

STEEPLECHASE VILLAGE

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



TENANT USE:

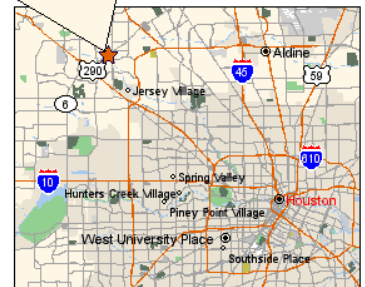
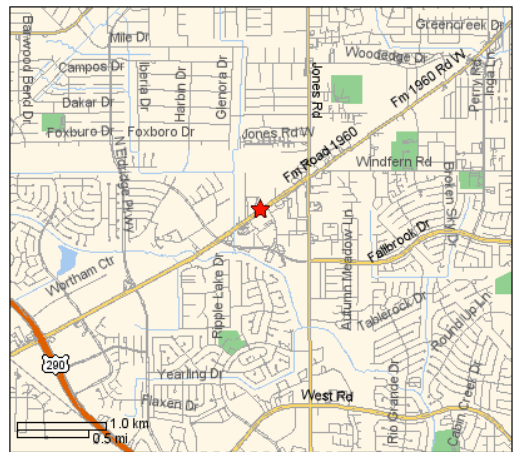
- Medical
- Professional
- Retail

SITE FEATURES:

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

RELEVANT SITE INFO:

- Located Near Cypress Fairbanks Medical Center, Kindred Hospital Houston Northwest, North Cypress Medical Center, and Texas Children's Hospital.
- Easy Access to Hwy 290, Beltway 8, and SH 249.

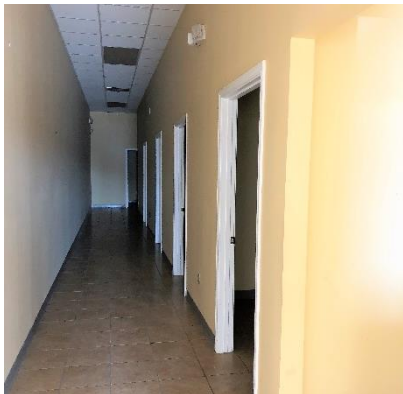


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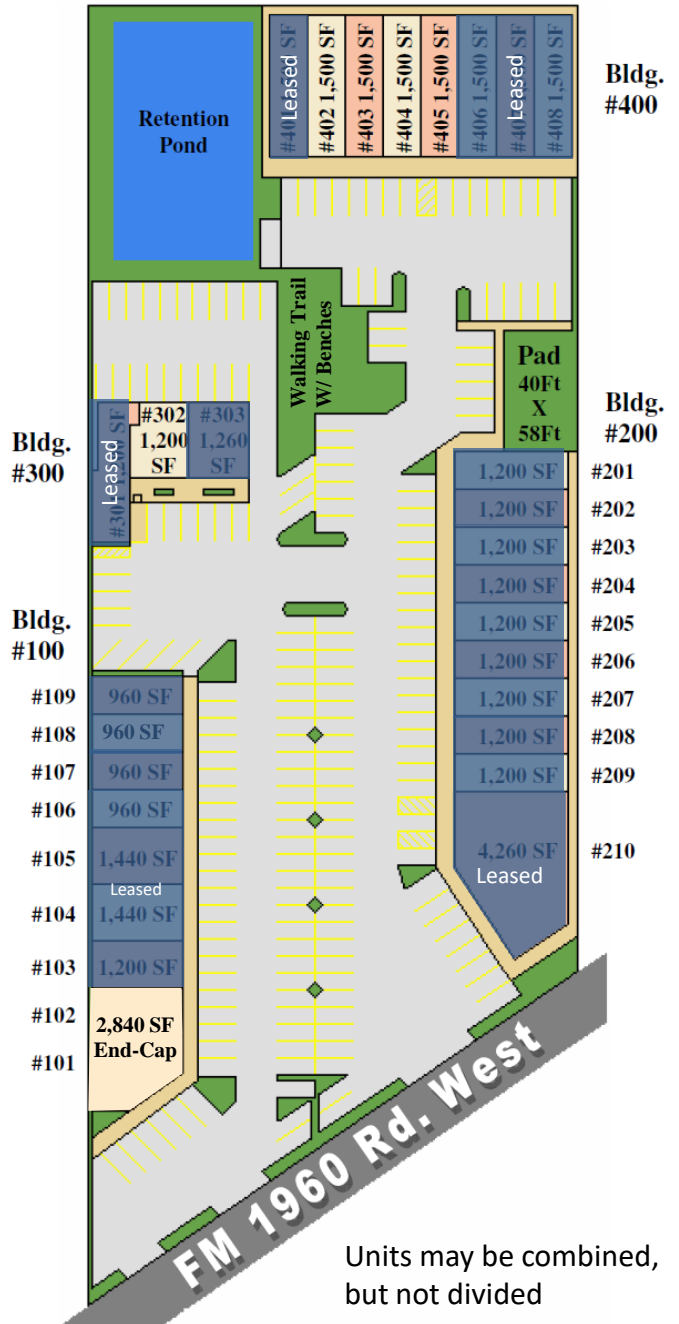
Suite 402 - Lab - 1,500 SF



Suite 403 - Doctor Office - 1,500 SF



Suite 404 - Pharmacy - 1,500 SF



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DEMOGRAPHIC INFORMATION:

Estimated Population

	3 mile	5 mile
Population	122,500	287,756
Total Households	45,240	111,172
% White Population	60.53%	63.62%
% Black Population	14.34%	12.55%
% Asian/Hawaiian/Pacific Islander	11.09%	11.35%
% American Indian/Alaska Native	0.55%	0.59%
% Other Population (Incl 2+ Races)	13.48%	12.52%
% Hispanic Population	28.37%	26.67%
% Non-Hispanic Population	71.63%	73.97%
Average Household Income	\$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
Nicholas Financial
Randstad
Farmers
Enterprise
Haute Hair

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