



WILLOWBROOK CENTER RETAIL SPACE FOR LEASE

NWQ N Gessner Rd & Hwy 249 | Houston, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 17575 Highway 249
Houston, TX 77064

Availability:

- Suite 17675B - 4,600 SF
- Suite 17517 - 5,000 SF

Price: Call For Pricing

HIGHLIGHTS:

- Positioned in a highly dense retail market directly across from Willowbrook Mall, a major shopping and entertainment destination for the trade area
- Easy access to Hwy 249
- Massive signage exposure: (4) Hwy 249 pylons and (2) Gessner Rd pylons
- Strong surrounding demographics featuring a daytime population of 207,736 within 5 miles

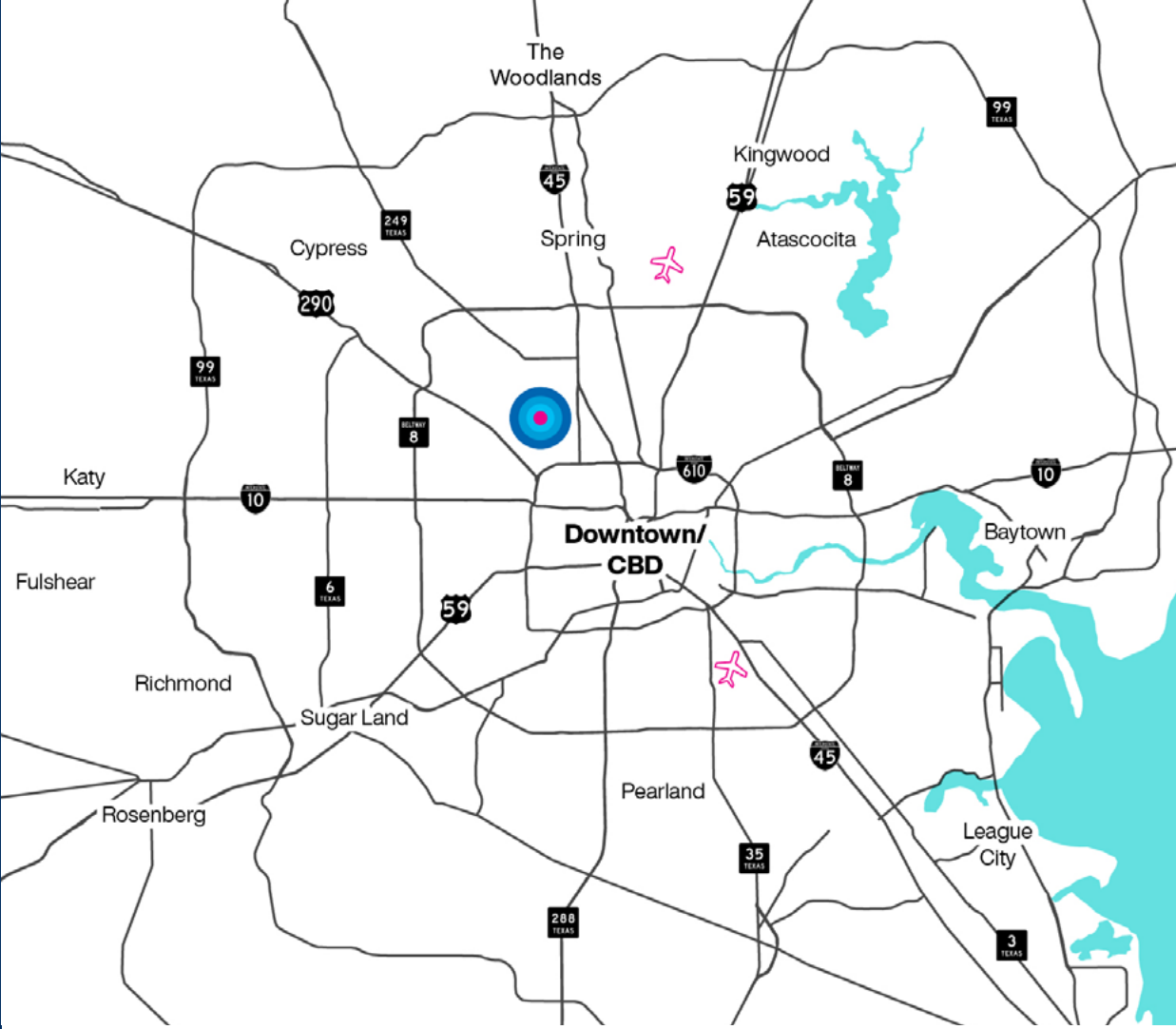
TRAFFIC COUNTS:

Hwy 249: 175,984 CPD '25

FM 1960: 54,522 CPD '25

2026 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	9,158	104,271	319,742
Daytime Pop.	12,484	85,594	207,736
Avg HH Income	\$85,065	\$107,719	\$113,443





