

6329 FM 1960 RD W

FOR SALE OR LEASE | 15,080 SF SHOWROOM ON 1.11 ACRES | HOUSTON, TX 77069

PLEASE DO NOT DISTURB CURRENT TENANT



FM 1960 RD W | 41,987 VPD



PROPERTY HIGHLIGHTS

- **15,080 SF** Showroom on **1.11 AC** For Sale or Lease
- Prominent FM 1960 Frontage with signage opportunity providing exceptional visibility
- Located amongst numerous national retailers and less than ±1.5 miles from Willowbrook Mall
- Active Disposable Income - **\$111,889** Average Household Income within a 1-mile radius
- **309,944** Total population within a 5-mile radius of property
- **Call broker for pricing**



Enterprise

APEX

Firestone

HOLLISTER ST

6329 FM 1960 RD W

Champions Golf Club

FM 1960 RD W | 41,987 VPD

Comerica Bank



LOCATION HIGHLIGHTS



ACTIVE DISPOSABLE INCOME
- **\$111,889** AVERAGE
HOUSEHOLD INCOME
WITHIN A 1-MILE RADIUS



107,428 HOUSEHOLDS
WITHIN A 5-MILE RADIUS
OF PROPERTY



DIRECT FRONTAGE
ON FM 1960 ROAD
(41,987 VPD)



ACCESS TO SEVERAL
OF HOUSTON'S MAJOR
THOROUGHFARES INCLUDING
HWY 249 & BELTWAY 8



309,944 TOTAL
POPULATION WITHIN
A 5-MILE RADIUS OF
PROPERTY



ABOUT THE AREA

This property, **6329 FM 1960 Rd W**, is conveniently situated in the desirable Champions neighborhood of Houston, offering residents a premier northwest Houston location with easy access to local amenities. Just minutes from Willowbrook Mall, residents can enjoy a wealth of shopping, dining, and entertainment options within close proximity. The Farm to Market 1960 corridor provides excellent connectivity throughout this established area, combining suburban comfort with urban convenience.



6329 FM 1960 RD W

Firestone

Comerica Bank

target

Chick-fil-A

Shipley DO-NUTS

Walgreens

FM-1960 RD W | 41,987 VPD

Champions Golf Club

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|-----------|-----------|-----------|
| 2024 Population | 9,962 | 113,782 | 309,944 |
| 2024 Median Age | 37.7 | 36.3 | 36.2 |
| 2024 Average Household Income | \$111,889 | \$99,255 | \$105,439 |
| 2024 Average Home Value | \$367,133 | \$323,970 | \$320,145 |



| The Houston Economy

Over the last two decades, there has been a remarkable transformation in Houston. Today, the nation's fourth largest city has become a diverse, vibrant metro with talented people who have an undeniable spirit. The Houston economy is strong, the cultures are many, and the quality of life is second to none. Houston has one of the youngest, fastest-growing, and most diverse populations anywhere in the world. One in four of the region's 7 million residents is foreign born. From 2010 to 2018, Houston added 1.1 million residents, an 18.3% increase, the fastest rate of population growth among the 10 most populous U.S. metros.

Houston offers a well-developed suite of key global industries - including energy, life science, manufacturing, logistics, and aerospace. As these industries digitize, Houston will become a hotbed of rapid technological development thanks to its access to customers and expertise.



The Houston Story



LEADING REAL ESTATE MARKET

Most active single-family residential market in the country for the past decade



FAVORABLE TAX CLIMATE

0% State & Local income tax



HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time



GLOBAL TRADE CITY

Houston's ship channel ranks #1 in the nation | 1st in domestic & foreign waterborne tonnage | 1,700 foreign owned firms



CRITICAL MASS OF HQS AND REGIONAL OFFICES

50+ corporate headquarters relocations since 2017



MAGNET FOR TOP TALENT IN THE U.S.

