

for lease

Hollister Pointe Shopping Center

13167 Northwest Freeway | Houston, TX 77040

Second Gen Retail, Medical and Service Space Available in NW Houston | Prime 290 Frontage Access



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Hollister Pointe Shopping Center

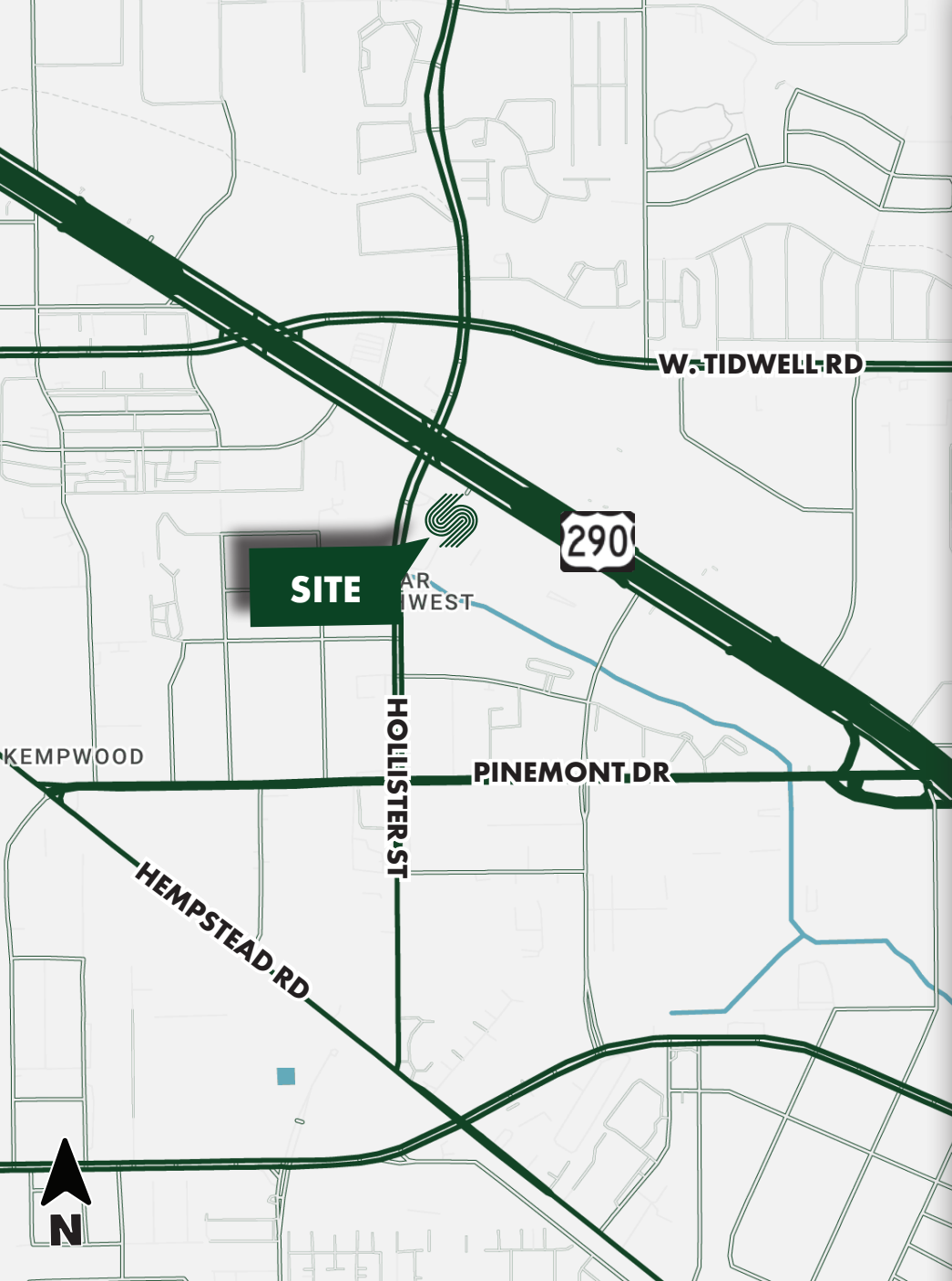
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- Highly visible retail opportunity along Northwest Freeway (US-290) with direct frontage and strong exposure
- Positioned in a dense Northwest Houston trade area with strong residential and daytime population
- Excellent accessibility with immediate proximity to Beltway 8 and multiple ingress/egress points
- Located along a major retail corridor with national retailers, restaurants, and service users nearby
- Ideal for retail, medical, or service-oriented tenants seeking high traffic and visibility

