



NEW RETAIL DEVELOPMENT FOR LEASE

Freeway Frontage / 14025 Northwest Fwy, Houston, TX 77040



Anna Goodman / anna@vp-reg.com / 713.419.8217
Nargo Schinas / nargo@vp-reg.com / 832.237.5555
www.vp-reg.com

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PROPERTY HIGHLIGHTS:

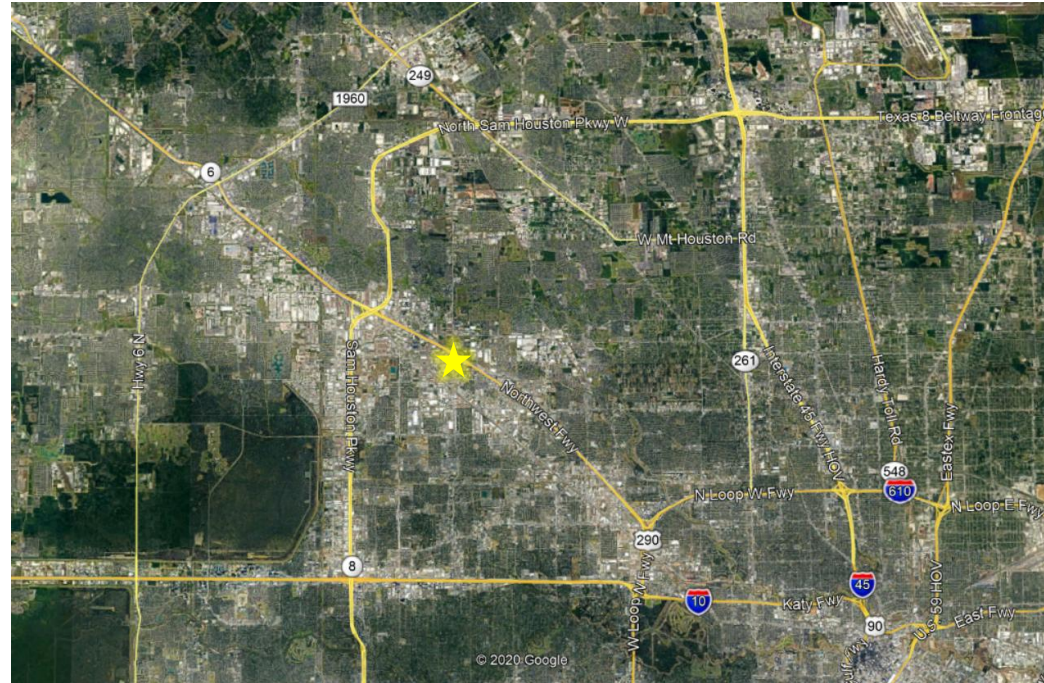
- Excellent Visibility From Northwest Fwy
- Located Between The Off-Ramp And On-Ramp For Easy Access
- 7/1,000 Parking Ratio
- End-Caps With Outdoor Patios
- Two 42 Foot Multi-Tenant Pylons
- High Daytime Population

NORTHWEST FWY TRAFFIC COUNTS:

- TXDOT 2022 – 219,547 VPD

NEARBY RETAILERS:

- | | |
|------------------------|------------------|
| • Chipotle | • Northern Tools |
| • Ross | • Petsmart |
| • Boot Barn | • Party City |
| • James Avery | • Home Depot |
| • Cavender's Boot City | • Walmart |
| • Panera Bread | • Target |
| • Five Below | • Burlington |
| • Marble Slab Creamery | • Xfinity |



2023 DEMOGRAPHICS:

• Population	13,009 (1 mi)	126,848 (3 mi)	319,587 (5 mi)
• Daytime Population	20,099 (1 mi)	140,048 (3 mi)	355,067 (5 mi)
• Households	4,617 (1 mi)	40,881 (3 mi)	105,753 (5 mi)
• Average HH Income	\$73,273 (1 mi)	\$92,743 (3 mi)	\$117,027 (5 mi)

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof.

