



**AVAILABLE
45,202 SF
2ND GEN RETAIL**

CRAZY HOT BUYS

HARBOR FREIGHT
TOOLS • EQUIP. • HOMEPLACES

Davita
Kidney Care

Dutch Bros

DUNKIN'
DONUTS

WENDY'S
OLD FASHION HAMBURGERS

Chick-fil-e

Aca Academy
SPORTS • FOOTBALL

SPEC'S
WINE • SPIRITS • FINE FOODS

Denny's

290

246,196 CPD '24

NORTHWAY CENTER 2ND GEN. RETAIL SPACE FOR LEASE

SWC Hwy 290 & W 34th St | Houston, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 11077 Northwest Fwy
Houston, TX 77092

Availability: 45,202 SF 2nd Gen Retail

Price: Call For Pricing

HIGHLIGHTS:

- Excellent visibility and access along Hwy 290
- Exposure to over 295,000 cars per day along Hwy 290 and over 18,000 cars per day along W 34th St
- Ample Parking
- 10 points of ingress/egress
- Anchored by Academy, Harbor Freight, Spec's, Crazy Hot Buys, Chick-fil-A, Davita Dialysis and Denny's

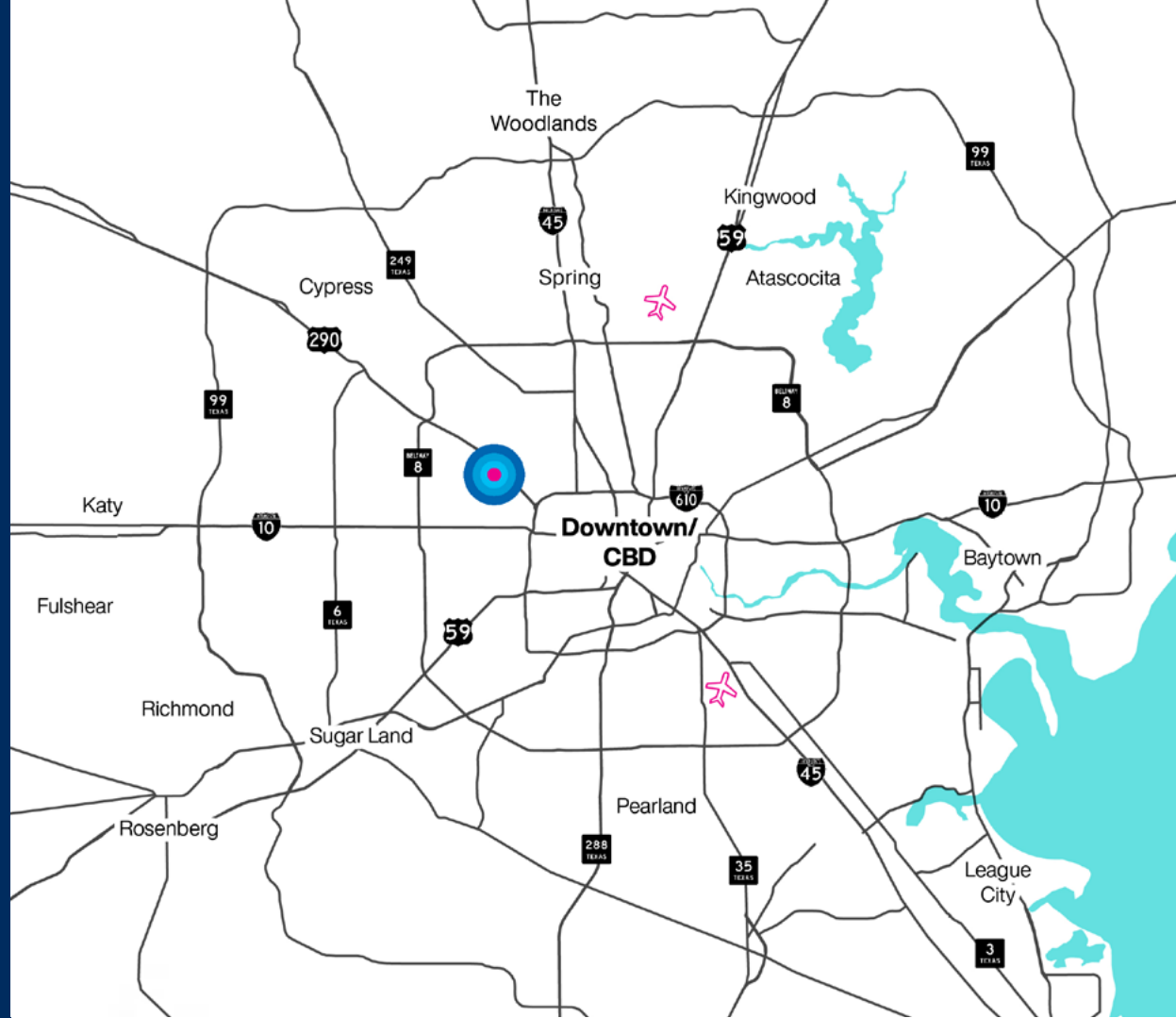
TRAFFIC COUNTS:

