

FOR LEASE/ FOR SALE
± 17,000 SF

17000 SH 249
HOUSTON, TX 77064



17000 SH 249

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partners

Property Highlights

17000 SH 249
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AVAILABILITY

- $\pm 17,000$ SF
- Freestanding 2-Story Retail Building
- Fully Completed – Move-In Ready
- Entire Building Available

Lease Rate: \$24 PSF NNN

Sale Price : Contact Broker

PROPERTY HIGHLIGHTS

- Newly constructed in 2026 – brand new freestanding building, never occupied
- Direct SH 249/Tomball Pkwy frontage road presence with excellent visibility
- Two story layout – $\pm 11,600$ SF first floor, $\pm 5,400$ SF second floor
- Move-in ready — fully completed interior, no TI work required
- 4:1 parking ratio secured via shared parking agreement with adjacent property
- Adjacent parcel at 17117 SH 249 also available for lease or sale



Listing Overview

17000 SH 249
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- Situated along one of northwest Houston's highest-traffic corridors, SH 249 / Tomball Pkwy serves a dense, affluent trade area with strong daytime population and above-average household incomes
- The two-story format is purpose-built for uses that demand both showroom presence and back-of-house or second-floor operational space — a layout rarely available for lease or purchase in this submarket
- Offered for lease or sale, giving occupants and investors the flexibility to structure the deal that fits their business — whether a long-term NNN lease or outright ownership of the real estate
- The adjacent parcel at 17117 SH 249 is separately available — creating an uncommon opportunity to establish a dual-building presence on the same SH 249 frontage road block

Property Photos

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Aerial

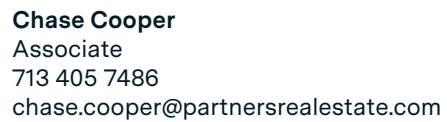
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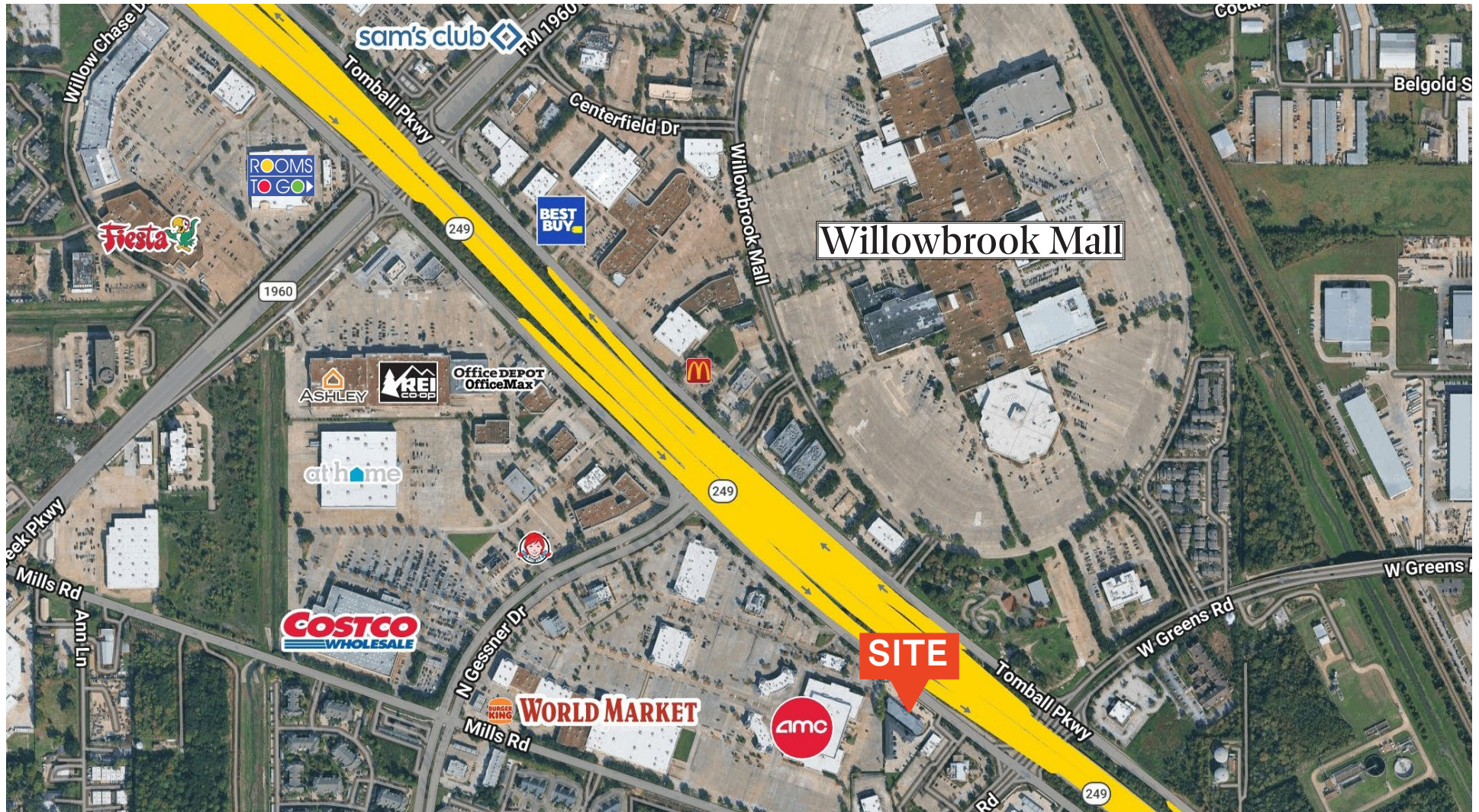
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Retail Map

