

for lease

Commons at Willowbrook

7502-7950 Farm to Market 1960 Road W. | Houston, TX 77070

Restaurant, Medical and Service Space Available



JACOB GROSSMAN

JASON GAINES

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property highlights

Commons at Willowbrook

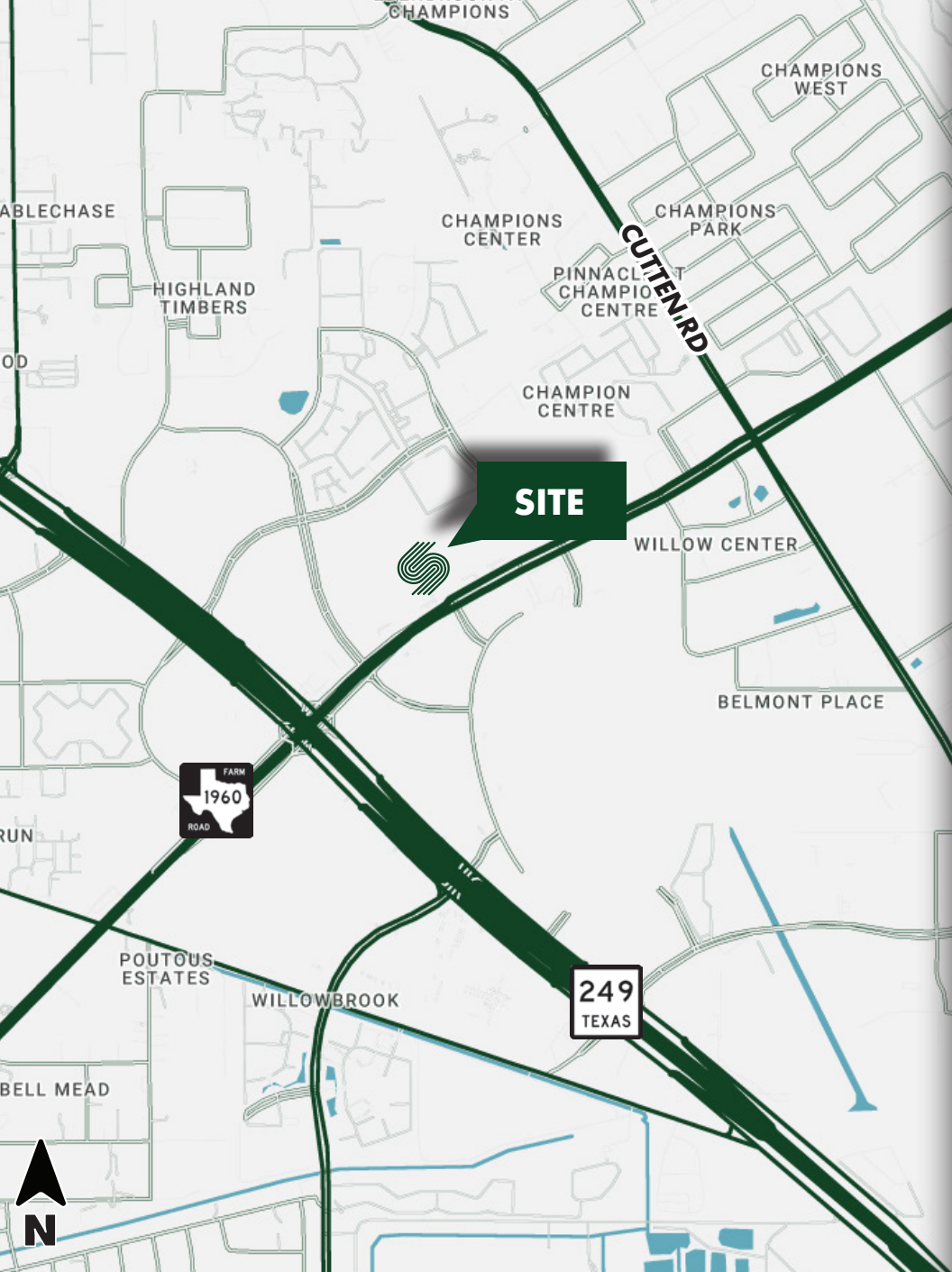
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- Premier 441,000 sf regional power center at the intersection of FM 1960 & Highway 249, one of Northwest Houston's busiest retail corridors
- Anchored by top national retailers including Academy, Marshalls, HomeGoods, Total Wine, Michaels, Ross, and DSW
- Multiple opportunities available
- Excellent visibility and access along FM 1960
- Surrounded by dense residential neighborhoods and strong daytime population, generating over 4.4M annual visits to the center

