

NORTHWEST VILLAGE

17414 Northwest Freeway, Houston, TX. 77040



GORDONPARTNERS

Population (2021)

1 mile	10,218
3 mile	103,078
5 mile	277,575

Average Household Income (2021)

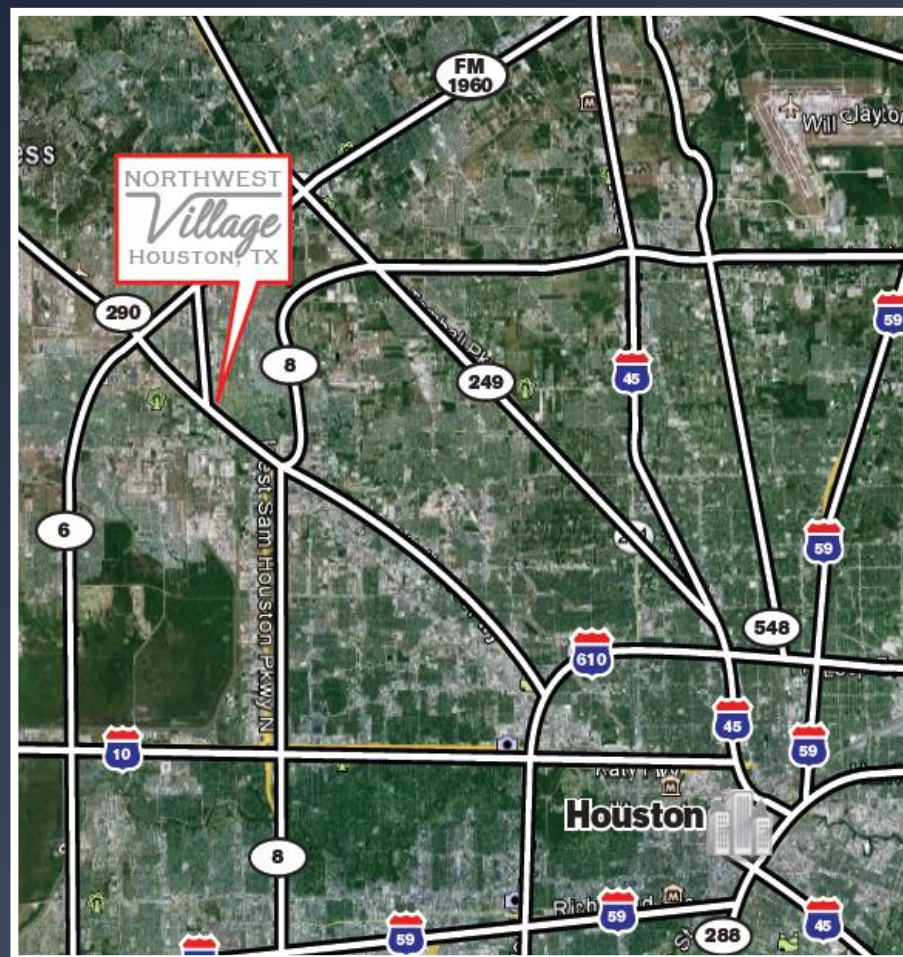
1 mile	\$85,804
3 mile	\$102,099
5 mile	\$95,262

Total Employees (2021)

1 mile	9,686
3 mile	86,970
5 mile	176,877

Traffic Counts (cars/day)

Hwy. 290	261,627
Jones Rd.	35,839



Co-Tenants:



Area Retailers:





Suite	Tenant	SF
17360	Select Medical Group	7,200
17376	Available	4,189
17378	Available	5,214
17390	Ross	22,302
17396	Hibbett Sports	8,502
17398	Available	1,681
17400	Available	1,675
17400A	Effex Mgmt.	1,285
17402	Adriatic Café	2,570
17404	American Shaman	1,410
17408	Pending	1,608
17410	Concentra	12,260
17414	Spec's	16,061
17418	Dollar Tree	10,306
17420	Lone Star Furniture	7,623
17426	Dickies Clothing	3,549

Suite	Tenant	SF
17440	E-Star Buffet	6,600
17452	Ugly Donuts & Corn Dogs	1,260
17454	Subway	1,536
17454A	Available	1,050
17456	Available	1,050
17456A	Tune Up Salon	1,750
17458	Freezy Frenzy	1,050
17460	Crafty Crab	10,800
17462	Sonic Dental	2,325
17464	Northwest Cycles	4,498
17470	Natalita's Mex. Rest.	4,550
17474	Fashion Hair 96	828
17478	Available	2,030
17480	Paramount Solutions	1,050
17482A	Texas MRI	2,100
17482B	Texas Und. Amory	3,405

Suite	Tenant	SF
17482	N' Nails	1,400
17484	Available	6,868
17486	Cleaners	975
17488	For Heavens Cake	975
17490	Harbor Freight Tools	21,000

Leasing Info:



GORDONPARTNERS

Phillip Carameros
(832) 937-5900
phillip@gordonpartners.com



Situated at a major intersection along Hwy. 290 just outside of Beltway 8, Northwest Village is a well-established 200,000 SF shopping center with 40 businesses. Over 300,000 vehicles per day pass by the 15-acre property.