Premises

- **Total SF:** 86,515
- **SF Available:** 17,350

Jr. Box Rent: \$12 psf
Inline Rent: \$16 - \$21 psf
2026 NNN: \$7.35 psf



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 **sturbridge**
COMMERCIAL REAL ESTATE

NORTHWEST FREEWAY



163,200 vpd

US 290 SERVICE ROAD

10,823 vpd

HOLLISTER STREET



NAP



- 1
- 2
- 3
- 4
- 5
- 6
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- 8
- 9
- 10
- 11

- 17 18
- 19
- 22 20
- 21



for lease | can combine up to 3,500 SF

for lease | will subdivide 9,000 SF



	Suite	Tenant	SF
Center A			
1	100	Northwest Eye Care	2,450
2	110	Republic Finance	1,400
3	120	AVAILABLE	2,450
4	125	Nextemp Staffing	1,050
5	130	The Vape Escape	1,750
6	140	Melody Breakfast Bar	3,850
7	155	AVAILABLE	1,050
8	160	AVAILABLE	1,400
9	165	AVAILABLE	1,050
10	170	Sleek Society	1,400
11	175	NWEC Cafe - MTM 2nd gen rest.	2,100
Center B			
12	13153	AVAILABLE	9,000
13	13155	PAE Professional Services	6,000
14	13157	Family Bingo	12,500
15	13159	NW Education Center Culinary	5,625
16	13163	NW Education Center	24,000
Center C			
17	100	Brown Bag Deli	1,800
18	105	AVAILABLE	1,800
19	115	Women's Clinic	3,290
20	135	AVAILABLE	600
21	140	SMJ Jewelry	600
22	160	T-Martial Arts Studio	1,350

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ROSS DRESS FOR LESS
 NORTHERN TOOL & EQUIPMENT
 BOOT BARN
 dds DISCOUNTS
 PET SMART
 JAMES VAVERY artisan jewelry
 Bath & Body Works
 BREWINGZ RESTAURANT & BAR
 SALLY. CARNIVAL
 SHOE
 verizon
 CHIPOTLE
 FIVE BELT W

target
 Marshalls
 planet fitness
 HIBBETT SPORTS
 JCI
 Chick-fil-A
 pop shelf
 DOLLAR TREE