Premises

- **Total SF:** 441,859
- **SF Available:** 110,455

Rent: Call for Pricing
2026 NNN: \$9.48 psf



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site plan



Please Contact CRC

Please Contact Sturbridge

COMMONS AT WILLOWBROOK Houston, TX

| Suite | Tenant | Area (SF) |
|---------------|------------------------|----------------|
| 7736 | AVAILABLE | 50,616 |
| 7714 | Five Below | 2,296 |
| 7700 | Marshalls | 27,000 |
| 7690 | Homegoods | 22,000 |
| 7690-B | AVAILABLE | 6,773 |
| 7690-A | The Tile Shop | 15,500 |
| 7650 | Academy | 73,331 |
| 7640 | Total Wine | 23,500 |
| 7630 | Michaels | 25,380 |
| 7616 | DSW | 8,063 |
| 7550-A | Bath & Body Works | 4,275 |
| 7550 | Ross | 31,648 |
| 7548 | AVAILABLE | 1,427 |
| 7554 | SAS Shoes | 2,481 |
| 7552 | Fawn Fancy Nails | 709 |
| 7558 | AVAILABLE | 2,520 |
| 7542 | Vision Works | 3,470 |
| 7540-A | Domino's | 1,553 |
| 7538-B | AVAILABLE | 1,333 |
| 7538-A | Designer Perfumes Hut | 1,068 |
| 7538 | Quest Diagnostics | 2,499 |
| 7536 | AVAILABLE | 1,344 |
| 7532-B | Prestige Tailors | 1,670 |
| 7532-A | AVAILABLE | 1,671 |
| 7530 | AVAILABLE | 5,136 |
| 7528 | AVAILABLE | 1,587 |
| 7526 | AVAILABLE | 1,035 |
| 7524 | Results Physiotherapy | 2,816 |
| 7520 | AVAILABLE | 12,975 |
| 7510 | AVAILABLE | 2,454 |
| 7508 | AVAILABLE | 3,500 |
| 7506 | AVAILABLE | 3,000 |
| 7504 | AVAILABLE | 4,408 |
| 7502 | AVAILABLE | 4,620 |
| 7592 | Frost Bank | 3,492 |
| 7596 | Baskin Robbins | 972 |
| 7598A | Vitamin Shoppe | 2,634 |
| 7608-B | AVAILABLE | 2,291 |
| 7608-A | AVAILABLE | 1,600 |
| 7610-A | Ubreakifx | 1,040 |
| 7610 | Panda Express | 2,025 |
| 7600 | Chipotle Mexican Grill | 2,715 |
| 7606 | Starbucks | 2,607 |
| 7696 | Men's Wearhouse | 7,139 |
| 7728 | Mambo Seafood | 7,049 |
| 7748-A | Gyu-Kaku Japanese BBQ | 4,200 |
| 7748-B | AVAILABLE | 11,115 |
| 7744 | Ulta | 12,000 |
| 7740 | Daiso | 7,300 |
| TOTAL | | 441,837 |

Landlord does not warrant that any occupant indicated herein will be a tenant in the space marked or in this shopping center. Nothing contained herein shall be deemed to limit, waive, or lessen the rights of Landlord under the lease. This exhibit shows only Tenant's location in the Landlord's property and is not a scale drawing showing size, etc.