Strong wages and low cost of living create an attractive employment base

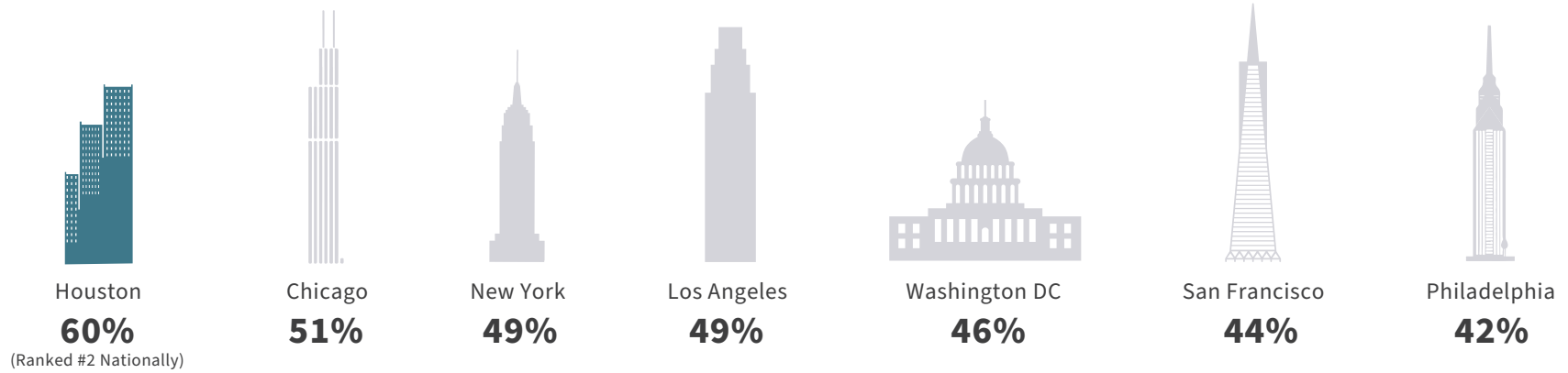


LARGEST MEDICAL COMPLEX IN THE WORLD

\$25 billion in local GDP | 8th largest business district in the U.S. | 10 million patient encounters per year

Employment

BACK TO WORK % ACROSS MAJOR METROS

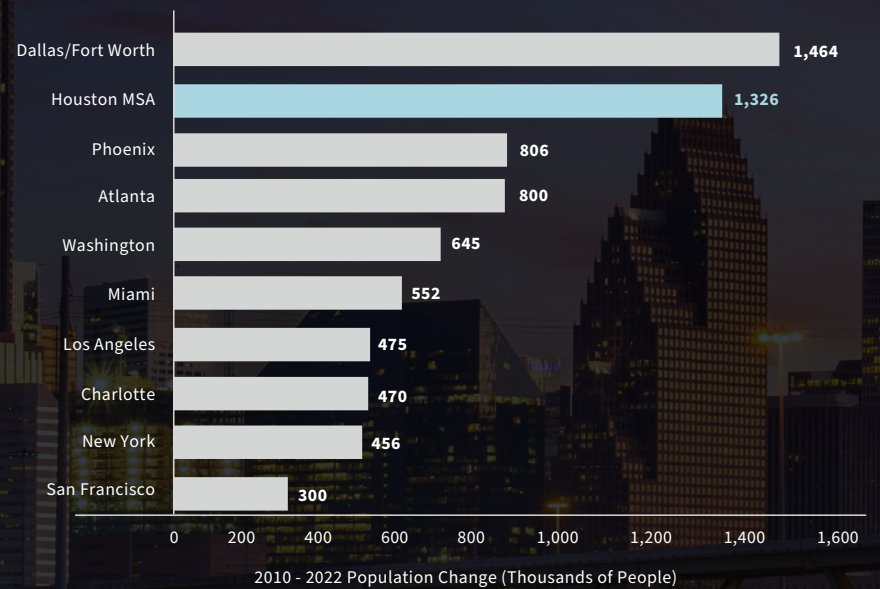


HOUSTON EMPLOYMENT BY INDUSTRY (2022)

