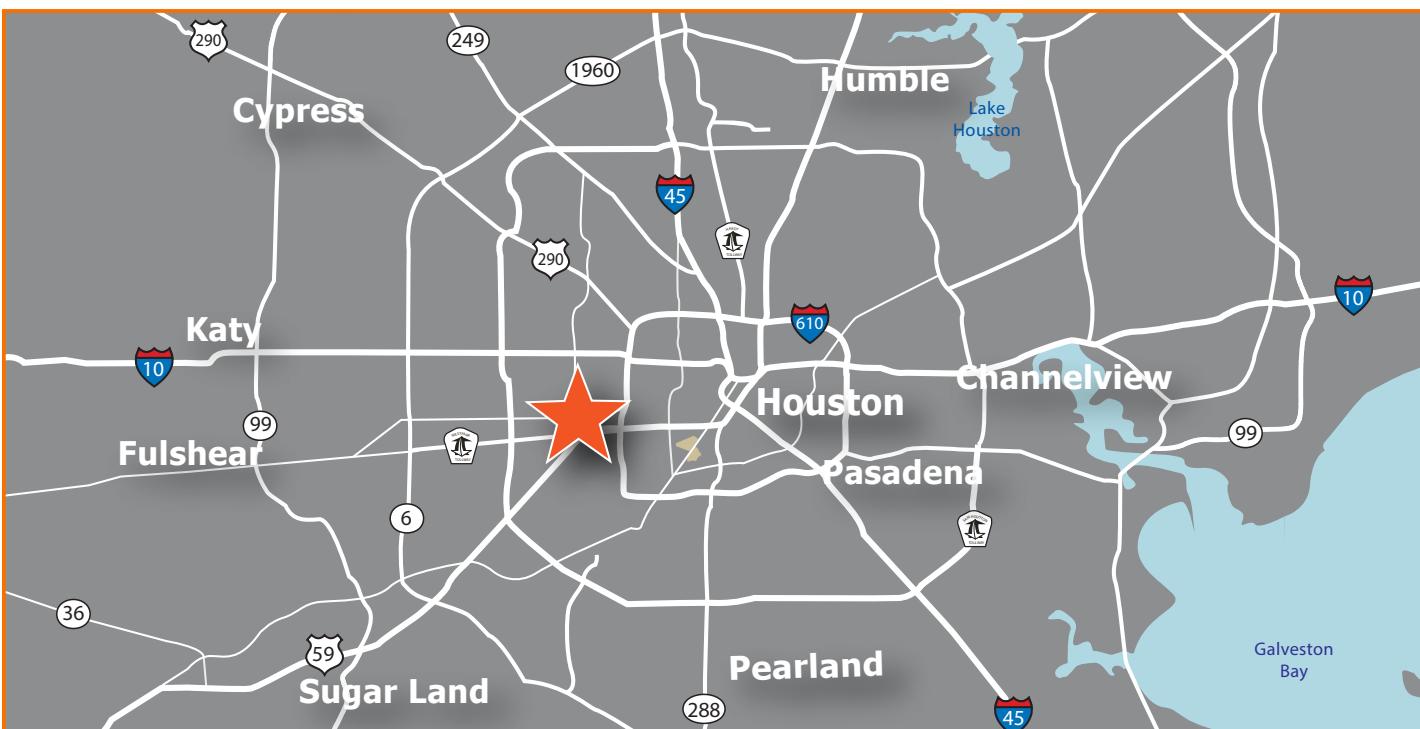
- Westheimer Rd: 58,564 VPD (TXDOT 2024)
- Fountain View Dr: 32,537 VPD (TXDOT 2024)