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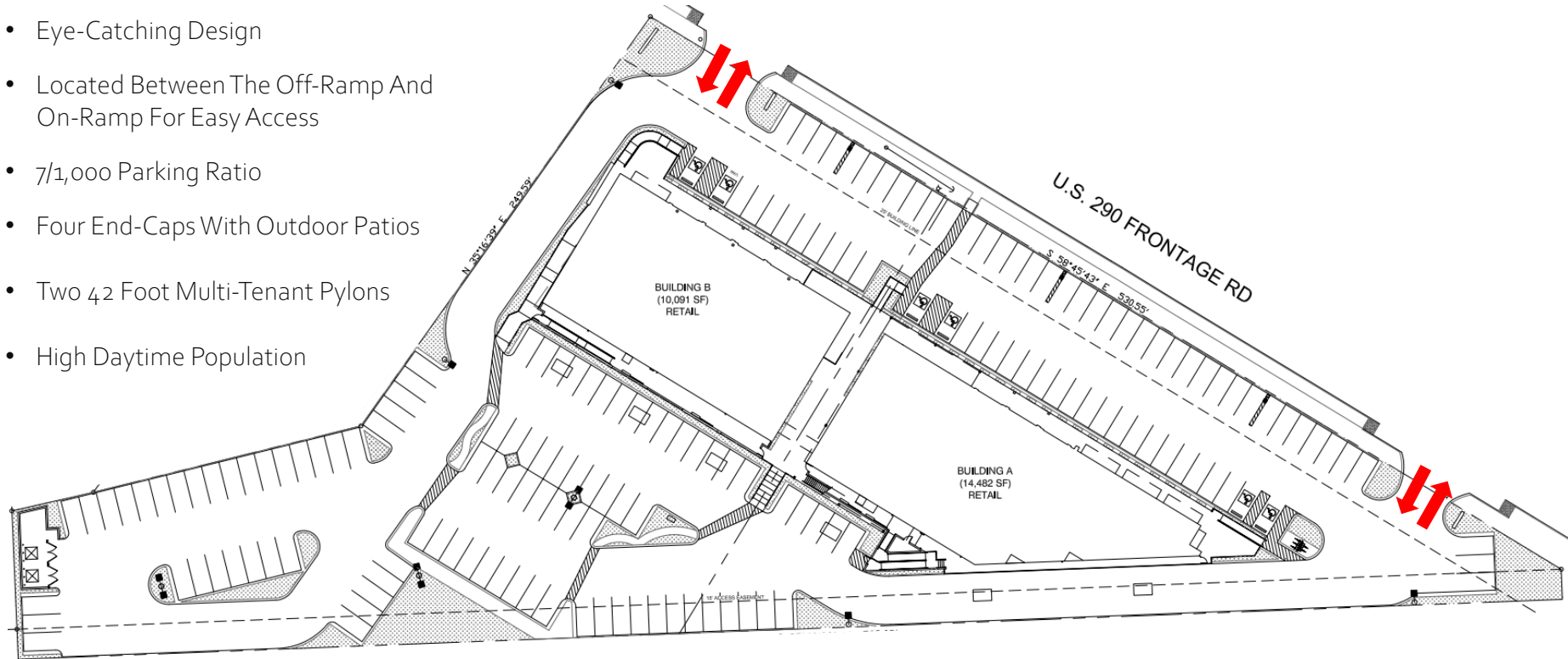
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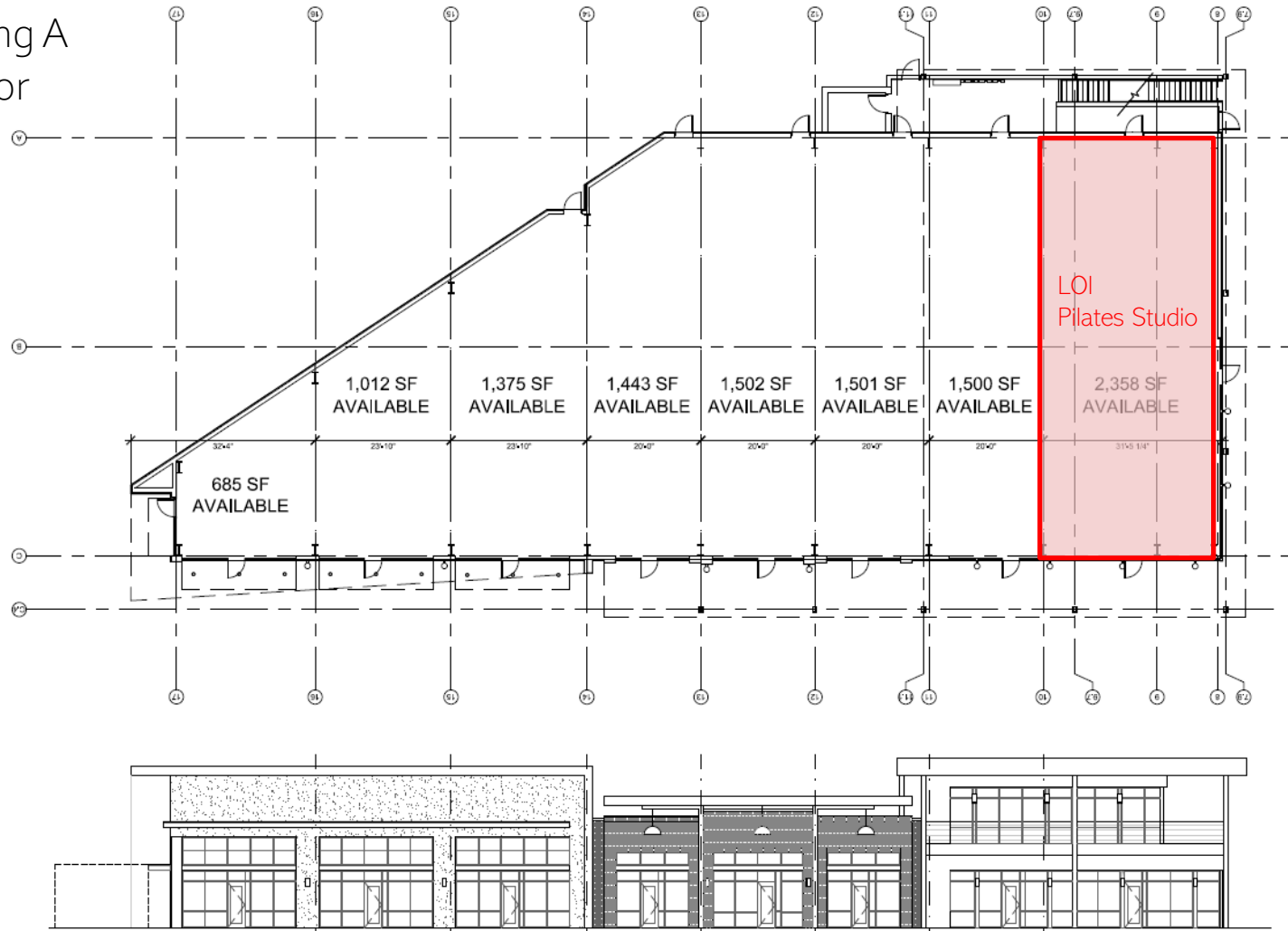
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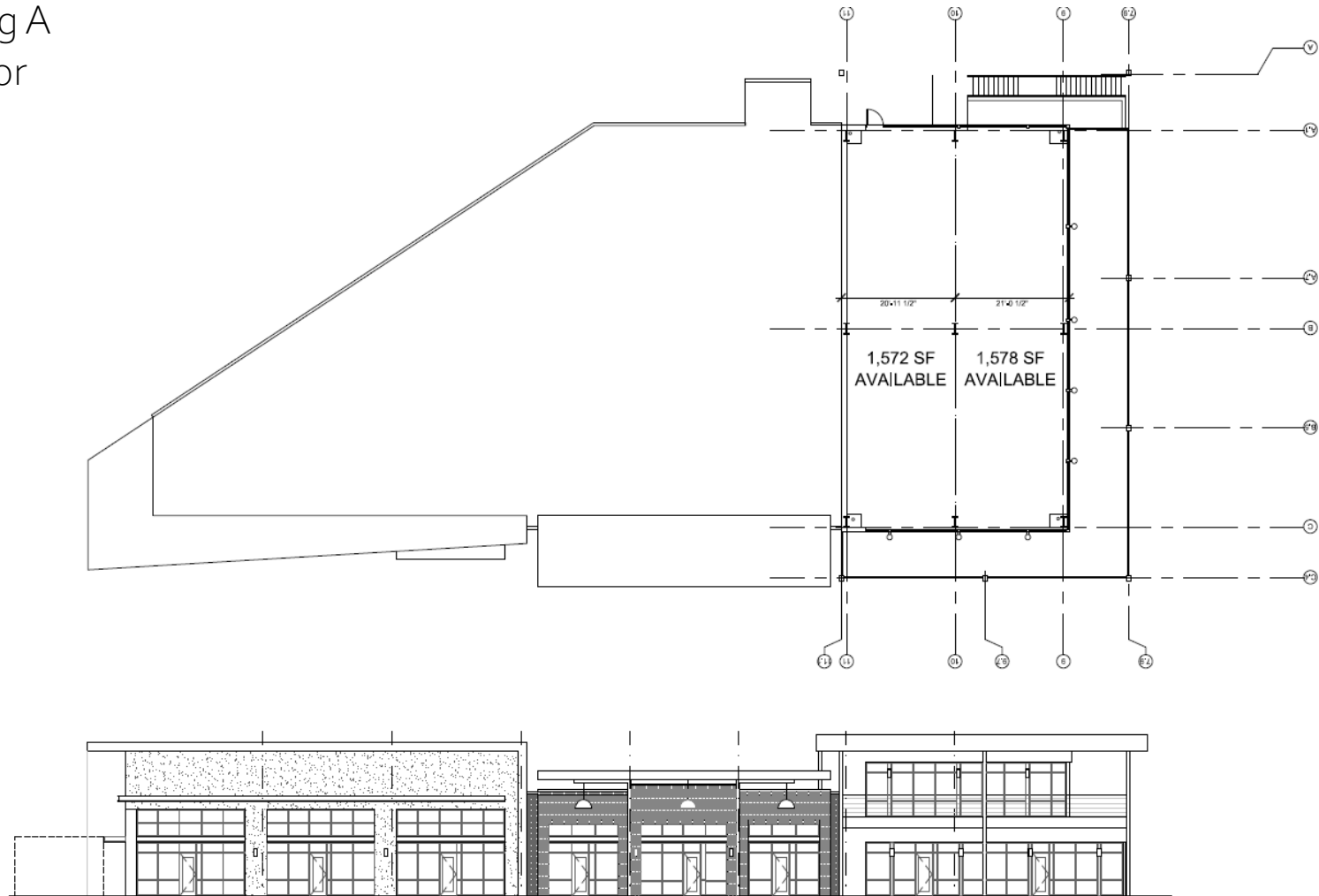
- Excellent Visibility From Northwest Fwy
- Eye-Catching Design
- Located Between The Off-Ramp And On-Ramp For Easy Access
- 7/1,000 Parking Ratio
- Four End-Caps With Outdoor Patios
- Two 42 Foot Multi-Tenant Pylons
- High Daytime Population