- Mining and Logging - 2.1%
- Construction - 6.7%
- Manufacturing - 6.9%
- Trade, Transportation, & Utilities - 20.8%
- Information - 1.0%
- Financial Activities - 5.6%
- Professional & Business Services - 16.5%
- Educational & Health Services - 13.2%
- Leisure & Hospitality - 10.3%
- Other Services - 3.6%
- Government - 13.4%



#2 METRO FOR POPULATION GROWTH



Top-Ranked Population Growth



257 RESIDENTS MOVE TO HOUSTON DAILY

One new resident moves to Houston every seven minutes

Source: US Census Bureau



20.8% POPULATION GROWTH

from 2010 – 2022 outpacing the U.S. average

Source: US Census Bureau



1.2 MILLION PROJECTED NEW RESIDENTS BY 2030

Representing a 17.2% population growth

Source: US Census Bureau

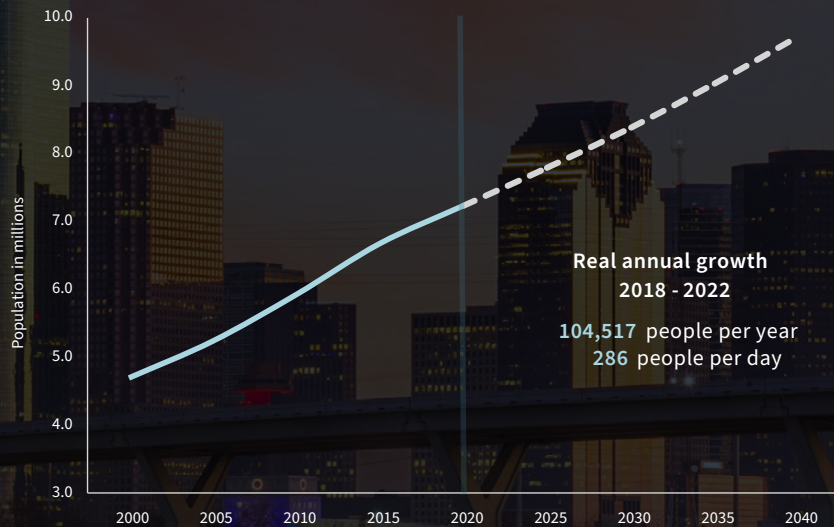


TOP 5 IN THE COUNTRY

For Total Job Growth

Source: U.S. Bureau of Labor Statistics

HOUSTON'S ROBUST POPULATION GROWTH RATES



NATION-LEADING POSITION IN PROJECTED POPULATION GROWTH



Nation-Leading Employment Growth



179,000

New jobs added in 2022



+152,900

Net change in total
non-farm employment

(From Jan 2022 to Jan 2023)



3,500,000

Person workforce, nearing all
time high for Houston



79%

Of Houston's higher education
graduates stay and work in the region

The sixth highest retention rate in the U.S.



#2

In the country for
percent job growth

(6.1% in 2022)



#2

In the nation in office
re-entry levels in the country after
the pandemic

Nation-Leading Employment Growth

#2 MSA

For Projected Population Growth

Houston is Home to

25 Fortune 500 Companies &

44 Fortune 1000 Companies

50+

Corporate Headquarters Relocations
to Houston Since 2017

5

New Fortune 500 Relocations
since 2021

Hewlett Packard Enterprise, NRG Energy, KBR,
Academy Sports & Outdoors, Exxon Mobil

Leading

Pro Business Environment





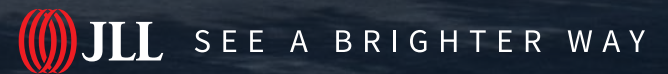
CONTACT FOR MORE INFORMATION:

MARK RAINES

Executive Vice President - Managing Director

+1 713 888 4037

mark.raines@jll.com



JLL disclaimer (universal): Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.