## AREA BUSINESSES

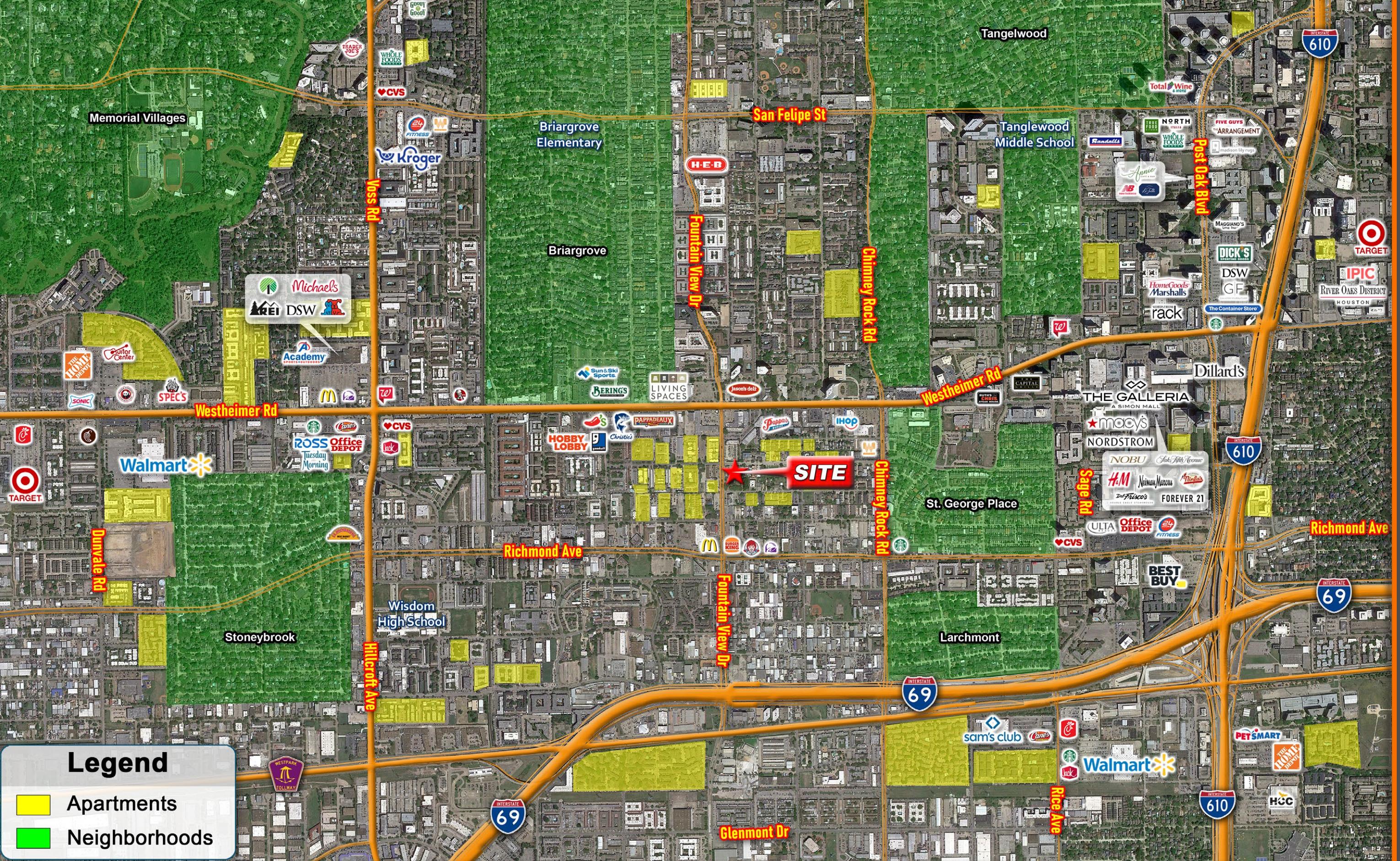


## DEMOGRAPHIC SNAPSHOT

2025 POPULATION	DAYTIME POP.	AVG HH INCOME
1-mi: 37,589	1-mi: 50,559	1-mi: \$105,849
3-mi: 215,332	3-mi: 344,416	3-mi: \$135,647
5-mi: 523,214	5-mi: 747,229	5-mi: \$151,252