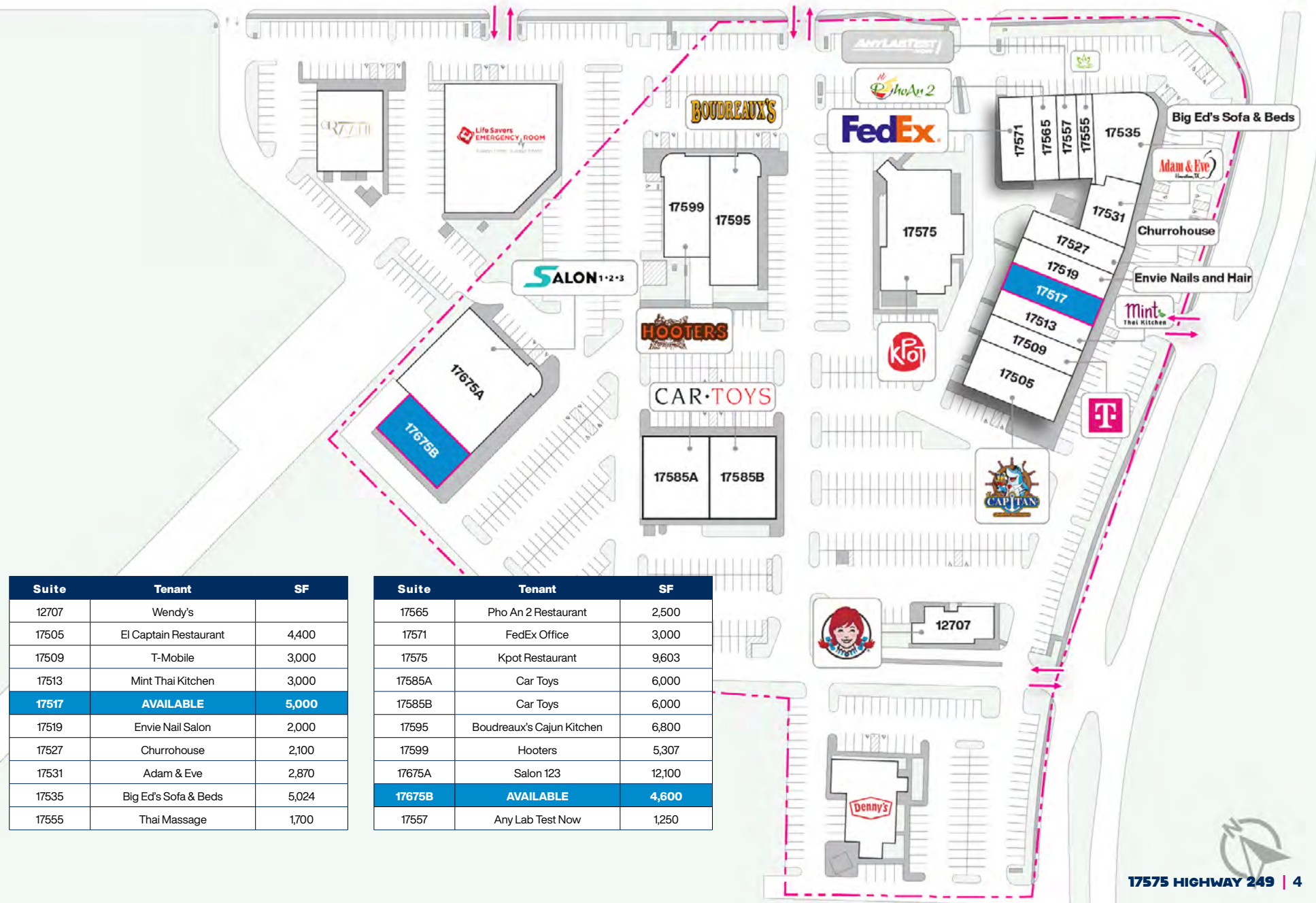
N Gessner Dr

21,401 CPD '25

SITE PLAN

249

TOMBALL PKWY



E6S FITNESS



249
TEXAS

sam's club

DAISO
ULTA

INN-OUT
BURGERS

Olive Garden

chili's

BJ's

ARMY SURVIVAL

BEST BUY

PLATO'S

PUNTA CANA

Pizza Hut

McDonald's

Crab

FedEx

ANY LAB TEST NOW

Pho An 2

Wendy's

BURGERHOUSE

CAR-TOYS

Mint's That Kitchen

KFOI

Adam & Eve

T

Denny's

SALON 1-2-3

SALT GRASS

GUO FOOD

AMC THEATRES

EL REPU

KIDS EMPIRE

BURGER KING

SLICK CITY

eco thrift

WORLD MARKET

Duo West Champions

175,984 CPD '25

ROOMS TO GO

dd's DISCOUNTS

FAMILY DOLLAR

Fiesta

SITE

KREI

ASHLEY

HARBOR FREIGHT

PET SMART

at home

COSTCO WHOLESALE

Burlington

Jack in the Box

Mills Rd

N Gessner Dr

54,552 CPD '25

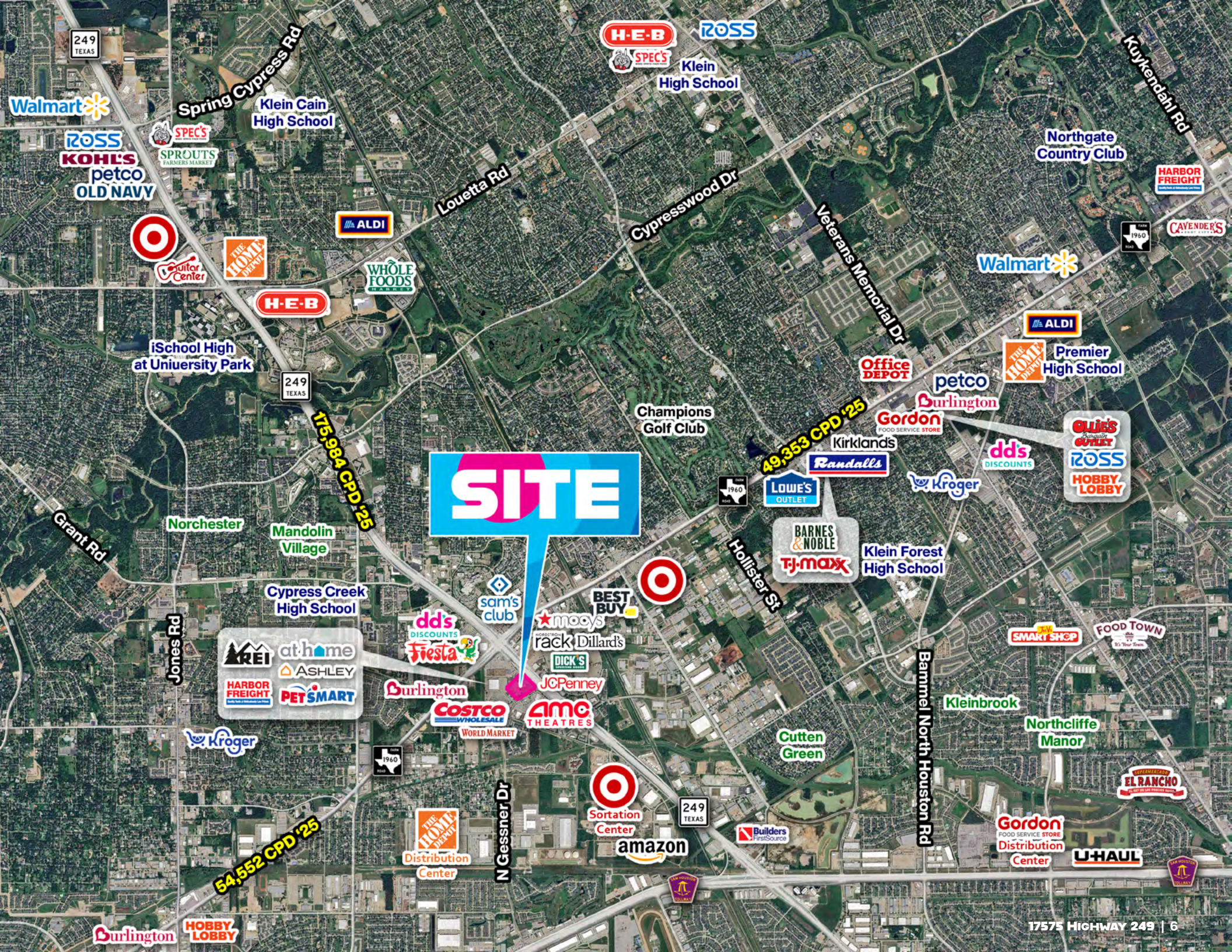
1960 ROAD

WILLOWBROOK MALL

Dillard's JCPenney

DICK'S macy's

NORDSTROM



SITE

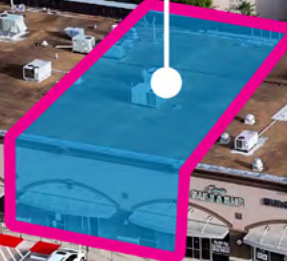
AVAILABLE
4,600 SF



**AVAILABLE
4,600 SF**



**AVAILABLE
5,000 SF**





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.

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.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- 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.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Blue Ox Brokerage, LLC	9009549	jj@blueoxgroup.com	713.804.7777
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Jacobs	448255	jj@blueoxgroup.com	713.230.8882
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Duncan Brooks Shanklin III	618418	bs@blueoxgroup.com	713.966.2738
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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