



PINEHURST RETAIL CENTER • NORTH HOUSTON

32015 *Hwy-249*

Flexible retail and restaurant spaces from 1,000 to 3,236 SF in a fast-growing North Houston corridor — \$148K+ avg HH income within 3 miles.

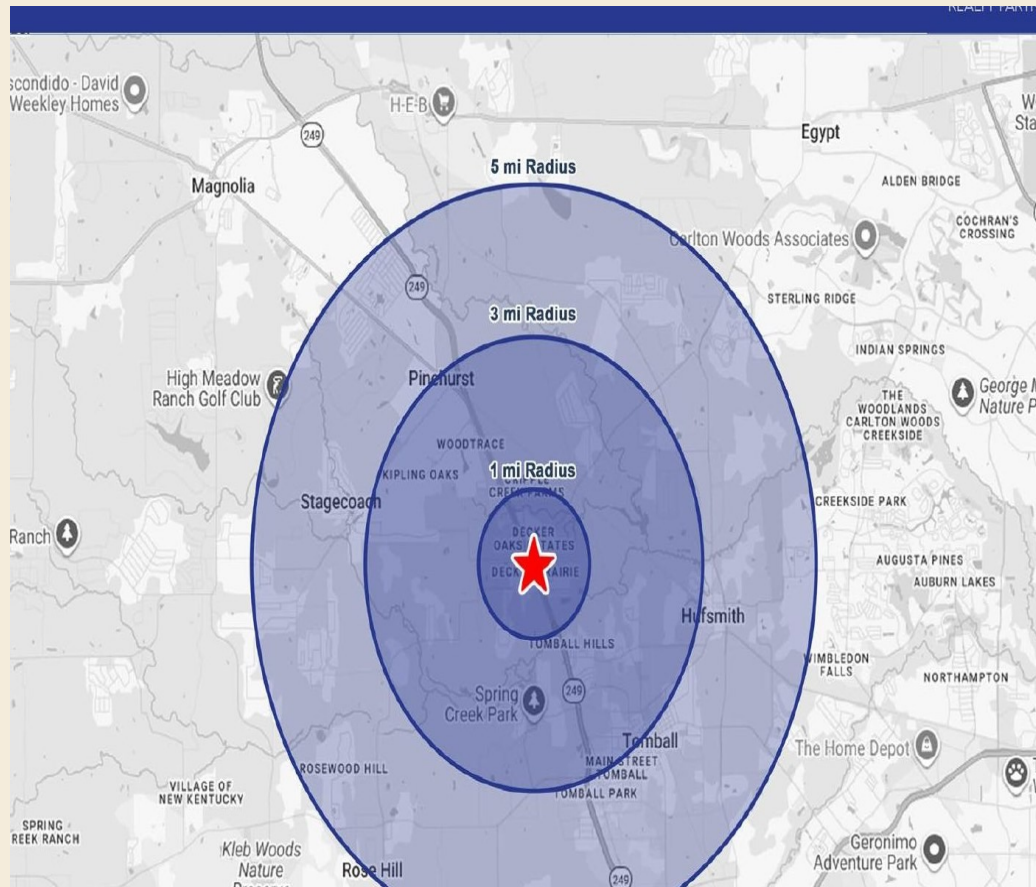
32015 TX-249 • PINEHURST, TEXAS 77362

3,236 SF	VPD ON TX-249	AVG HH (3-MI)	SUITES AVAILABLE	CANTINA CO-TENANT