# MARKET AERIAL





# SITE PLAN

FOUNTAIN VIEW DRIVE

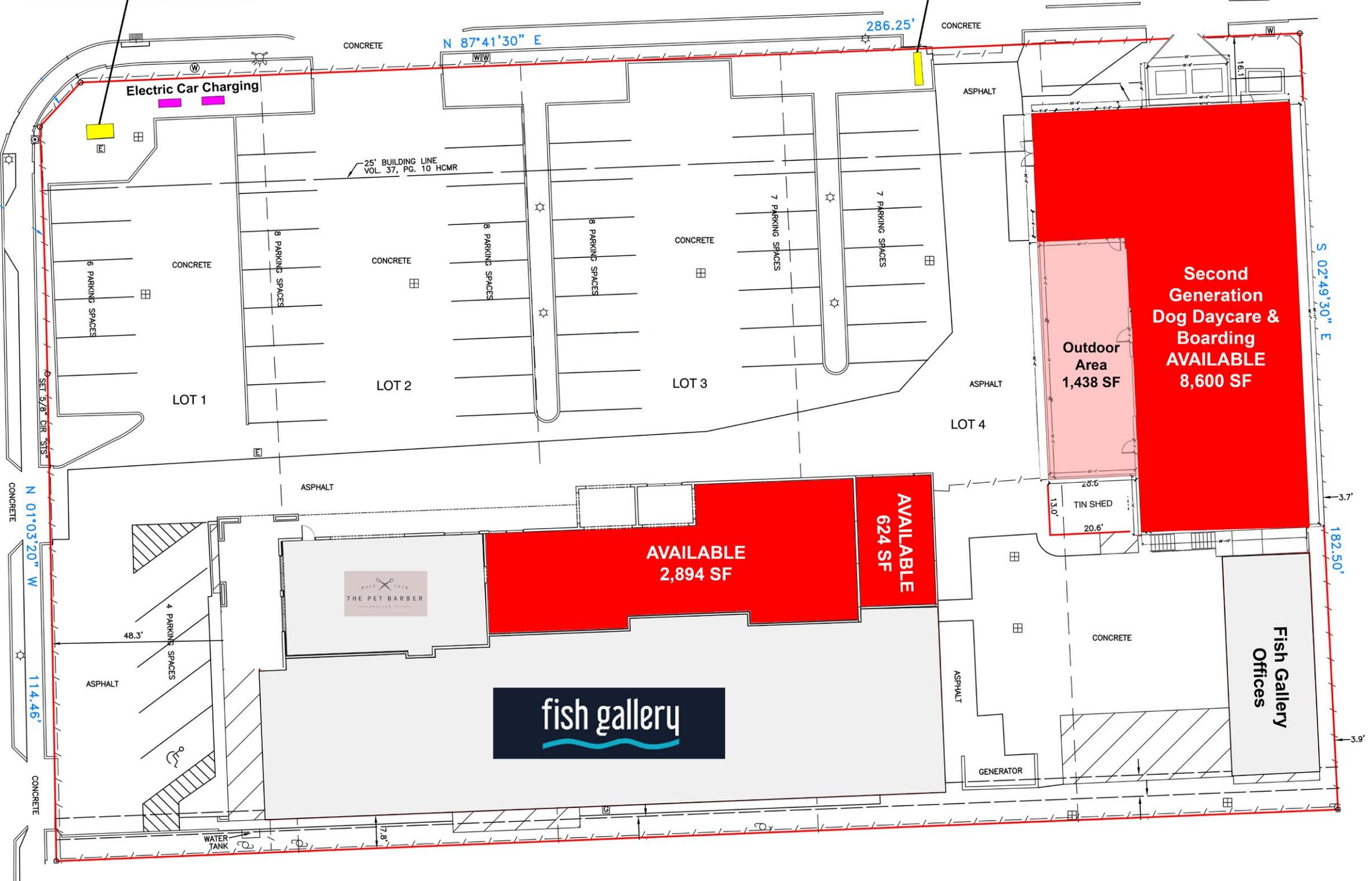
Pylon Sign 1



Pylon Sign 2



WINSOME ROAD



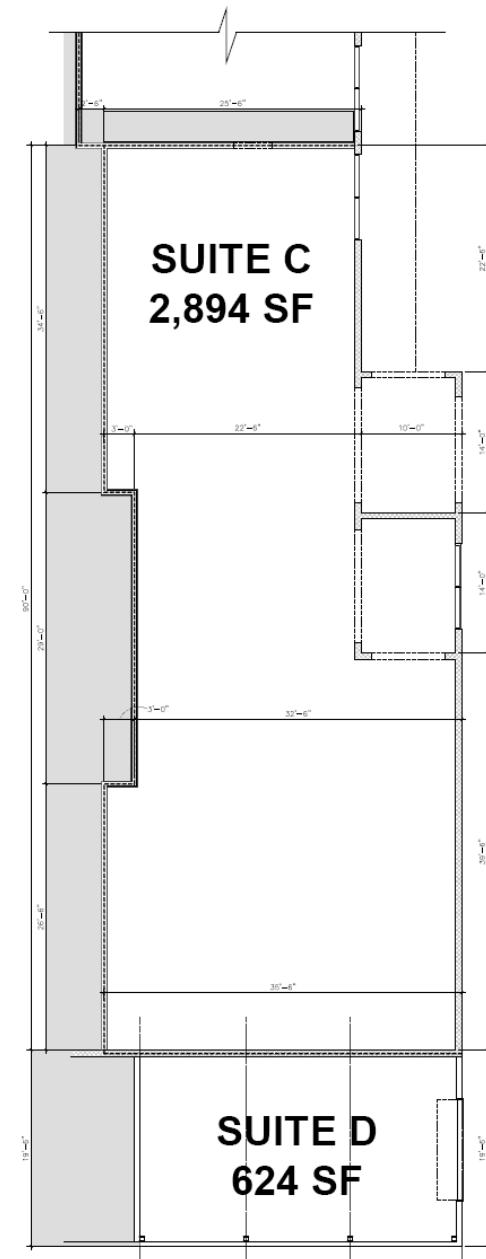


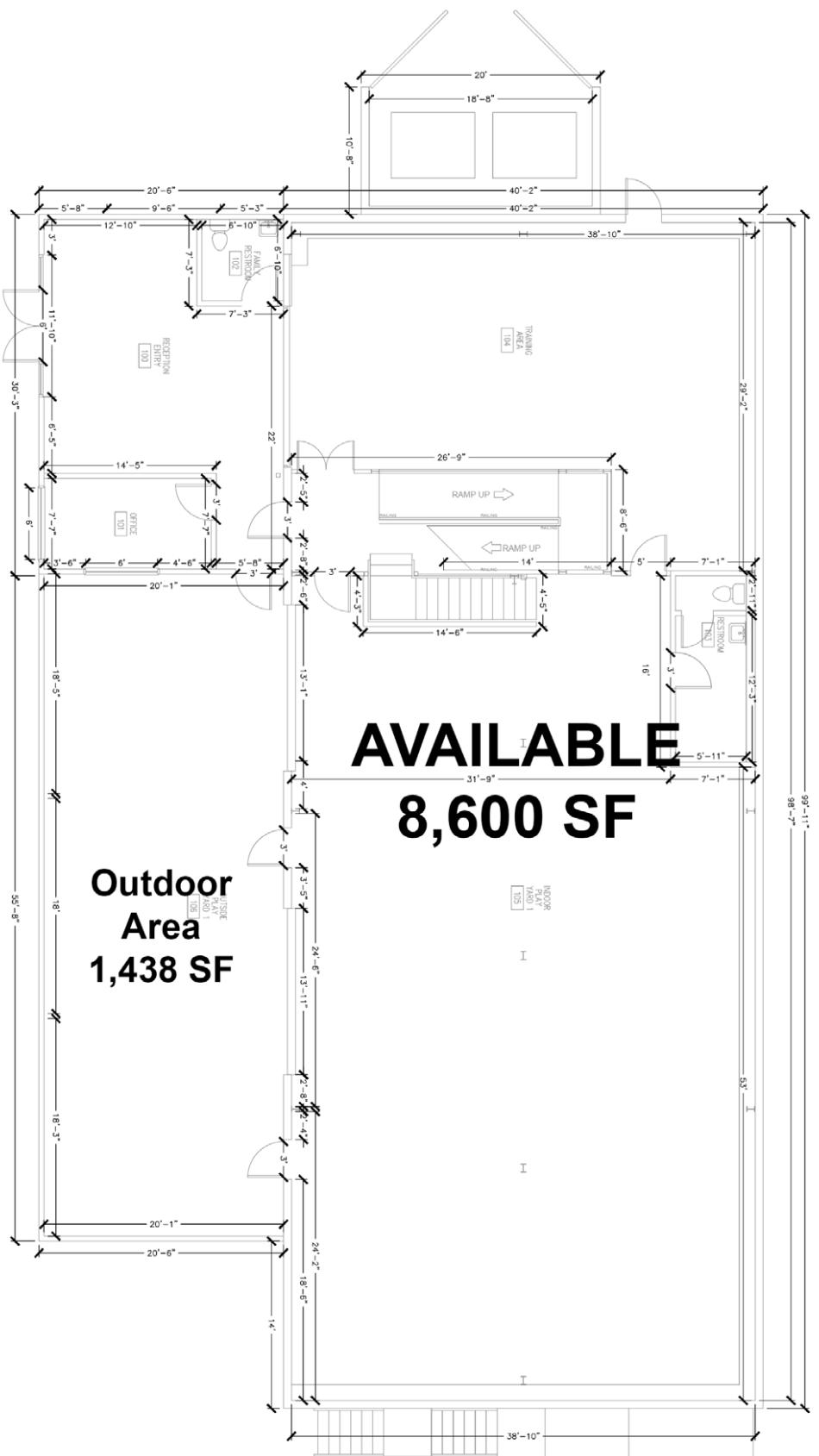
## SPACE DETAILS

209 Fountain View Dr | Suite C-D | Houston, TX

### Space Details: CAN BE COMBINED

- Suite C
  - 2,894 SF Available
  - Shell Space
- Suite D
  - 624 SF Available
  - Shell Space





## SPACE DETAILS

209 Fountain View Dr | Suite C-D | Houston, TX

### Space Details:

- **8,600 SF Available + Outdoor Area 1,438 SF**
- **Fully operational Dog Daycare with Build-in Clientelle**
- **Includes all FF&E**
- **Key Money Negotiable**
- **Electrical:**
  - Panel 1: 225 AMP/ 240 Volt P-P/ 120 Volt P-N/ 1 Phase/ 3 Wire
  - Panel 2: 300 AMP/ 240 Volt P-P/ 120 Volt P-N/ 1 Phase/ 3 Wire
- **RTU's:**
  - (2) 3-Ton
  - (2) 4-Ton