Several Tenants have enjoyed a lengthy history at the property, including Spec's Liquor who opened over 20 years ago.



There are over 900 on-site parking spaces across the property.



Remodeled in 2013, the center has modern stucco exteriors, attractive signage and upgraded lighting throughout to comfort evening visitors.



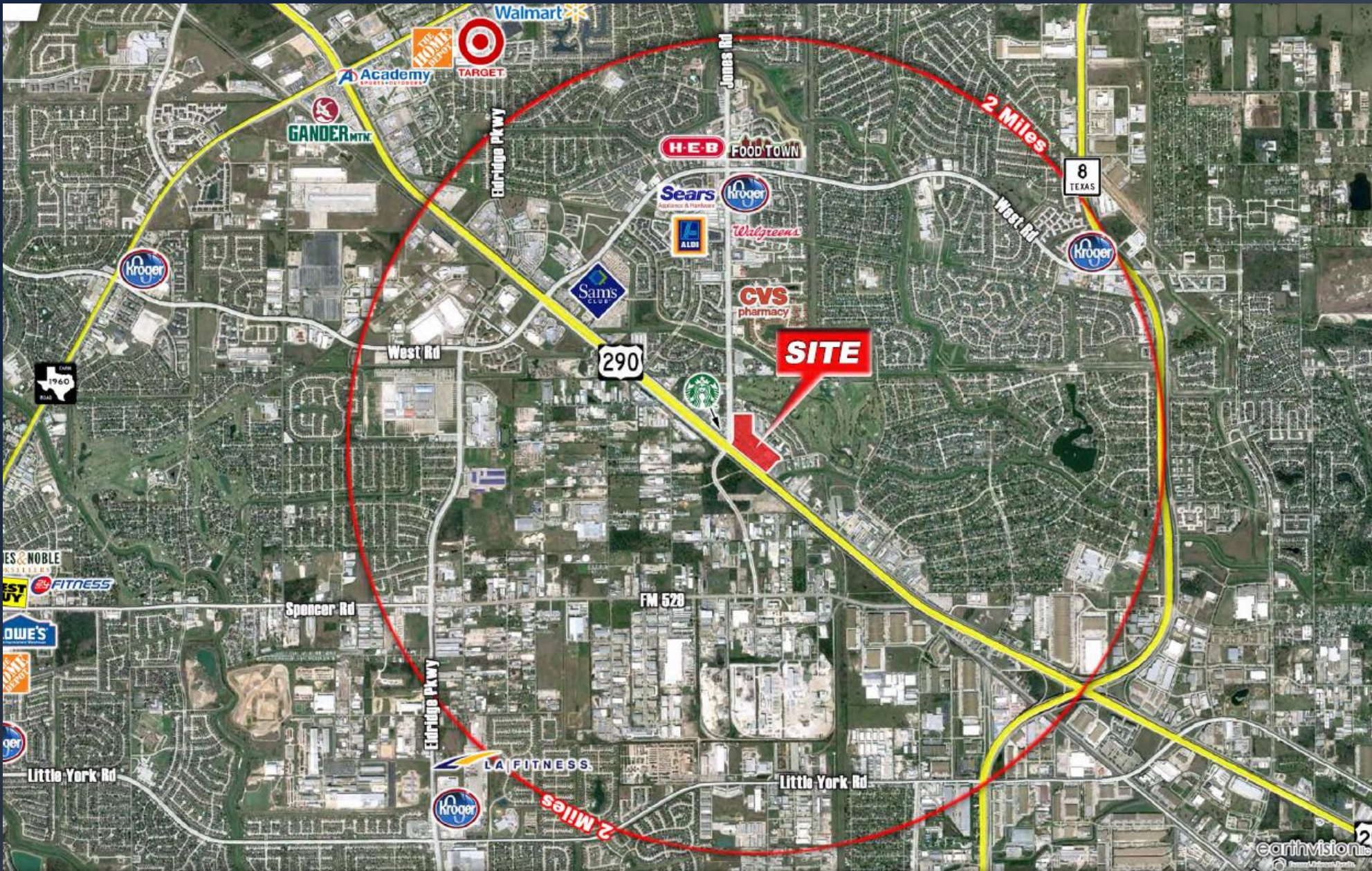
The property has a diverse tenant mix including several national chains. Ross, Hibbett Sports, Spec's Liquor, Harbor Freight Tools, Chic Fil A, Whataburger, Dollar Tree and Concentra Urgent Care provide a strong draw for the neighboring businesses in the complex.