1,000-	55,061	\$148K+	4	Rita's

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SECTION · DEMOGRAPHICS

2025 *Demographics*



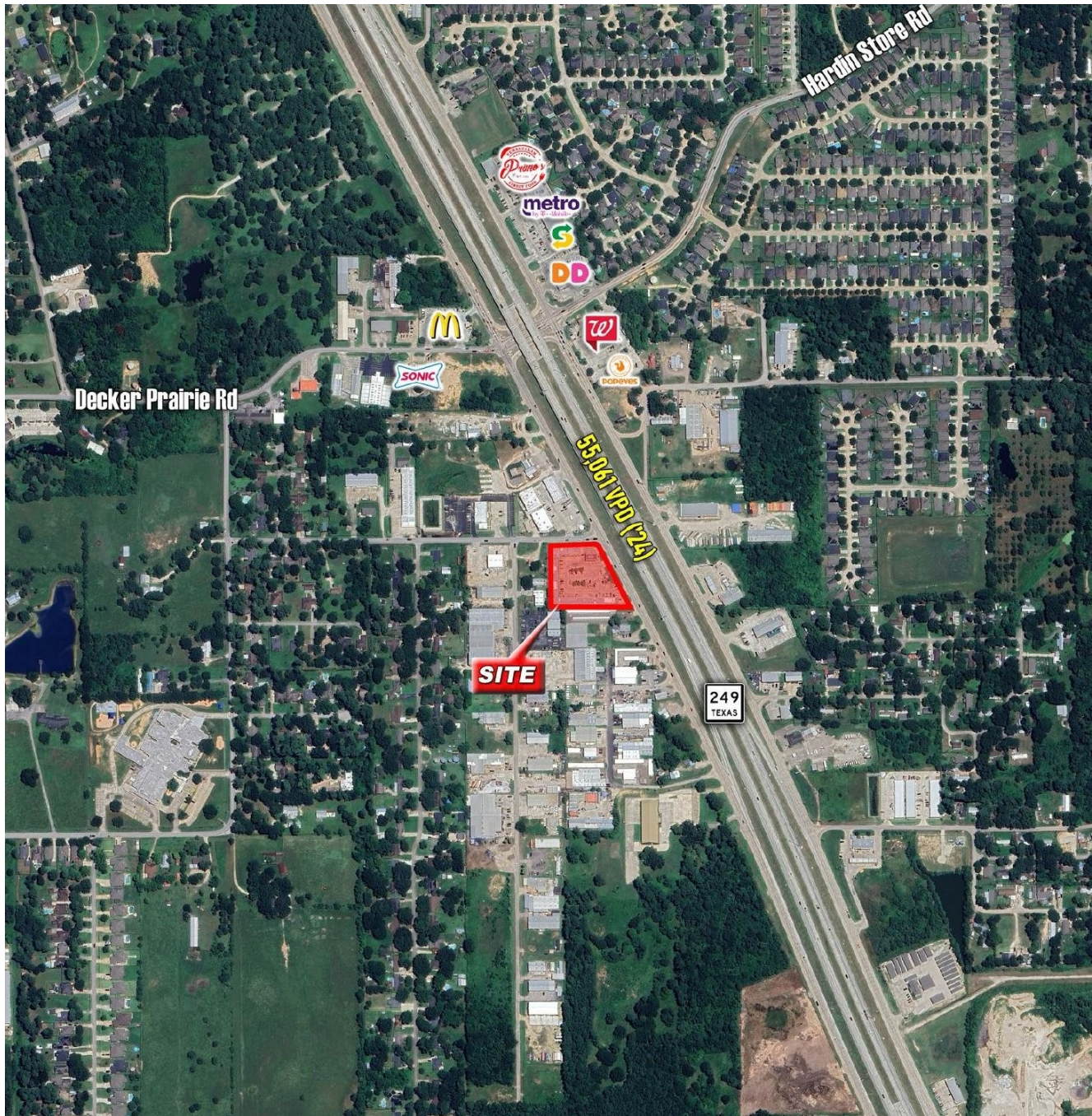
2025 DEMOGRAPHICS			
32015 HWY-249			
RING	1 - MI	3 - MI	5 - MI
Population	2,709	21,958	62,426
Households	917	7,867	22,481
Avg HH Income	—	\$148,000	—
Daytime Empl.	—	—	—