# DEMOGRAPHIC HIGHLIGHTS

POPULATION  
(3 mi Radius, 2025)

**215,332**

DAYTIME  
POPULATION  
(3 mi Radius, 2025)

**344,416**

HOUSEHOLDS  
(3 mi Radius, 2025)

**101,200**

AVERAGE INCOME  
(3 mi Radius)

2025 Average:

**\$135,647**



	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2025 Total Population	37,589	215,332	523,214
2025 Group Quarters	12	1,348	5,115
2030 Total Population	37,583	217,671	534,560
2025-2030 Annual Rate	0.00%	0.22%	0.43%
2025 Total Daytime Population	50,559	344,416	747,229
Workers	36,234	251,507	517,313
Residents	14,325	92,909	229,916
<b>Median Household Income</b>			
2025	\$64,003	\$71,223	\$79,194
2030	\$68,762	\$77,435	\$86,477
<b>Median Home Value</b>			
2025	\$490,445	\$648,753	\$603,163
2030	\$609,573	\$758,887	\$708,296
<b>Per Capita Income</b>			
2025	\$52,640	\$63,929	\$68,297
2030	\$57,719	\$70,100	\$74,701
<b>Median Age</b>			
2025	34.3	35.8	36.4
2030	34.9	36.5	37.1
<b>2025 Households by Income</b>			
Household Income Base	18,897	101,200	235,890
<\$15,000	9.5%	8.2%	7.9%
\$15,000 - \$24,999	7.2%	7.1%	6.0%
\$25,000 - \$34,999	7.1%	8.3%	6.9%
\$35,000 - \$49,999	12.9%	11.6%	10.6%
\$50,000 - \$74,999	21.4%	16.9%	16.2%
\$75,000 - \$99,999	12.0%	12.0%	11.4%
\$100,000 - \$149,999	12.5%	13.9%	13.7%
\$150,000 - \$199,999	5.6%	5.7%	6.5%
\$200,000+	11.8%	16.4%	20.8%
Average Household Income	\$105,849	\$135,647	\$151,252



## 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. **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.

**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.

Frankel Development Group **9000477** **bfrankel@frankeldev.com** **713.661.0440**

Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/  
Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date