



RETAIL SPACE FOR LEASE

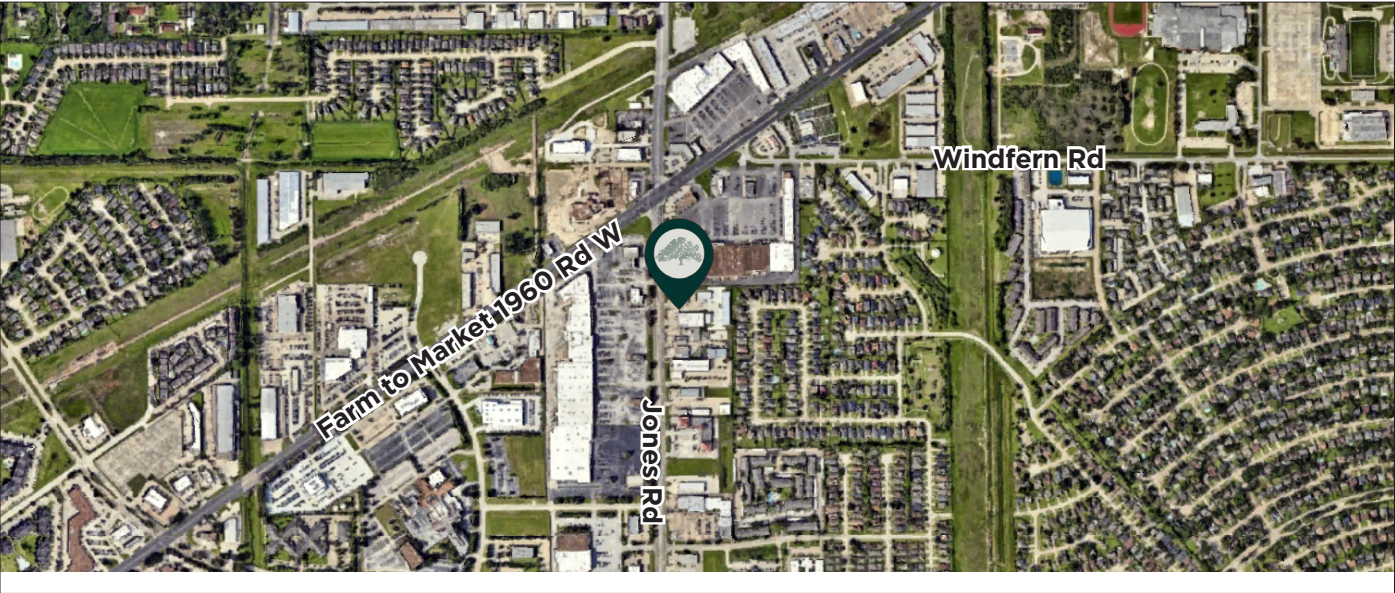
10854 Jones Rd, Houston, TX 77065

JACE MARTIN
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TIM M. THOMAS
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LANDPARK

PROPERTY INFO



PROPERTY DETAILS

Located just south of FM 1960 in Houston’s thriving Northwest market, this 1,700 SF retail space offers a fantastic opportunity for a variety of retail concepts. With immediate move-in availability, a minimum 3-year lease term, and an asking rent of \$2,500/month, this location combines affordability with high visibility and convenience.

The space features a recent build-out and is ideally configured for a smoke shop setup, making it perfect for tenants seeking a turnkey solution in a busy retail corridor. Contact us today to schedule a tour!

SPACE AVAILABILITY

SF	1,700 SF
Rate	\$2,500/Mo
Lease Term	3 year minimum

LOCATION INFORMATION

Location	Jones Rd, South of FM 1960, in between Route 249 & 290
Submarket	Jersey Village

PROPERTY HIGHLIGHTS

- Conveniently located south of FM 1960, north of 290, and west of 249
- Great demographics in the area
- Population within 5 miles 366,230
- Average HH Income within 5 miles \$98,492
- Booming Corridor
- Moderate Flood Plain
- Many Retail & Restaurants Nearby
- Modern and Clean Design
- Flexible Lease Space Options

TRAFFIC COUNTS (PER 2025)

Jones Rd @ Bridgedown Dr S	37,689
FM 1960 @ Jones Rd NE	42,140
Jones Rd @ FM 1960 Rd W S	29,680
Bammel Rd @ Steepletop Dr SW	58,423

