



LEGACY AT FALLBROOK



10720 WEST SAM HOUSTON PARKWAY NORTH
HOUSTON, TEXAS

RADLER
ENTERPRISES,
INC.





LEGACY
AT FALLBROOK

Prime Beltway 8 Access, Modern Efficiency, Urban Amenities

PROPERTY OVERVIEW



43,000 RSF
Average
Floor Plates



Direct and Easy
Access to
Beltway 8



4/1,000
Structured
Garage Parking



On-Site
Property
Management



LEED
Gold Core
and Shell

ON-SITE AMENITIES



Conferencing
Center



Full-service
Café for Tenants

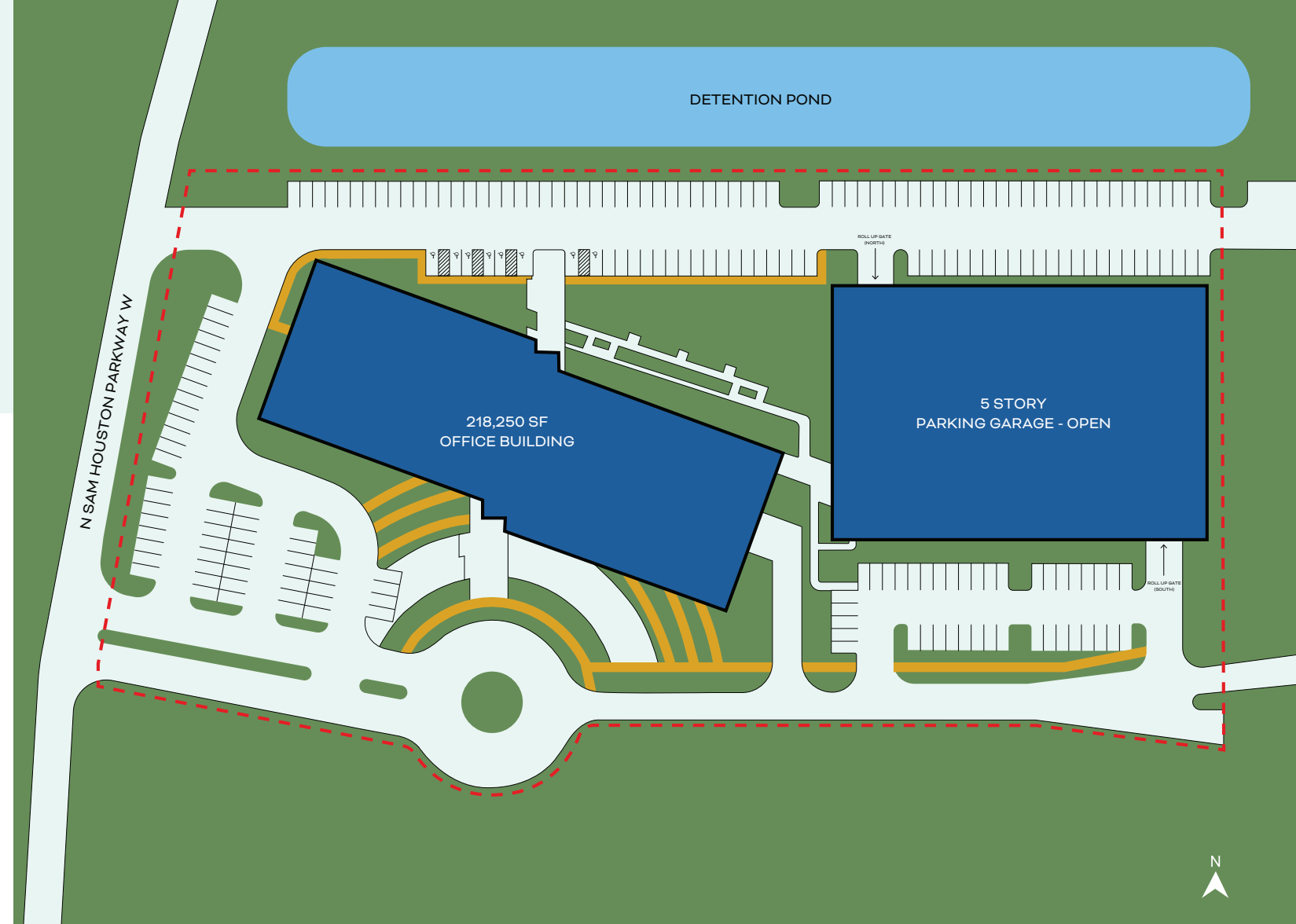
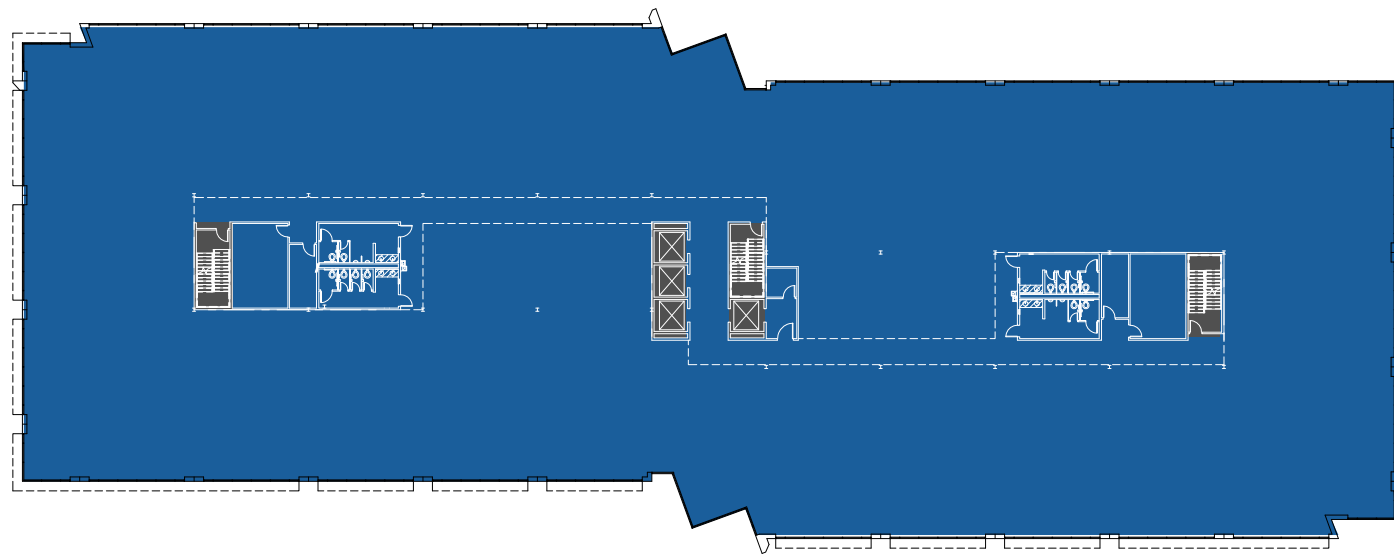


