



WILLOWBROOK CENTER | 17575 HIGHWAY 249, HOUSTON, TX 77064

Features

- 6,000 SF 2nd gen retail endcap
- 5,000 SF 2nd gen retail inline
- Excellent lease opportunity on the hard corner of 249 and Gessner
- Prime retail trade area with heavy daytime traffic
- Shadow-anchored by Costco
- Pylon sign opportunities on 249 feeder and Gessner
- Plenty of access points along both streets and ample parking

FOR LEASE

TOTAL SF: 86,254
AVAILABLE SF: 11,000

Traffic Counts

Highway 249 & FM 1960	126,858 VPD
N Gessner Dr & Mills Rd	8,165 VPD

Demographics

	YEAR: 2024	1 MILE	3 MILE	5 MILE
Population		9,584	98,254	314,726
Daytime Population		20,590	121,053	312,385
AVG HH Income		\$85,443	\$99,248	\$105,587
Households		4,216	37,518	112,767

Sarah Thobae, CCIM
 Assistant Vice President
 713.781.7111
 sthobae@weitzmangroup.com

Emily Guenther
 Associate
 713.781.7111
 eguenther@weitzmangroup.com

Kyle Knight
 Senior Vice President
 713.781.7111
 kknight@weitzmangroup.com

Area Retailers & Businesses



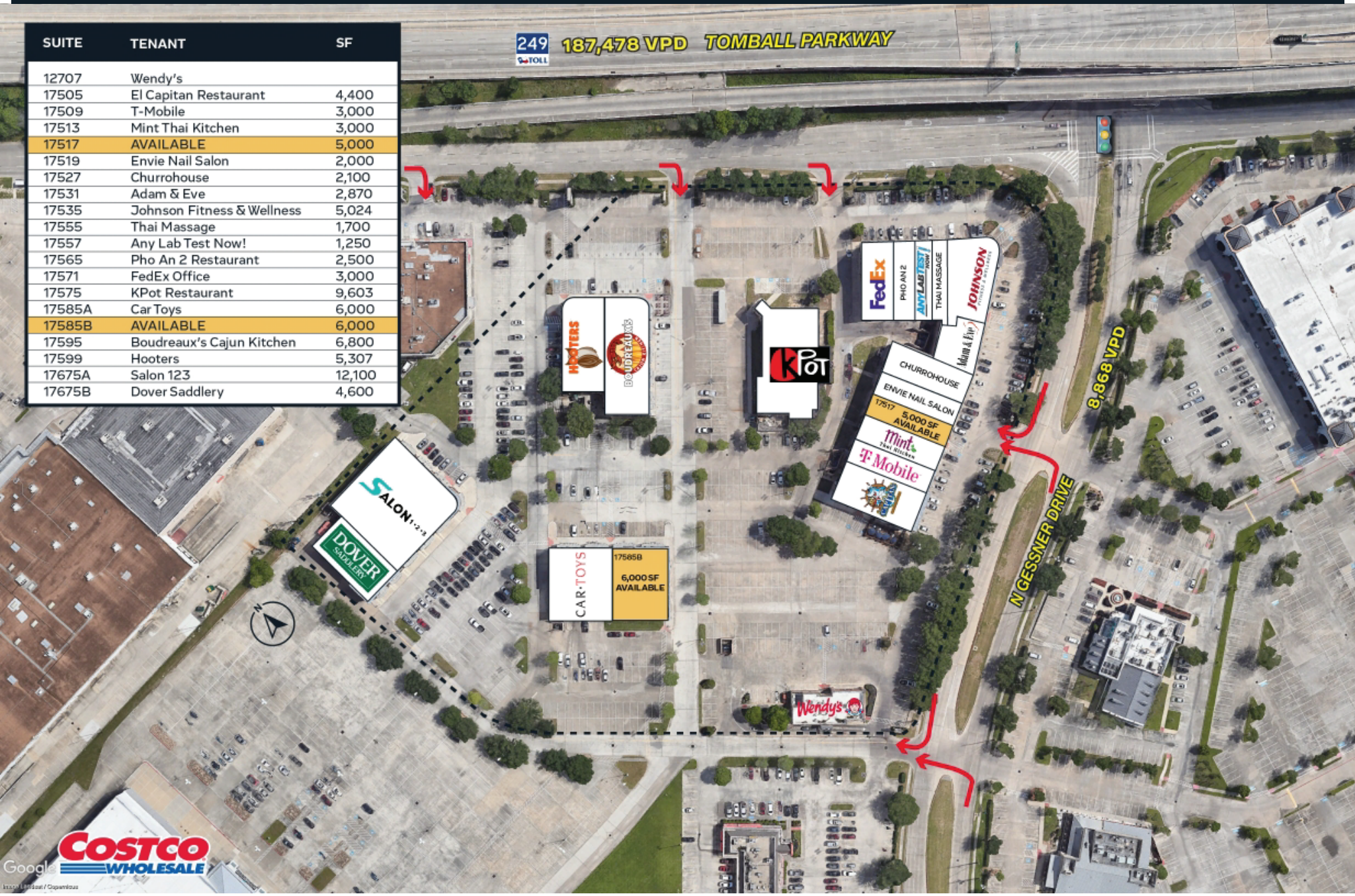
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WILLOWBROOK CENTER | 17595 TOMBALL PKY, HOUSTON, TX 75063

