

## STEEPLECHASE VILLAGE

11240 & 11242 FM 1960 Road West, Houston, TX 77065



2,840 SF END-CAP AVAILABLE

### TENANT USE:

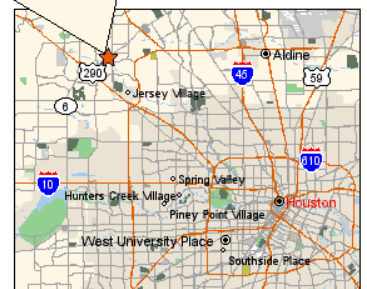
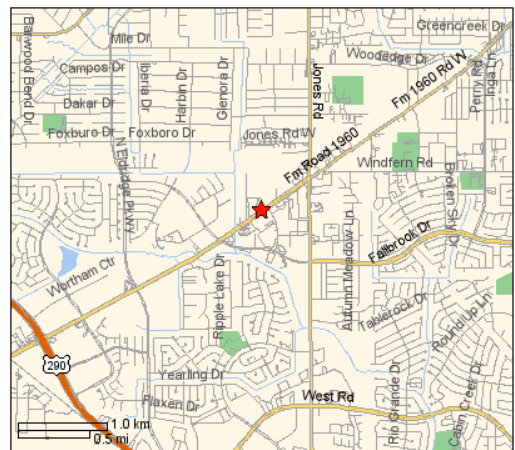
- Medical
- Professional
- Retail

### SITE FEATURES:

- Located on Busy FM 1960 Rd W
- 2 Large & Highly Visible Pylons
- Outdoor Green Space With Walking Trail
- 4.5 Parking Spaces Per 1,000 SF

### RELEVANT SITE INFO:

- Located Near HCA Houston ER 24/7, Kindred Hospital Houston Northwest, Texas Children's Pediatrics Cy-Fair.
- Easy Access to Hwy 290, Beltway 8, and SH 249.

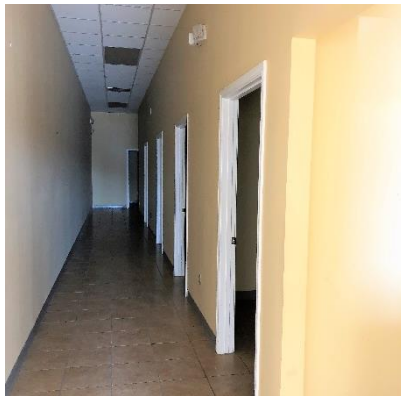


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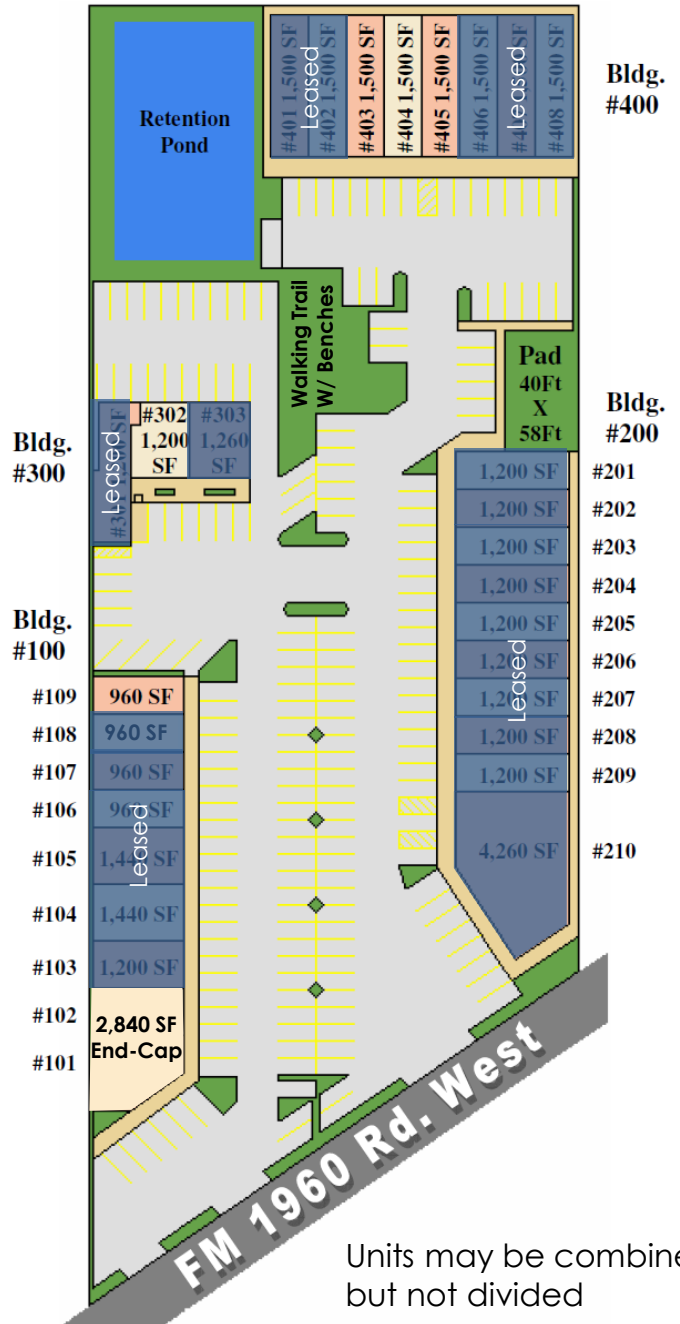
Suite 101 – End Cap – 2,840 SF



Suite 403 - Doctor Office - 1,500 SF



Suite 404 - Pharmacy - 1,500 SF



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## DEMOGRAPHIC INFORMATION:

### Estimated Population

	1 mile	3 mile	5 mile
Total Population	12,504	122,500	287,756
Total Households	4,314	45,240	111,172
Average Household Income	\$81,065	\$88,845	\$97,159

### Traffic Count

FM 1960 West of Jones Rd 63,000 (average daily traffic counts)

## CURRENT TENANTS:

NW Cypress Pediatrics & Family Medicine  
Star Physical Therapy  
Houston Comprehensive Rheumatology  
Inkfree, MD  
Cy Pain & Spine  
Therapy Spa  
American Shaman CBD  
Behavior TLC  
DV Pharmacy  
Amazing Beginnings Academy  
Allstate  
Randstad  
Farmers Insurance  
Enterprise Rent-A-Car  
Haute Hair  
VantagePoint Real Estate Group

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