Vacant



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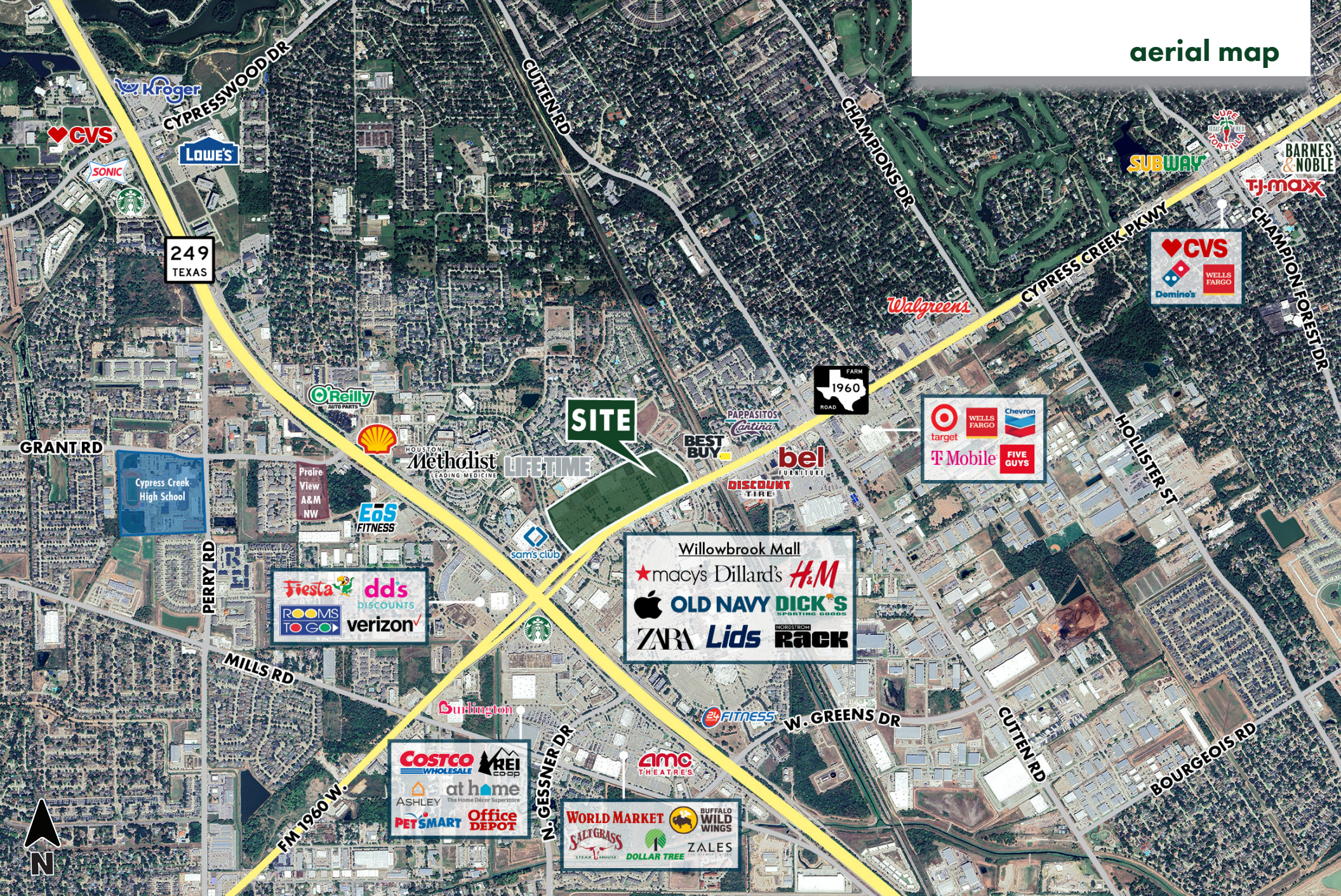
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SITE

Willowbrook Mall

- ★ macys Dillard's H&M
- Apple OLD NAVY DICK'S SPORTING GOODS
- ZARA Lids RACK

- target WELLS FARGO Chevron
- T Mobile FIVE GUYS

- Fiesta dd's DISCOUNTS
- ROOMS TO GO verizon

- COSTCO WHOLESALE REI CO OP
- at home The Home Decor Superstore
- ASHLEY PETSMART Office DEPOT