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PROPERTY IMAGES



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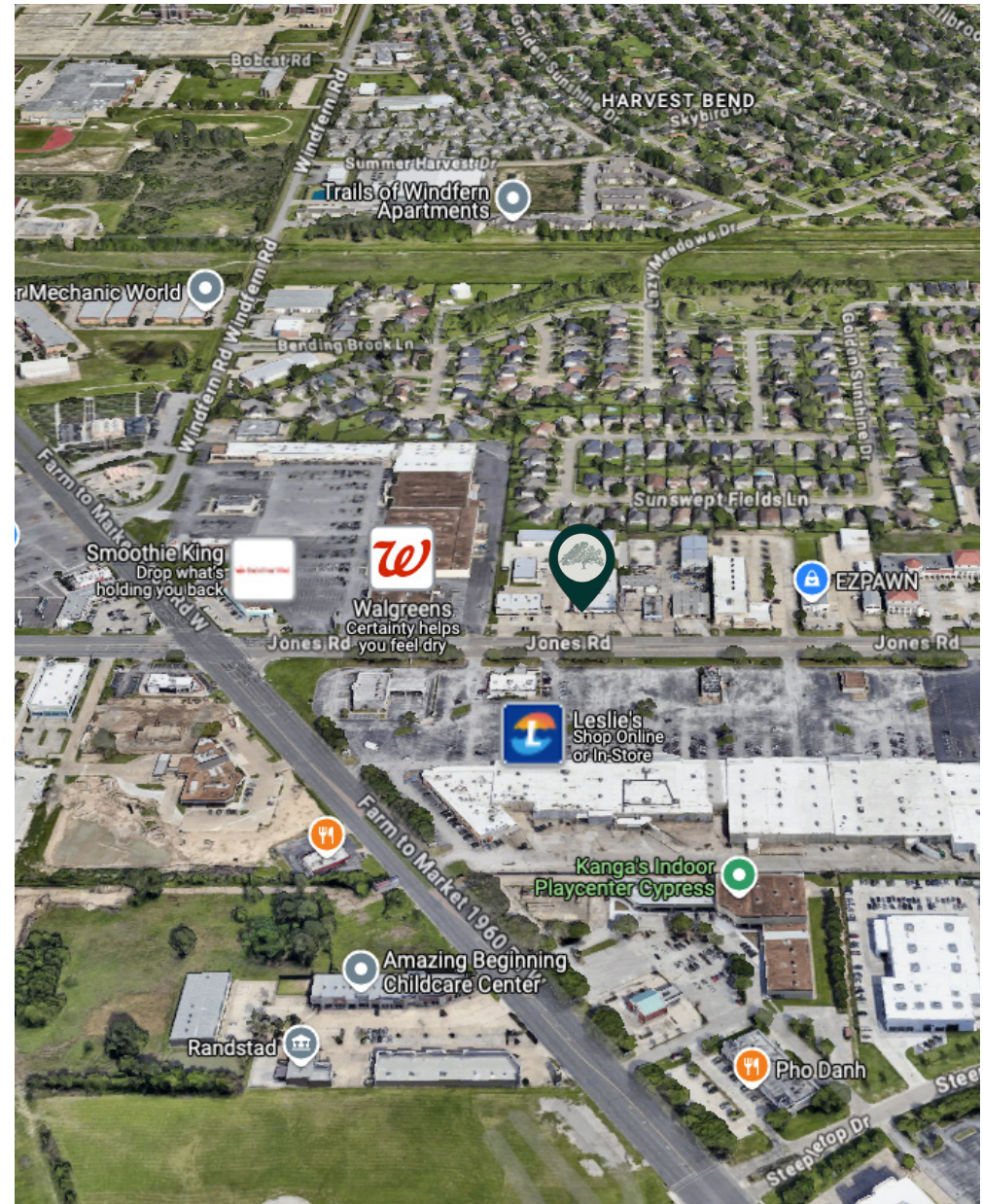
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The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