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Demographics

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POPULATION

	1 Mile	3 Miles	5 Miles
2020 Population	3,692	95,650	314,632
2026 Population	3,990	107,116	323,446
2031 Projected Population	3,979	112,619	329,213
Annual Growth (2026-2031)	0.0%	1.0%	0.4%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2020 Households	1,624	35,831	111,631
2026 Households	1,676	41,173	118,805
2031 Projected Households	1,675	43,878	122,256
Annual Growth 2026-2031	-	1.3%	0.6%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
Average Household Income	\$80,930	\$106,273	\$112,204
Median Household Income	\$71,697	\$80,857	\$86,449

DAYTIME EMPLOYMENT

	1 Mile	3 Miles	5 Miles
Total Employees	8,014	56,600	122,651
Total Businesses	706	5,500	14,788

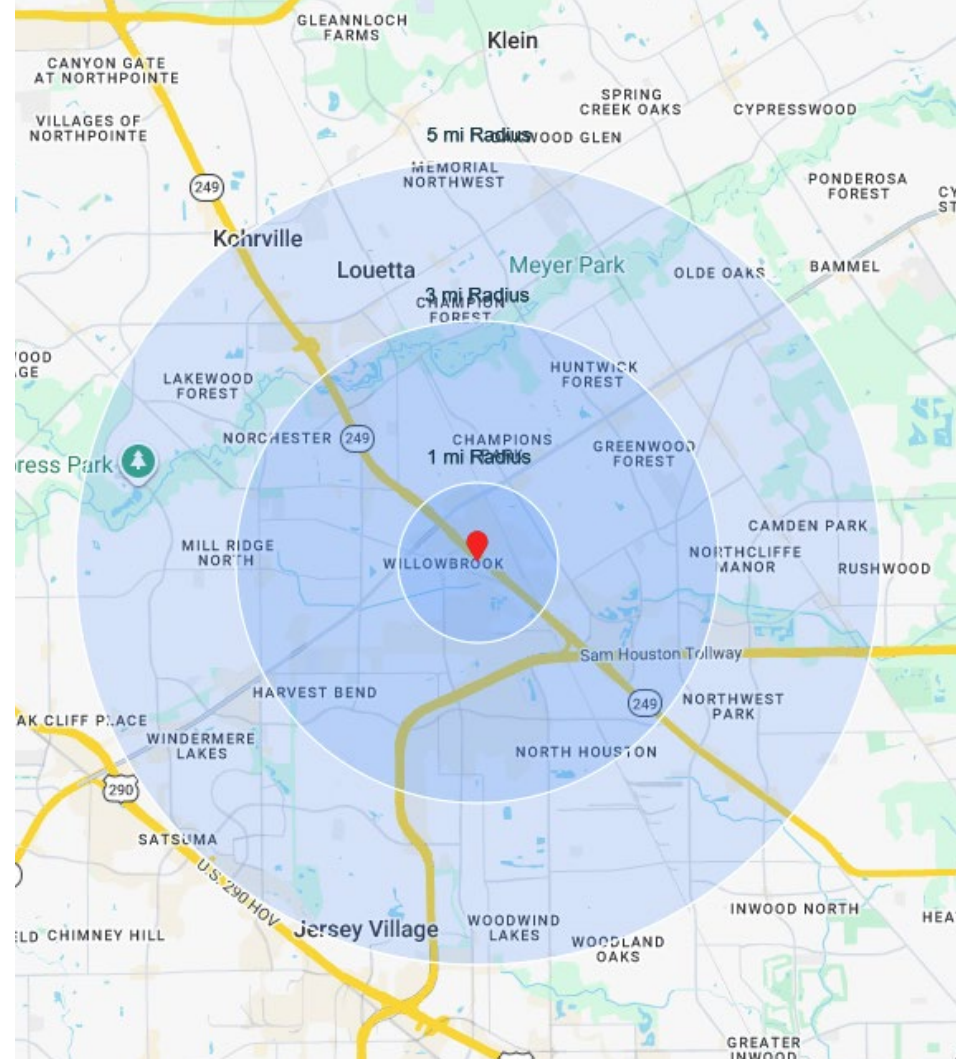
2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

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Information About Brokerage Services



2-10-2025

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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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 undefined 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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date