- WORLD MARKET BUFFALO WILD WINGS
- SALTGRASS STEAK HOUSE DOLLAR TREE ZALES

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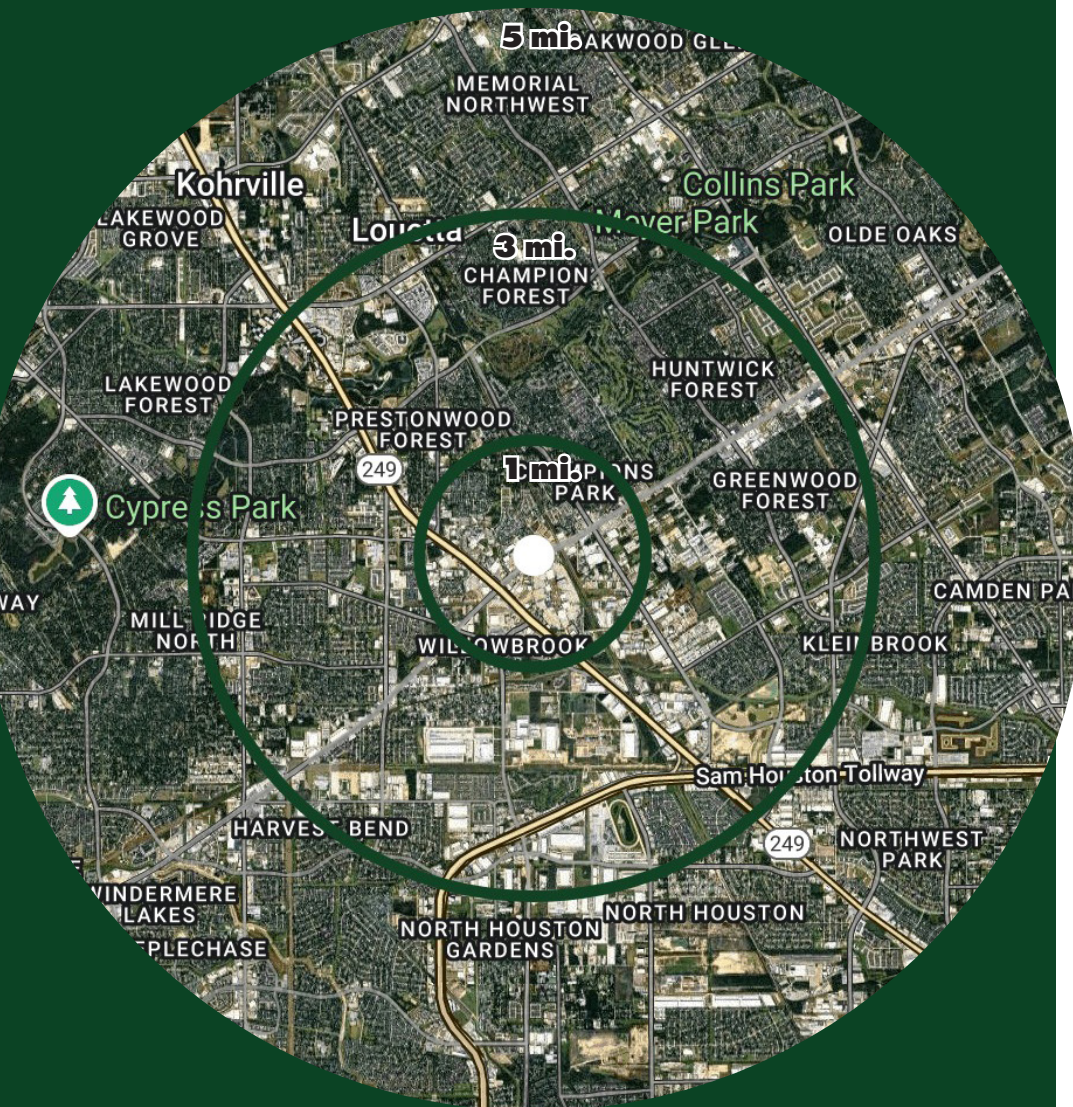


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| population | 1 mi | 3 mi | 5 mi |
|--|--------|---------|---------|
| Estimated Population (2025) | 10,083 | 109,543 | 314,040 |
| Projected Annual Growth (2025 to 2030) | 0.5% | 0.6% | - |
| Median Age | 36.8 | 36.5 | 36.2 |

| households | 1 mi | 3 mi | 5 mi |
|---------------------------------|-----------|-----------|-----------|
| Estimated Households (2025) | 4,468 | 42,439 | 112,413 |
| Number of Persons Per Household | 2.23 | 2.57 | 2.78 |
| Est. Average Household Income | \$100,706 | \$102,083 | \$109,973 |
| Median Home Value | \$330,297 | \$290,959 | \$284,753 |

| race | 1 mi | 3 mi | 5 mi |
|----------------------------------|-------|-------|-------|
| White | 35.4% | 36.7% | 36.0% |
| Black or African American | 29.2% | 22.9% | 21.5% |
| Asian | 10.7% | 12.2% | 11.5% |
| Hawaiian or Pacific Islander | - | - | - |
| American Indian or Alaska Native | 0.8% | 1.0% | 1.1% |
| Other | 11.0% | 13.3% | 15.4% |
| Two or More | 12.8% | 13.8% | 14.4% |

| ethnicity | 1 mi | 3 mi | 5 mi |
|-----------|-------|-------|-------|
| Hispanic | 30.4% | 35.2% | 38.4% |

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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.

11-2-2015



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.

| | | | |
|--|----------------------|---------------------------|----------------|
| Sturbridge Commercial Real Estate, LLC | 9012606 | leasing@sturbridgecre.com | 713.543.0025 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| William Martin Mirsky | 336669 | williammirsky@hotmail.com | 713.780.2475 |
| Designated Broker of Firm | License No. | Email | Phone |
| Jason Gaines | 518855 | jason@sturbridgecre.com | 713.543.0025 |
| 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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0