

FOR LEASE

FM 1960 & JONES CENTER

10950 FM 1960 ROAD WEST HOUSTON, TX 77070



PROPERTY OVERVIEW

FM 1960 & Jones Center is at the signalized intersection of FM 1960 and Jones Road, which experiences traffic counts in excess of 100,000 cars per day, and surrounded by multiple residential neighborhoods and apartment complexes, providing retailers exceptional brand exposure. The center has a diverse mix of national and local tenants including Cricket, Boost Mobile, JLB Eatery, M Cute Lash, Sunny Massage, Smoothies-N-More, BC Smoke Shop that bring frequent traffic to the center.

AVAILABLE SPACE:

Available SF:	1,311
Base rent:	Negotiable
Lease type:	NNN
Building size:	9,698
Year built:	2003
Lot size:	.78 Acres
Market:	Houston
Submarket:	Northwest

LOCATION HIGHLIGHTS

- Excellent access, frontage and visibility
- Densely populated residential neighborhood
- Surrounded by national retail brands including: Bank of America, Fitness Connection, Walgreens, Hobby Lobby, Big Lots and many others
- Over 30% population growth since 2000
- Average household income of over \$100,000 within 5 miles
- Minutes from HW 290 and HW 249
- No state income tax in Texas



Contact information:

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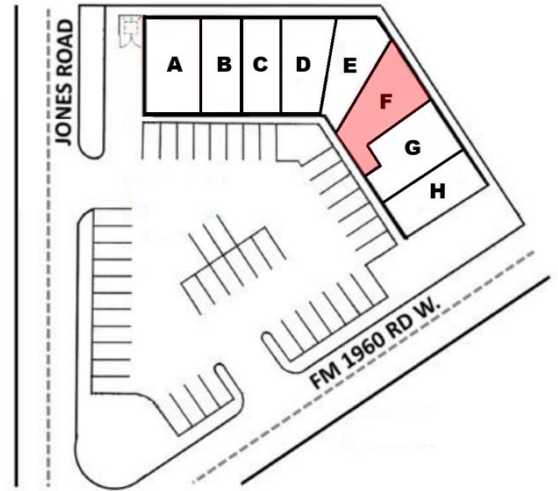
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DEMOGRAPHIC SUMMARY

	1 mile	3 miles	5 miles
2022 Population	15,849	119,638	271,597
2027 Population—Projected	16,197	122,816	297,241
Projected Population Growth 2022-2027	2.2%	2.7%	9.4%
2022 Households	5,674	45,140	99,942
2022 Average Household Income	\$91,745	\$96,030	\$109,926
Total Consumer Spending 2021	\$226 Million	\$2.03 Billion	\$5.12 Billion
Average Home Value	\$218,748	\$239,792	\$263,318
Median Age	34.7	34.9	36
Average Household Size	2.93	2.66	2.71

SITE PLAN



TRAFFIC COUNTS:

FM 1960: 148,345 VPD (TXDOT 2021)

Jones Rd: 37,622 VPD (TXDOT 2021)



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HOUSTON AT A GLANCE



- Largest city in Texas
- 4th most populous city in the US (2.3 million residents)
- 5th most populous metropolitan statistical area in the US (7.2 million residents)
- 7th largest US metro economy in the US
- 3.0 million jobs
- Over \$4.5 billion GDP
- 24 Fortune 500 companies' headquarters are located in Houston (3rd largest in the nation)
- 4th largest multi-airport system in the US
- Global hub for aerospace technology
- Largest Gulf Coast container port
- 1st in foreign waterborne tonnage
- Home to the world's largest medical complex

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