Fitness Center
with Showers
and Locker



Efficient Floor Plans for Modern Tenant Needs

Typical Floor Plan
43,322 SF (3RD FLOOR)

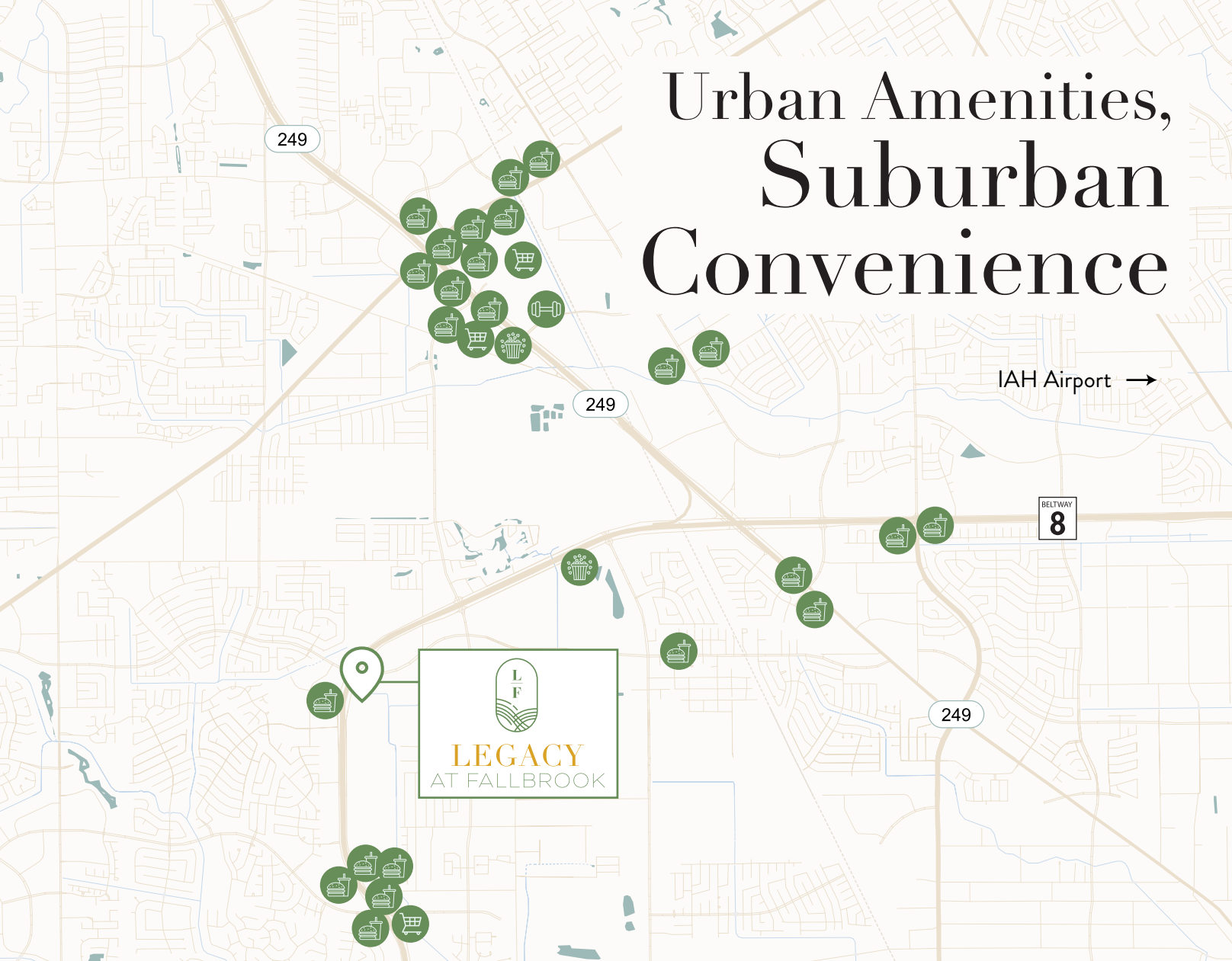


Availability

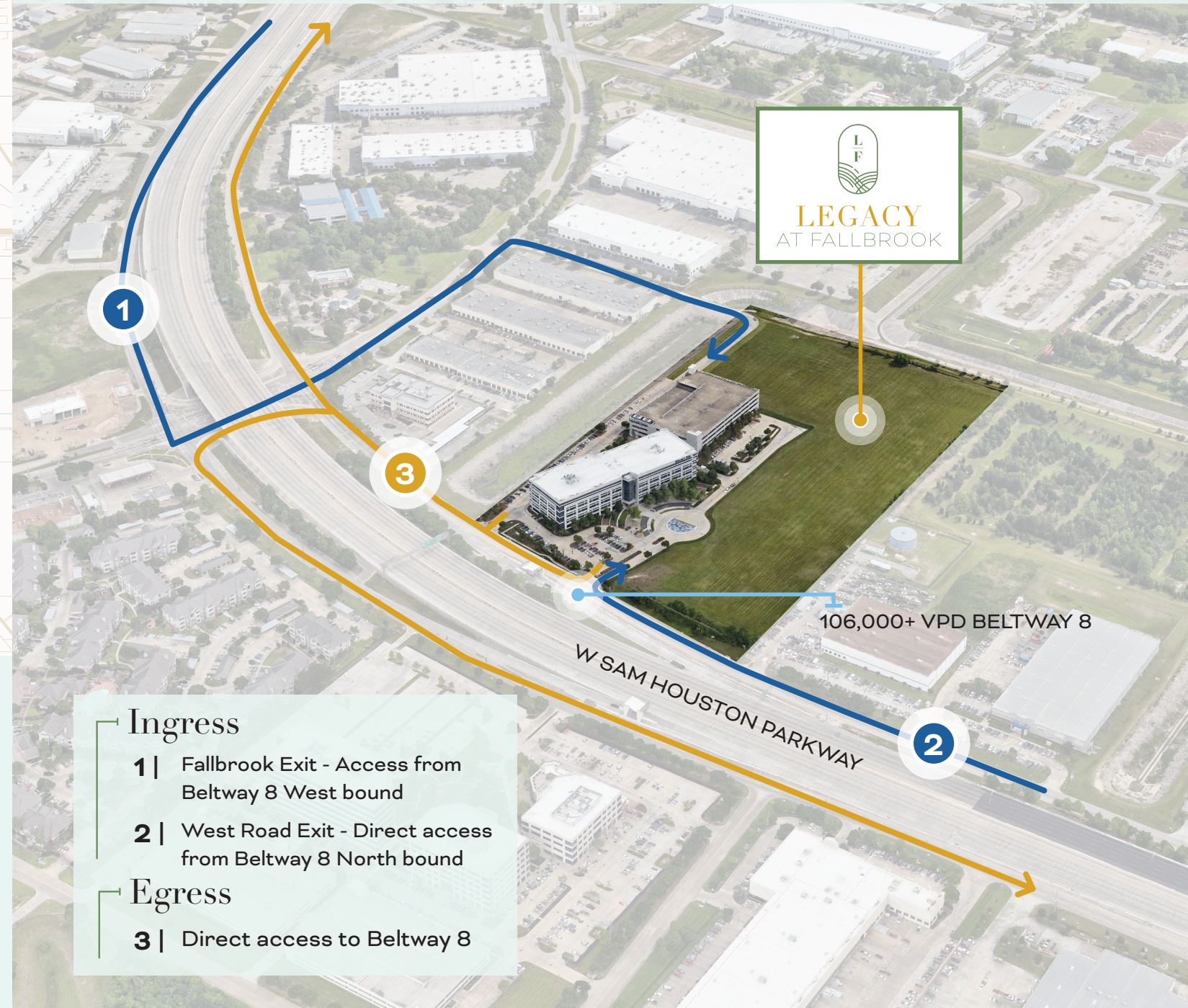
SUITE	SIZE (SF)	FLOOR PLAN
150	7,875	
200	30,950	
300	43,322	



Urban Amenities, Suburban Convenience



High-Visibility Beltway Location with Easy Access



FOOD

- Subway
- El Cerrito Taqueria
- Hickory Hollow Restaurant and Catering
- BJ's Restaurant & Brewhouse
- Olive Garden Italian Restaurant
- Chili's Grill & Bar
- Pappadeaux Seafood Kitchen
- Whataburger
- In-N-Out Burger
- P.F. Chang's
- Starbucks
- Boudreaux's Cajun Kitchen
- Cosa Nostra Cucina Italiana
- Saltgrass Steak House
- McDonald's
- Checkers
- 11 Below Brewing Company
- The BBQ Depot Catering Co. & More

- First Watch
- Chick-fil-A
- Salata
- Potbelly Sandwich Shop
- Mosa Asian Bistro
- Tandoorish

RETAIL

- Willowbrook Mall
- Willowbrook Plaza
- Walgreens

FITNESS

- 24 Hour Fitness

ENTERTAINMENT

- AMC Willowbrook 24
- Sam Houston Race Park

Ingress

- 1** | Fallbrook Exit - Access from Beltway 8 West bound
- 2** | West Road Exit - Direct access from Beltway 8 North bound

Egress

- 3** | Direct access to Beltway 8

The property boasts prime frontage on Beltway 8, exposing it to over 106,000+ daily tollway users and 28,615 service road travelers. Its strategic position offers swift connections to major highways (SH 249, US 290, I-10) and features three convenient entry/exit points from Beltway 8 and Fallbrook Drive.



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