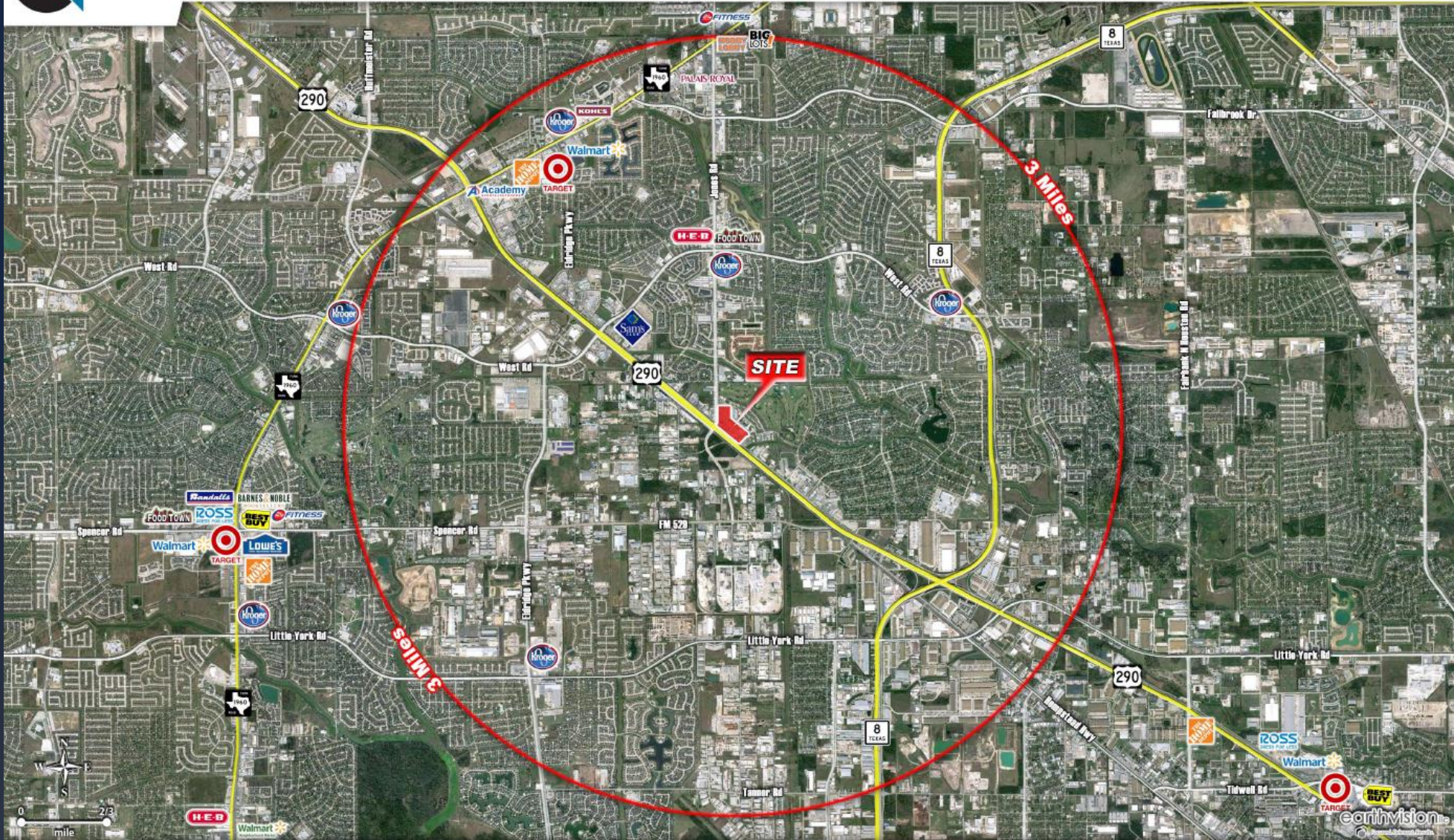
The property is well kept and operated in a first-class manner to help maximize both Tenant sales and the visitor experience.



The property has over 1,900 feet of frontage on Hwy 290 & Jones Road with 13 access points.



Heavy daytime employment to the south provides habitual lunch traffic during the week. Just north are several established neighborhoods including Jersey Village.



Located on the “going home” side of Hwy 290, Northwest Village sees an abundance of afternoon and evening visitors. The average income in a 3-mile radius are over \$100,000 per household.

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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. 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Buyer/Tenant/Seller/Landlord Initials

Date