249 **187,478 VPD** **TOMBALL PARKWAY**

SUITE	TENANT	SF
12707	Wendy's	
17505	El Capitan Restaurant	4,400
17509	T-Mobile	3,000
17513	Mint Thai Kitchen	3,000
17517	AVAILABLE	5,000
17519	Envie Nail Salon	2,000
17527	Churrohouse	2,100
17531	Adam & Eve	2,870
17535	Johnson Fitness & Wellness	5,024
17555	Thai Massage	1,700
17557	Any Lab Test Now!	1,250
17565	Pho An 2 Restaurant	2,500
17571	FedEx Office	3,000
17575	KPot Restaurant	9,603
17585A	Car Toys	6,000
17585B	AVAILABLE	6,000
17595	Boudreaux's Cajun Kitchen	6,800
17599	Hooters	5,307
17675A	Salon 123	12,100
17675B	Dover Saddlery	4,600



8,868 VPD

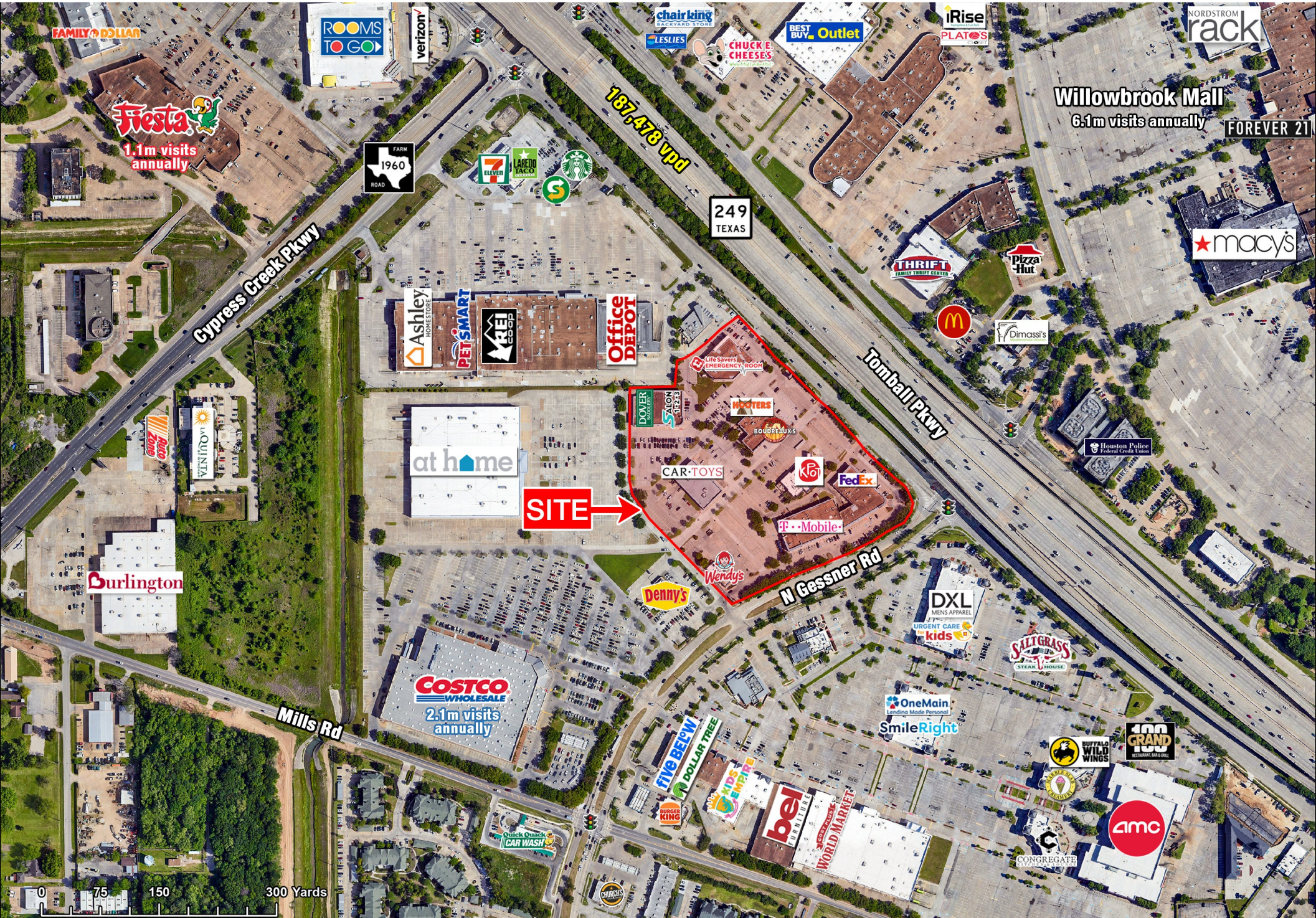
N GESSNER DRIVE



Google

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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.



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

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- 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.

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

James Nathan Namken

Licensed Supervisor of Sales Agent/ Associate

477965

License No.

jnamken@weitzmangroup.com

Email

(713) 980-5622

Phone

Sarah Thobae

Sales Agent/Associate's Name

712259

License No.

sthobae@weitzmangroup.com

Email

713-980-5638

Phone

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(713) 980-5622

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814559

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James Nathan Namken

Licensed Supervisor of Sales Agent/ Associate

477965

License No.

jnamken@weitzmangroup.com

Email

(713) 980-5622

Phone

Travis Kyle Knight

Sales Agent/Associate's Name

566233

License No.

tknight@weitzmangroup

Email

(713) 335-4532

Phone

Buyer/Tenant/Seller/Landlord Initials

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