PROPERTY IMAGES



AERIAL



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DEMOGRAPHICS

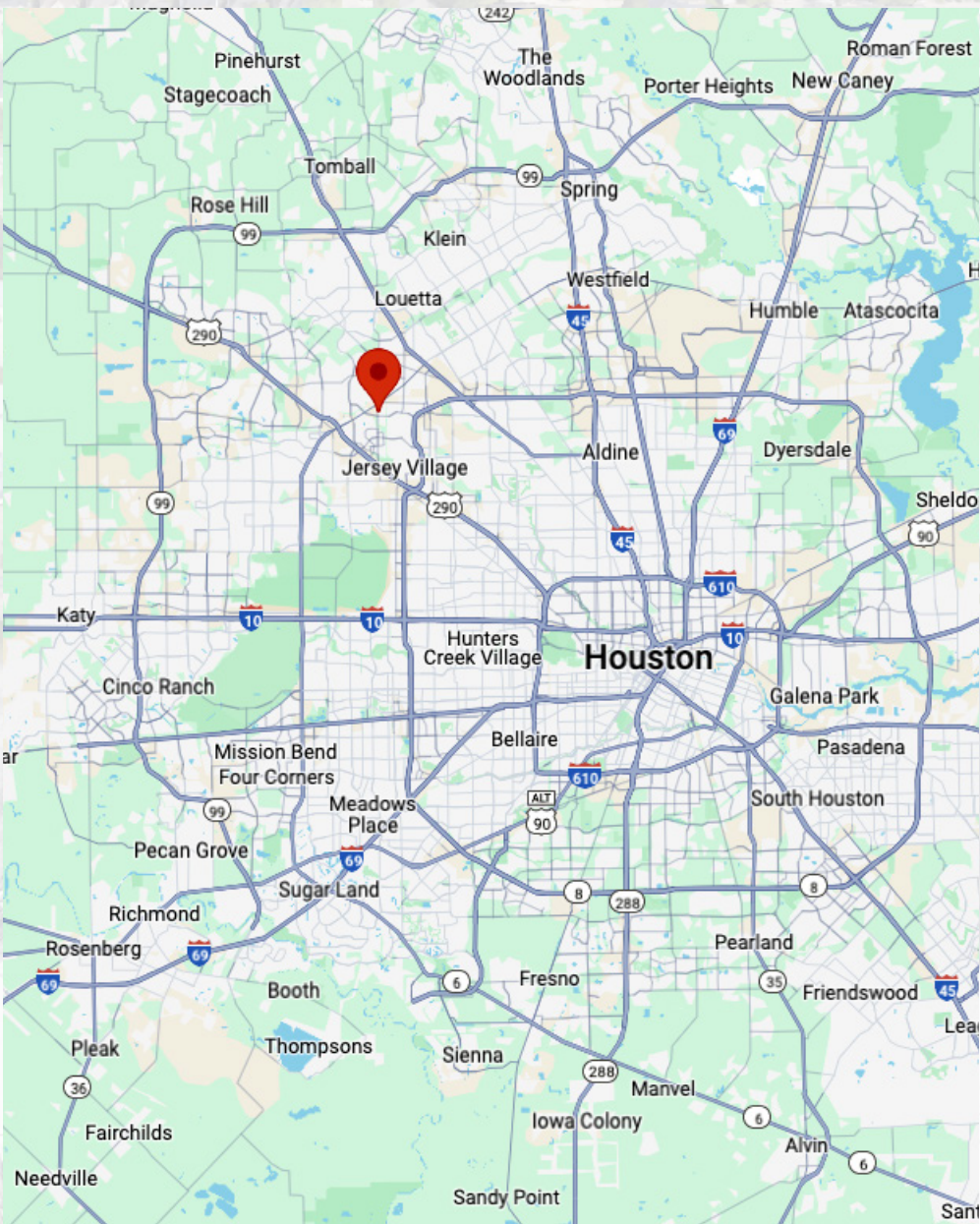
MAP

POPULATION

	2 miles	5 miles	10 miles
2020 Population	65,047	258,610	1,111,290
2024 Population	61,423	247,201	1,081,786
2029 Population Projection	62,046	250,311	1,099,298

INCOME

	2 miles	5 miles	10 miles
Avg HH Income	\$84,753	\$98,492	\$97,921
Median HH Income	\$67,169	\$74,317	\$73,952



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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.

2-10-2025



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.

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.

LandPark Brokerage Services	9007266	tthomas@landparkco.com	(281) 822-6518
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard Mark Holland	311526	rholland@landparkco.com	(832) 755-2020
Designated Broker of Firm	License No.	Email	Phone
Timothy Mason Thomas	587763	tthomas@landparkco.com	(281) 822-6518
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jace Martin	756337	jmartin@landparkco.com	(281) 451-9808
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

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