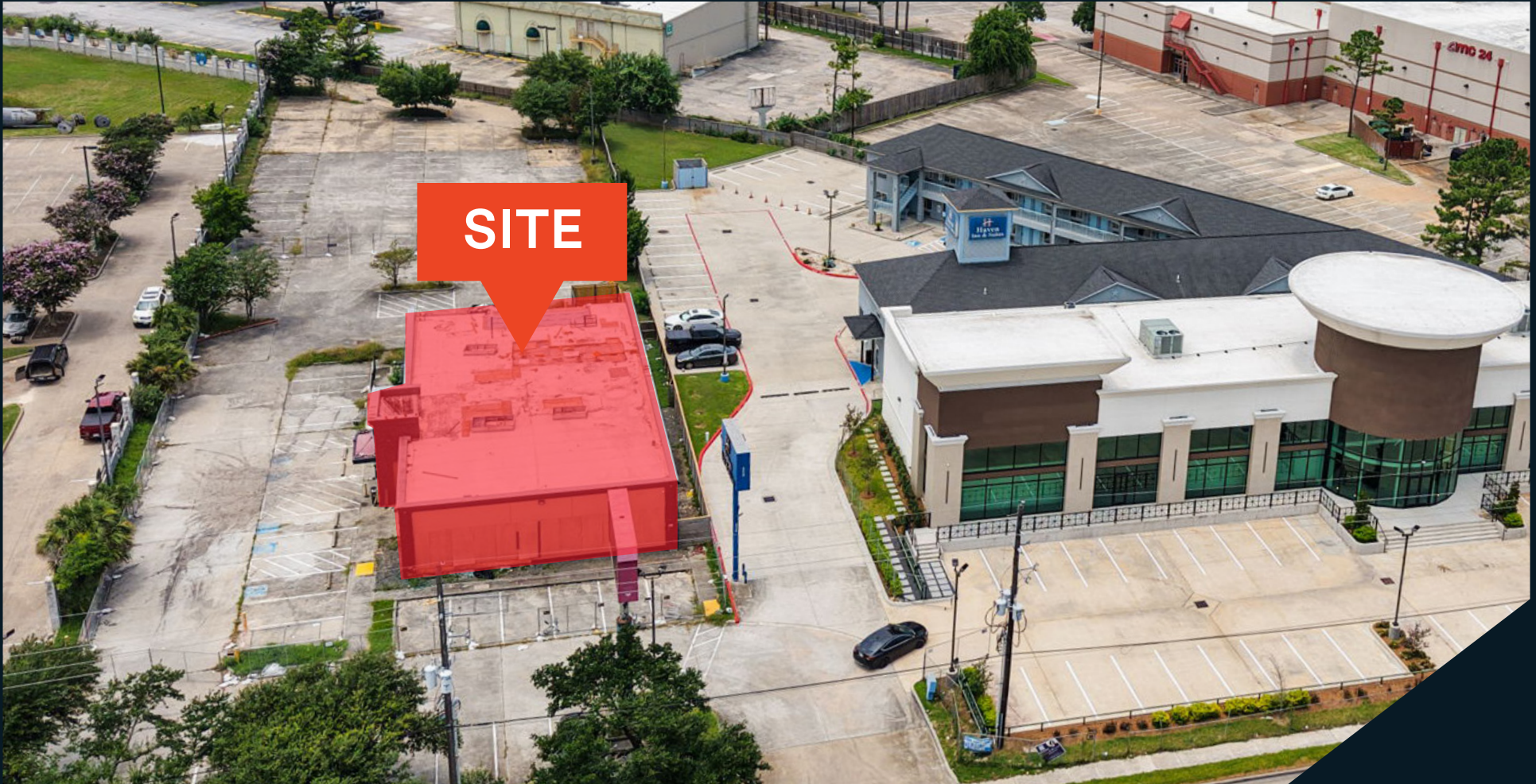


FOR LEASE/ FOR SALE
± 5,556 SF

17117 SH 249
HOUSTON, TX 77064



17117 SH 249

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Property Highlights

17117 SH 249
HOUSTON, TX 77064

AVAILABILITY

- ± 5,556 SF
- Freestanding Single-Story Retail / Restaurant Building
- Delivered in White Box Condition - Est. Completion November 1, 2026
- Entire Building Available

Lease Rate: \$28.00 PSF NNN

Sale Price : Contact Broker



PROPERTY HIGHLIGHTS

- Former restaurant space (Ruby Tuesday, among others) being delivered in white box condition by the landlord
- Ideal for medical office, restaurant, event hall, or similar retail/service concepts
- 72 parking spaces on site
- 94' of frontage directly on SH 249 / Tomball Pkwy, ±126,000 VPD
- Two large curb cuts plus a large pylon sign for maximum visibility
- Directly across SH 249 from Willowbrook Mall — 140+ stores, ~19 million annual visitors
- Adjacent to a hotel and within 0.25 miles of four more hotels (307 total rooms)
- Adjacent parcel at 17000 SH 249 also available for lease or sale