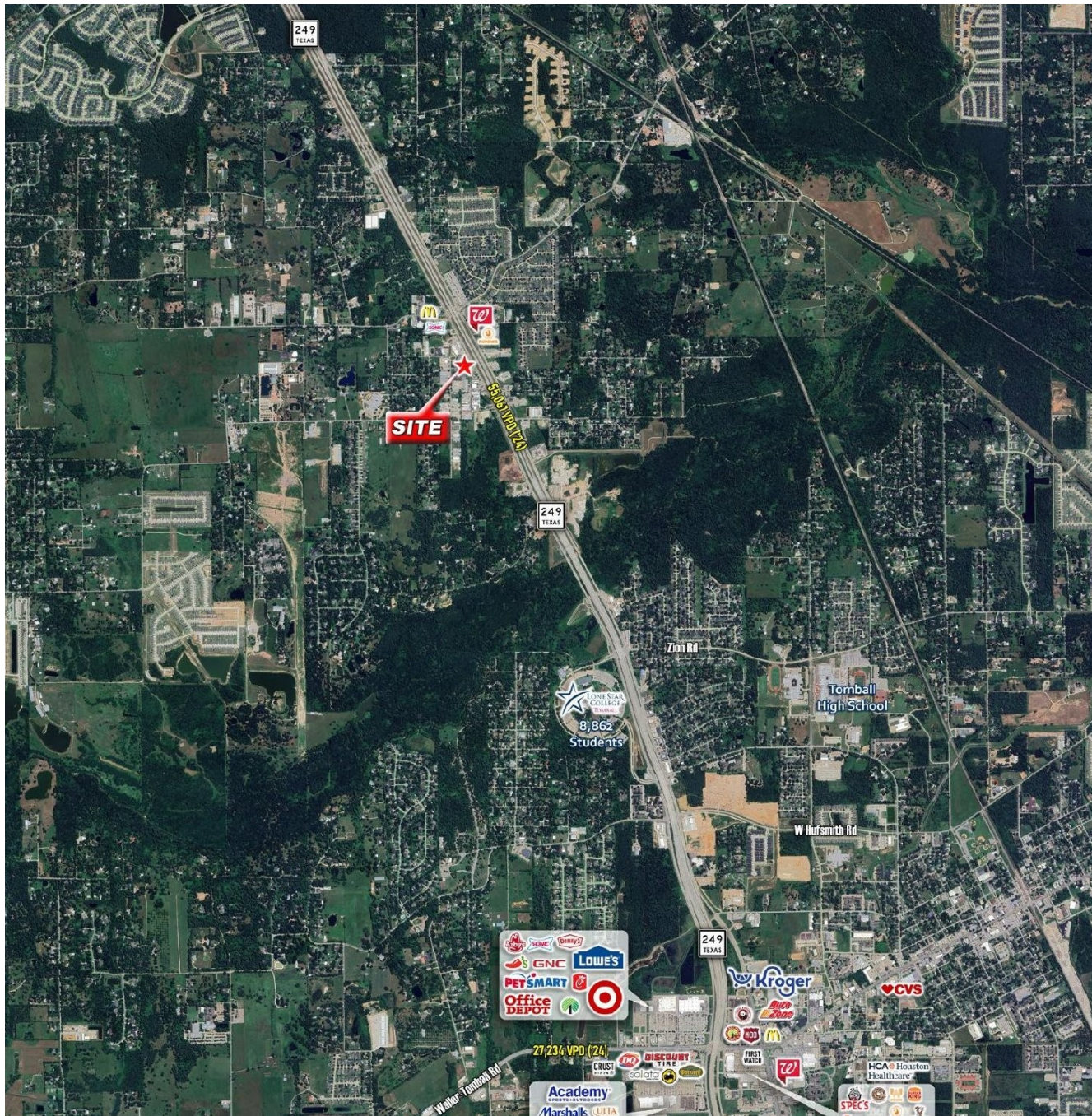
5-MILE TRADE AREA

62,426
residents · — avg HH income









SECTION · LEASING TEAM

Leasing *Team*

All leasing inquiries regarding 32015 Hwy-249 are directed to the Shadowood Realty Partners advisory team.



Taki Dallis

PRINCIPAL

20+ years in commercial real estate finance and brokerage. 1.5M+ SF of leasing and \$500M+ in transactions across Texas and the Southwest. MBA Finance (Honors) — Texas A&M.

- D** 713.614.8116
- E** Taki@ShadowoodRP.com
- L** TX Broker · TREC #560896

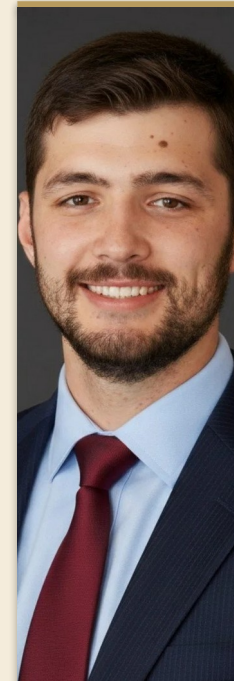


Michael Moulton

VICE PRESIDENT

Started in CRE in 2015. Previously at Weingarten Realty (Central Region leasing, ~4M SF). VP at Shadowood since 2023, leading the Texas portfolio. 1M+ SF in lease transactions. Bachelor's — Texas Tech.

- D** 281.687.7986
- E** michael.moulton@ShadowoodRP.com
- L** TX Salesperson · TREC #673249



Michael Finkelshteyn

COMMERCIAL ADVISOR

Houston commercial advisor with an engineering degree from Texas A&M and prior oil & gas experience. 100+ real estate transactions completed, with direct rental-portfolio ownership and shopping-center LP experience. Bilingual — fluent in Russian.

- D** 713.499.0987
- E** michael.f@ShadowoodRP.com
- L** TX Salesperson

TOUR THE PROPERTY

Tours of 32015 Hwy-249 are available by appointment. Please contact the Shadowood Realty Partners advisory team to schedule a site visit or request a custom proposal.