

FOR LEASE | 3,001 SF AVAILABLE

12626 Woodforest Blvd, Houston, TX 77015



**SQUARE
REAL ESTATE
SOLUTIONS**

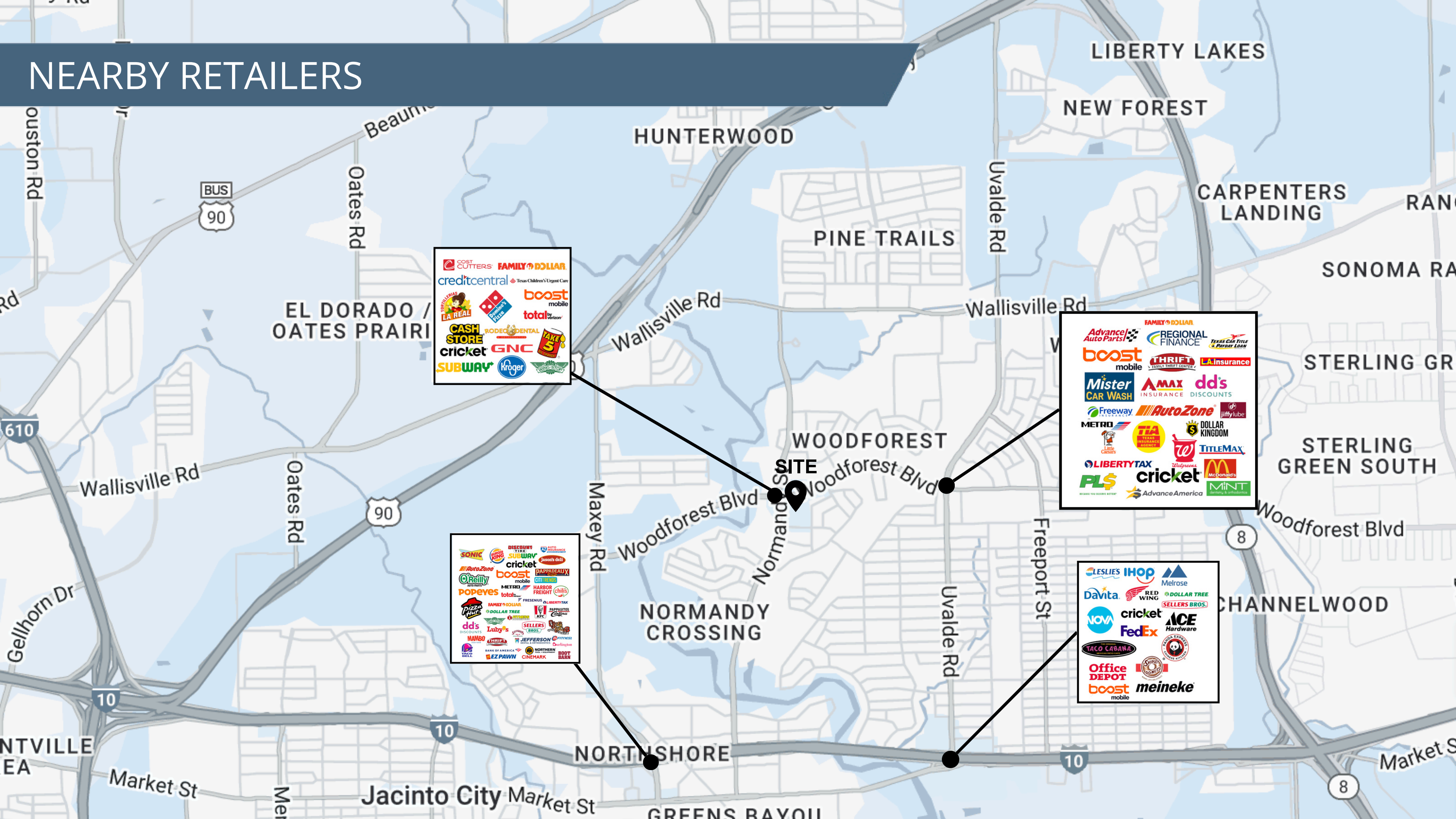
PROPERTY OVERVIEW



- Pylon signage
- Per Tx dot, 2021 VPD for Normandy is 11 - 20K
- Per Tx dot, 2021 VPD for Woodforest is 8,500 - 15,500
- **3,001 SF available**
- Formally Davita Dialysis Center
- Space is approximately 70 Ft Wide X 78 Ft deep
- 75 Gallon water heater
- electrical panels are 3 phase - approx. 1,175 amps
- Located at a desirable intersection



NEARBY RETAILERS



DEMOGRAPHICS

All Information below is per Costar

1 MILE RADIUS

- 2023 Population / 16,900
- 2023 Households/ 6114
- Average Household Income / \$60,402
- Medium Age / 34

2 MILE RADIUS

- 2023 Population/ 62,952
- 2023 Households/ 19,994
- Average Household Income / \$58,784
- Medium Age / 32.9

3 MILE RADIUS

- 2023 Population/ 62,952
- 2023 Households/ 19,994
- Average Household Income / \$58,784
- Medium Age / 32.9



ABOUT SQUARE SOLUTIONS

Proven Track Record & Real Estate Asset Expertise

\$117M
Assets Under
Management



We believe that everyone has value and each tenant plays a part in our vision for the property. That's why we utilize a calculated and detail approach to ensure maximum occupancy.



Our maintenance team has developed a proactive maintenance program to keep the property running at its best but when those issues do arise they are quick to jump in and find a solution



We believe that you are only as good as the people you work with and our vendor partnerships start with an extremely competitive bid analysis platform and move to a systematic vetting process to ensure that only the best work on our assets.

- Square Real Estate Solutions currently has around \$117 Million dollars worth of AUM consisting of multifamily, retail, RV parks and industrial. The bulk of this comes from Multifamily where we have a total of 887 units and Retail where we manage over 385K SF with big box tenants like AMC, Bel Furniture and Landry's Inc.
- We are currently present in 5 different markets in Texas including Houston, Beaumont, Bridge City, Freeport and Nacogdoches.



FOR ADDITIONAL INFORMATION,
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