Hwy 290: 246,196 CPD '24

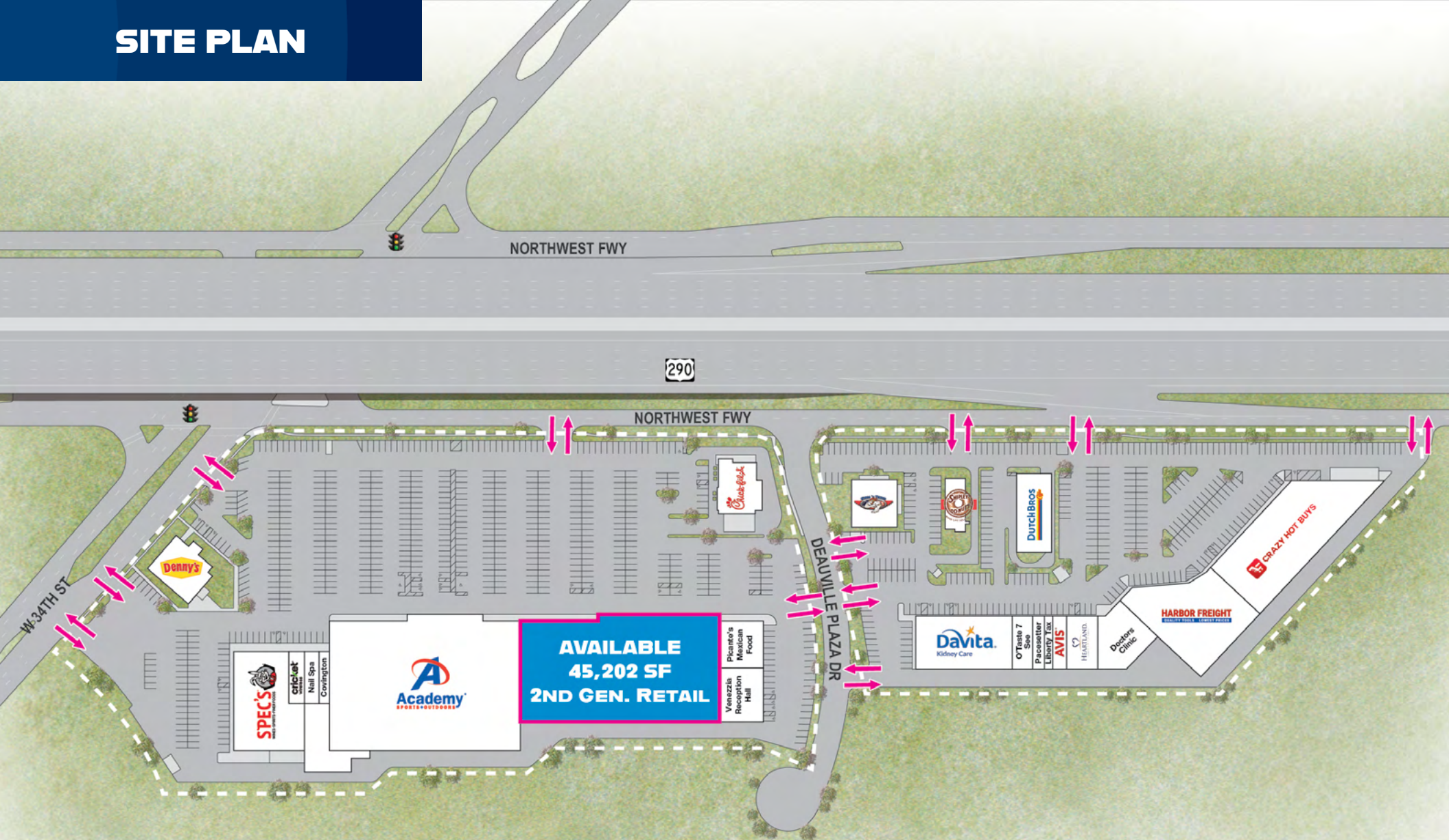
W 34th St: 18,377 CPD '22

2025 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	14,249	148,455	396,850
Daytime Pop.	18,403	143,599	404,214
Avg HH Income	\$78,270	\$130,492	\$156,291



SITE PLAN



EXXON

Chevron

Public Storage

290

Luby's

R&C

dd's DISCOUNTS

EL RANCHO

CHASE

Hertz

Shell

boost mobile

Starbucks

CHIPOTE

TUNE UP THE NAIL SALON

REGIONS

Little Caesars Pizza

16,689 CPD '22

W 34th St

18,377 CPD '22

Denny's

T

TACO BELL

SONIC

WELLS FARGO

17,918 CPD '22

Super 8 BY WYNDHAM

6

SPEC'S

Academy

246,196 CPD '24

Jason's deli

LAQUINTA INNS & SUITES

Days Inn BY WYNDHAM

SITE



Davita Kidney Care

DUTCH BROS

HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES

CRAZY HOT BUYS

290

Olive Garden ITALIAN KITCHEN

SMART SHOP

290

Kroger

LA FITNESS

TJ-maxx ROSS
DRESS FOR LESS ULTA
Beauty
Michaels five BEL'W
Burlington OLD NAVY Bath
& Body Works

Office
DEPOT

610

Fiesta

SITE

FLOOR
DECOR

Lowe's

THE HOME DEPOT

W-E-B

Kroger

Kroger

Walmart

Kroger
BIG
LOTS! ROSS
DRESS FOR LESS

THE HOME DEPOT

IKEA

610

10

DAVE & BOSTER
REGAL
CINEMAS

m
kt
Over 200k SF of Retail,
Restaurant and Office Space

10





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.

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:
 - 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.

Blue Ox Brokerage, LLC	9009549	jj@blueoxgroup.com	713.804.7777
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Jacobs	448255	jj@blueoxgroup.com	713.230.8882
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Anita Amin	651377	aa@blueoxgroup.com	713.324.8954
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

**AVAILABLE
45,202 SF
2ND GEN RETAIL**

CRAZY HOT BUYS

HARBOR FREIGHT

Davita

Dutch Bros

SMITH'S

WINGSTOWN

Chick-fil-A

Academy Sports & Outdoors

SPEC'S

Denny's

290

246,196 CPD '24

NORTHWAY CENTER

SWC Hwy 290 & W 34th St | Houston, TX

Anita Amin | 713.324.8954
aa@blueoxgroup.com



www.BLUEOXGROUP.COM