

PONDEROSA SQUARE

17020 Beaver Springs Dr @ FM 1960 Rd, Houston, TX 77090



Up to 7,200 Contiguous SF Available

TENANT USE:

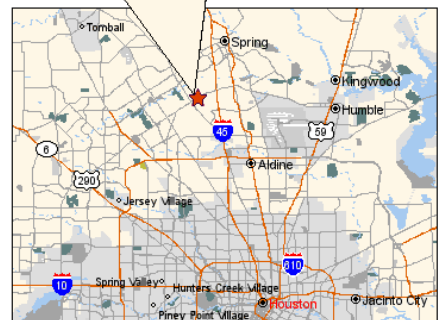
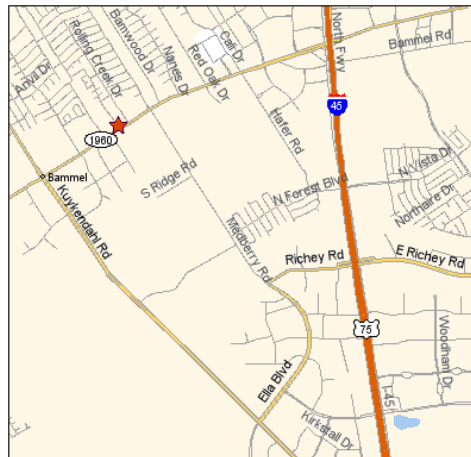
- Office
- Medical
- Retail

SITE FEATURES:

- Intersection @ FM 1960 Rd & Beaver Spring Dr
- Newly Remodeled Professional Park
- 4 Parking Spaces per 1,000 SF of Building
- Pylon Sign

SITE INFORMATION 1 MILE RADIUS:

- HCA Houston Healthcare Northwest
- Red Oak Medical Offices
- St. Luke's @ Cypress Woods Medical Offices
- Kelsey-Seybold Clinic

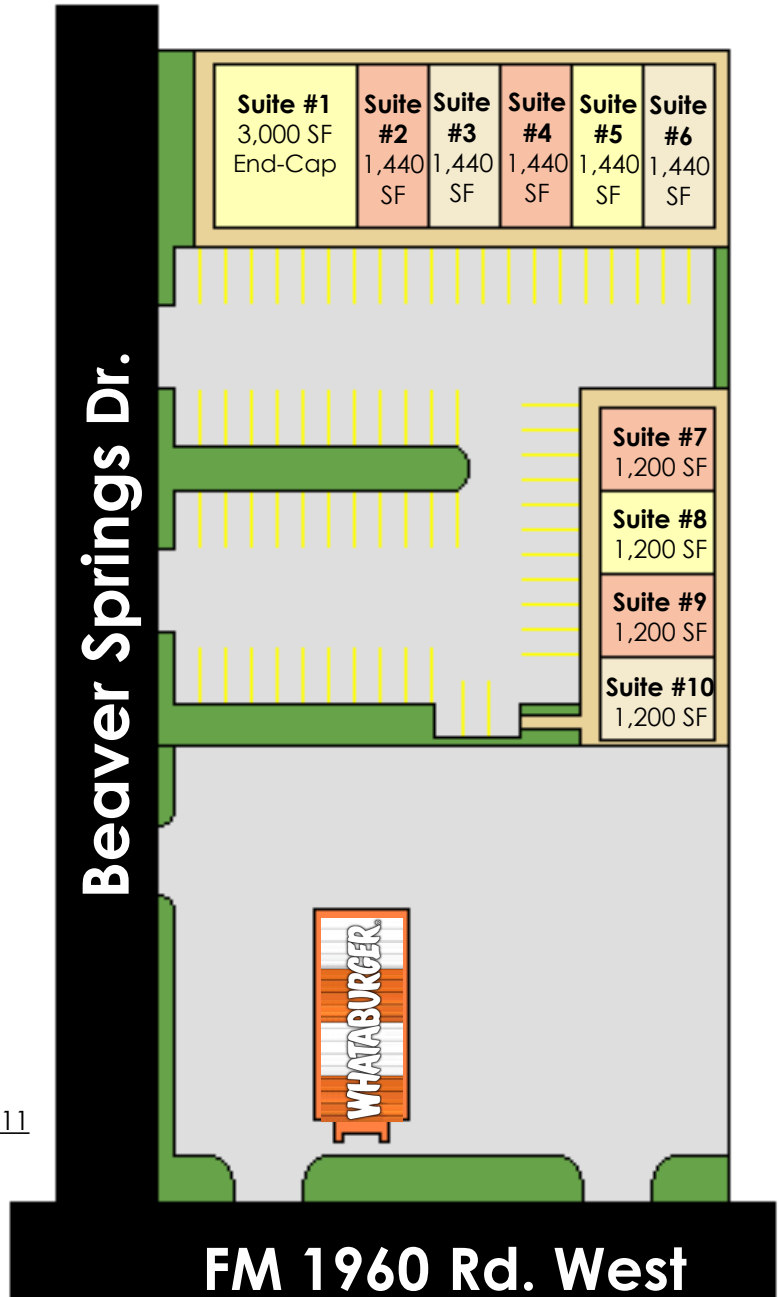


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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	18,000	129,500	312,276
2010 Population	13,990	101,661	252,431
2024 Population	19,420	139,545	335,255
Employees	9,876	35,472	103,423
Total Businesses	1,173	4,017	9,593
Average Household Income	\$70,016	\$72,563	\$77,427
Median Household Income	\$55,531	\$51,985	\$57,542
Median Age	34.7	32.8	32.8
Households	7,080	48,370	110,579
Average Housing Unit Value	\$191,981	\$197,242	\$197,711



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