290

NORTHWEST FREEWAY

163,200 vpd

290

SITE



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photos



2,450 SF
Suite 120



1,800 SF
Suite 105

***Can be combined up to 3,500 SF**



1,050 SF, 1,400 SF, 1,050 SF
Suite 155, Suite 160, Suite 165



9,000 SF
Suite 13155

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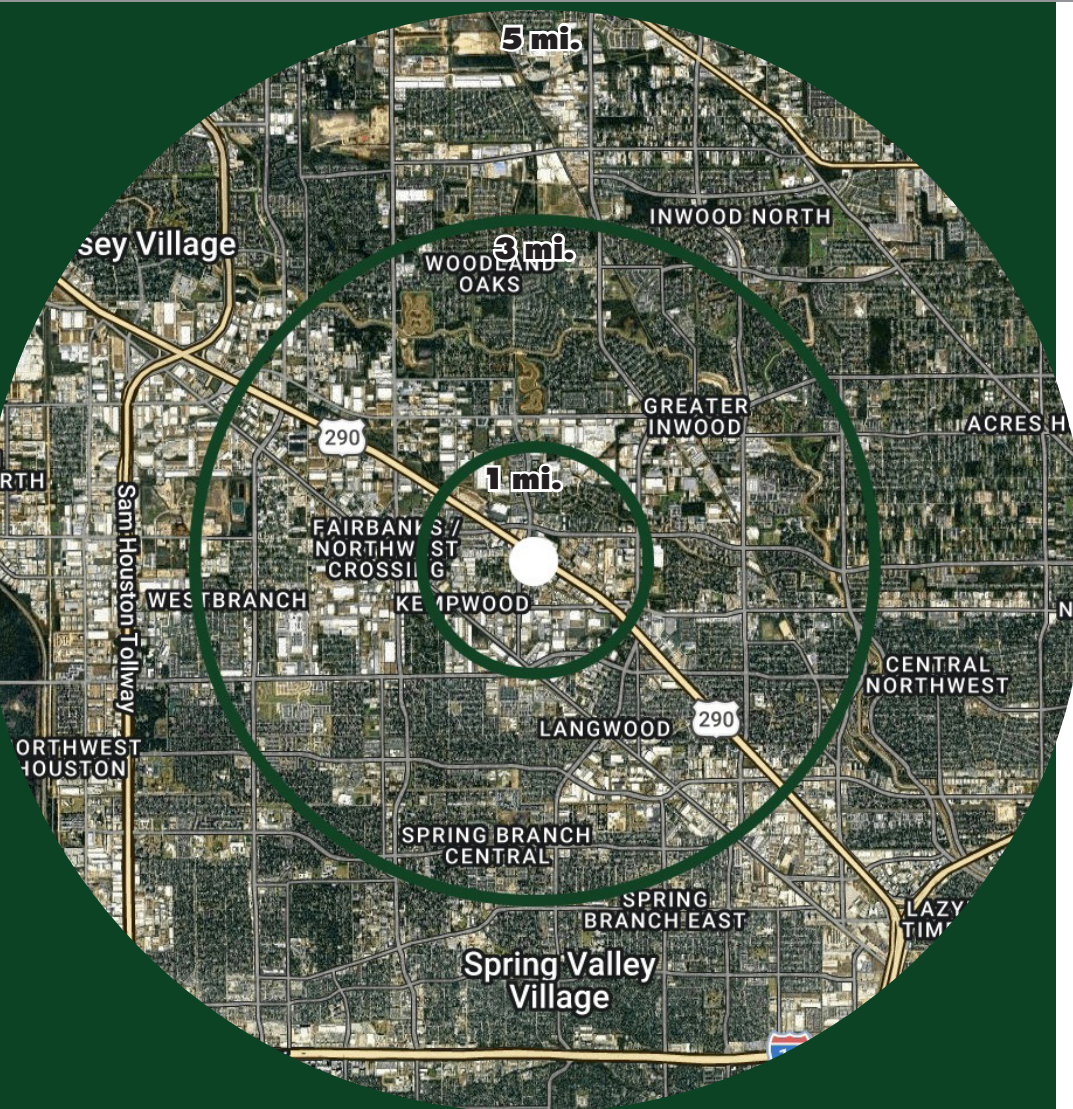


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population	1 mi	3 mi	5 mi
Estimated Population (2025)	11,182	133,962	327,848
Historical Annual Growth (2020 to 2025)	1.7%	1.0%	1.1%
Median Age	30.6	32.7	33.8

households	1 mi	3 mi	5 mi
Estimated Households (2025)	4,635	48,617	118,901
Number of Persons Per Household	2.41	2.74	2.75
Est. Average Household Income	\$69,755	\$88,257	\$114,025
Median Home Value	\$256,005	\$268,269	\$347,541

race	1 mi	3 mi	5 mi
White	23.3%	29.3%	33.5%
Black or African American	28.6%	16.1%	17.7%
Asian	4.0%	5.0%	16.7%
Hawaiian or Pacific Islander	-	-	-
American Indian or Alaska Native	1.1%	1.7%	1.5%
Other	23.8%	27.5%	23.0%
Two or More	19.1%	20.3%	17.6%

ethnicity	1 mi	3 mi	5 mi
Hispanic	50.6%	60.3%	51.7%

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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.

11-2-2015



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:

- 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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Jason Gaines	518855	jason@sturbridgecre.com	713.543.0025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0