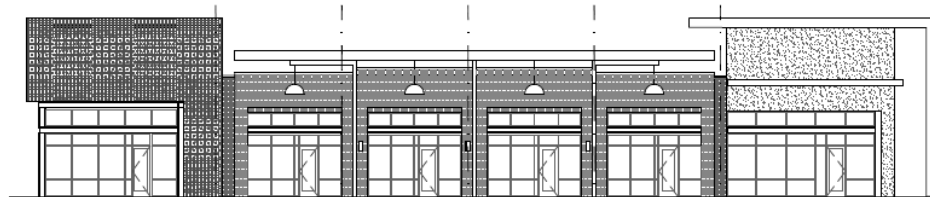
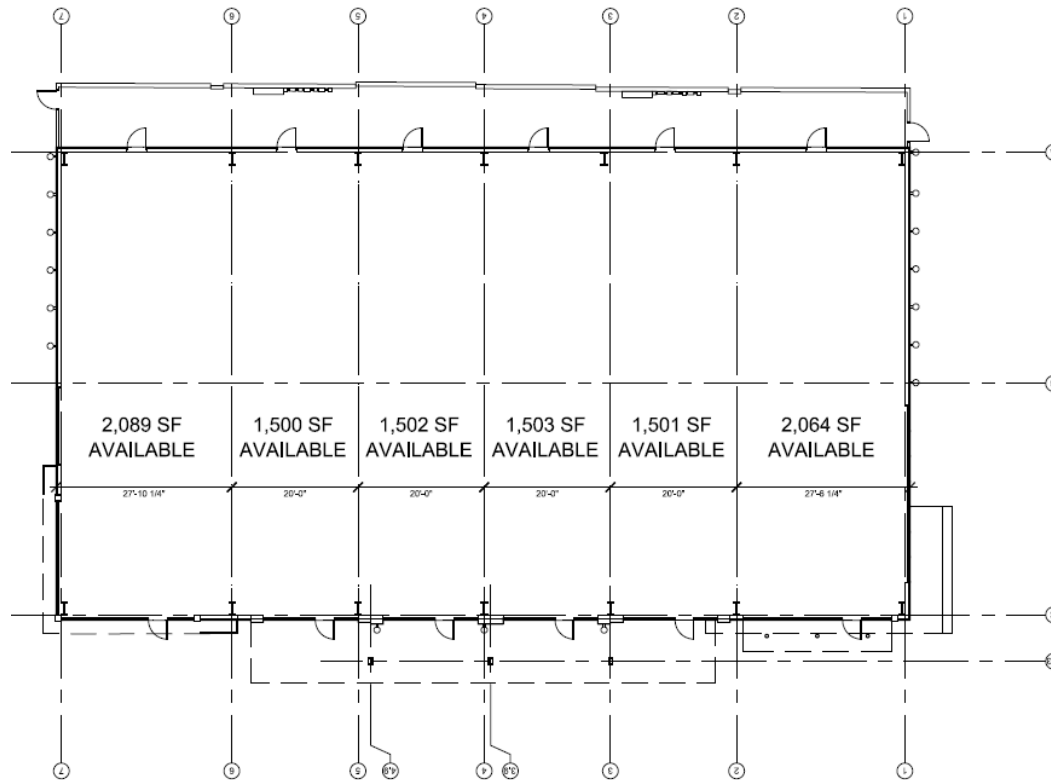
Building A 1st Floor



Building A 2nd Floor



Building B 1st Floor



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Two 42 Foot Multi-Tenant Pylons

