

4540 FM 1960 Rd W

HOUSTON, TX

For Sale or Lease

±7,400 SF

Freestanding Medical/
Office Opportunity



Property Overview

4540 FM 1960 Rd W is a ±7,400 SF freestanding medical/office building offering tenants a secure, flexible, and highly visible space in the heart of the Champions/FM 1960 corridor. The property features private offices, open work areas, a service kitchen, and a rare secured outdoor yard—perfect for users needing both professional interiors and functional outdoor space. With 50 dedicated parking spaces, monument signage, and proximity to HCA Houston Northwest, this location delivers convenience, visibility, and versatility for medical, therapy, or professional office tenants seeking a standalone presence.

Area Demographics



\$90,500

Average Household
Income
(3-mile radius)



106,000

Population
within 3 miles



48,000 VPD

FM 1960
Traffic Count

Highlights



Freestanding, stand-alone ±7,400 SF building



Versatile layout for medical, therapy, or
professional office uses



Rare secured, paved outdoor yard for
equipment/fleet storage



Ample dedicated parking (50 spaces)



High-visibility with monument signage



Service kitchen, private offices, and open
work areas



Generous sideyard adaptable for outdoor
therapy or play area



Convenient location minutes from HCA
Houston Northwest

For more information, contact:



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