Listing Overview

17117 SH 249
HOUSTON, TX 77064



- Positioned directly across SH 249 / Tomball Pkwy from Willowbrook Mall, one of northwest Houston's premier retail destinations drawing an estimated 19 million visitors annually
- Formerly operated as a restaurant, the building is being delivered in white box condition by the landlord with an estimated completion of November 1, 2026 — offering a flexible shell suited to medical office, restaurant, event hall, or other retail/service uses
- 72 on-site parking spaces, two large curb cuts, and a large pylon sign provide strong access and visibility along one of the highest-traffic corridors in the submarket (±138,700 VPD on SH 249)
- Surrounded by a dense hospitality and retail cluster — adjacent to one hotel and within 0.25 miles of four more (307 total rooms) — with over 325,000 people and an average household income of \$99,800 within a 5-mile radius
- Offered for lease or sale, and available alongside the adjacent 17000 SH 249 building — creating a rare opportunity to secure a dual-building presence on the same SH 249 frontage road block

Exterior Renderings

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Interior Renderings

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*POTENTIAL MEDICAL OFFICE BUILDOUT

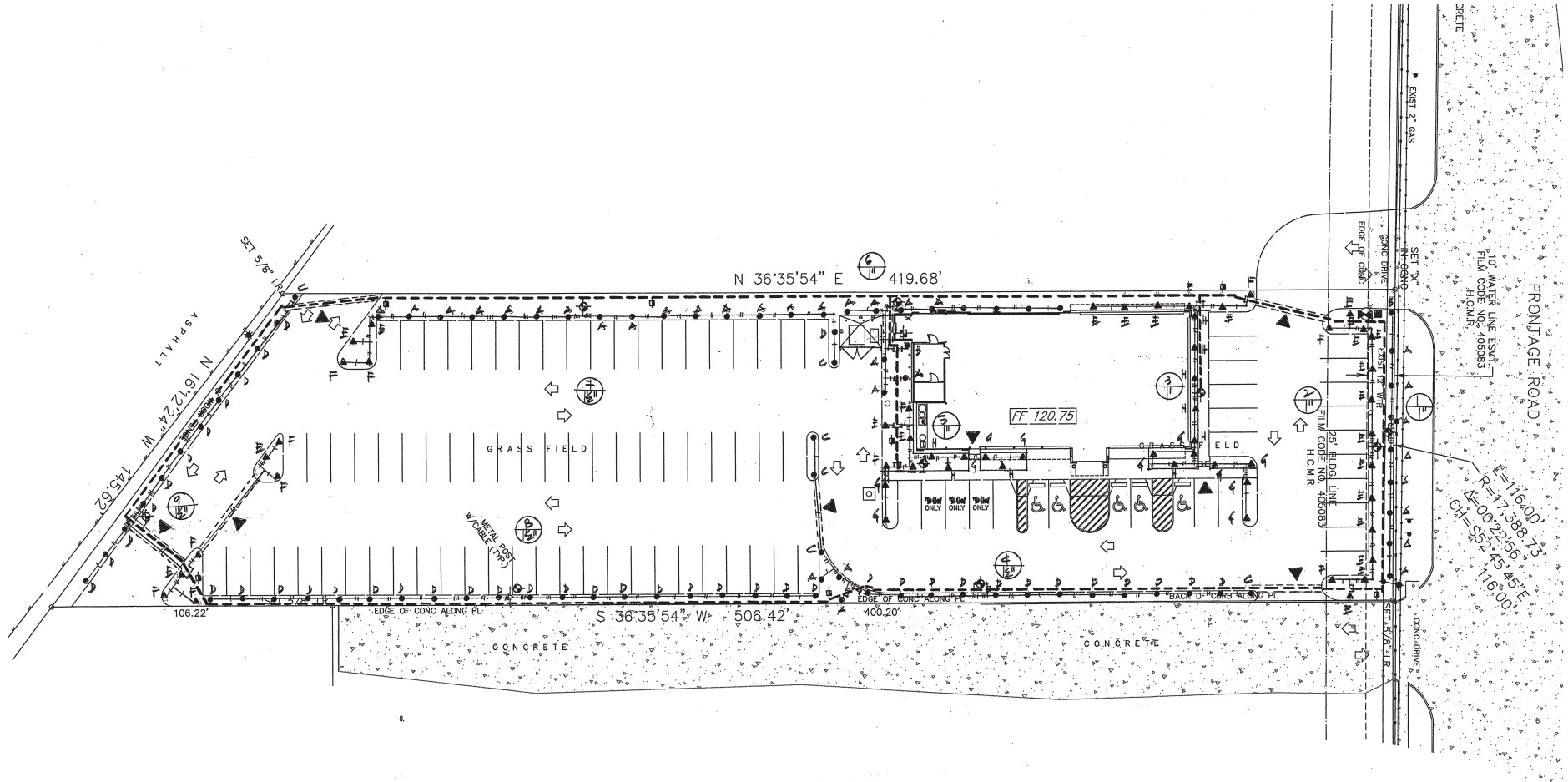


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Site Plan

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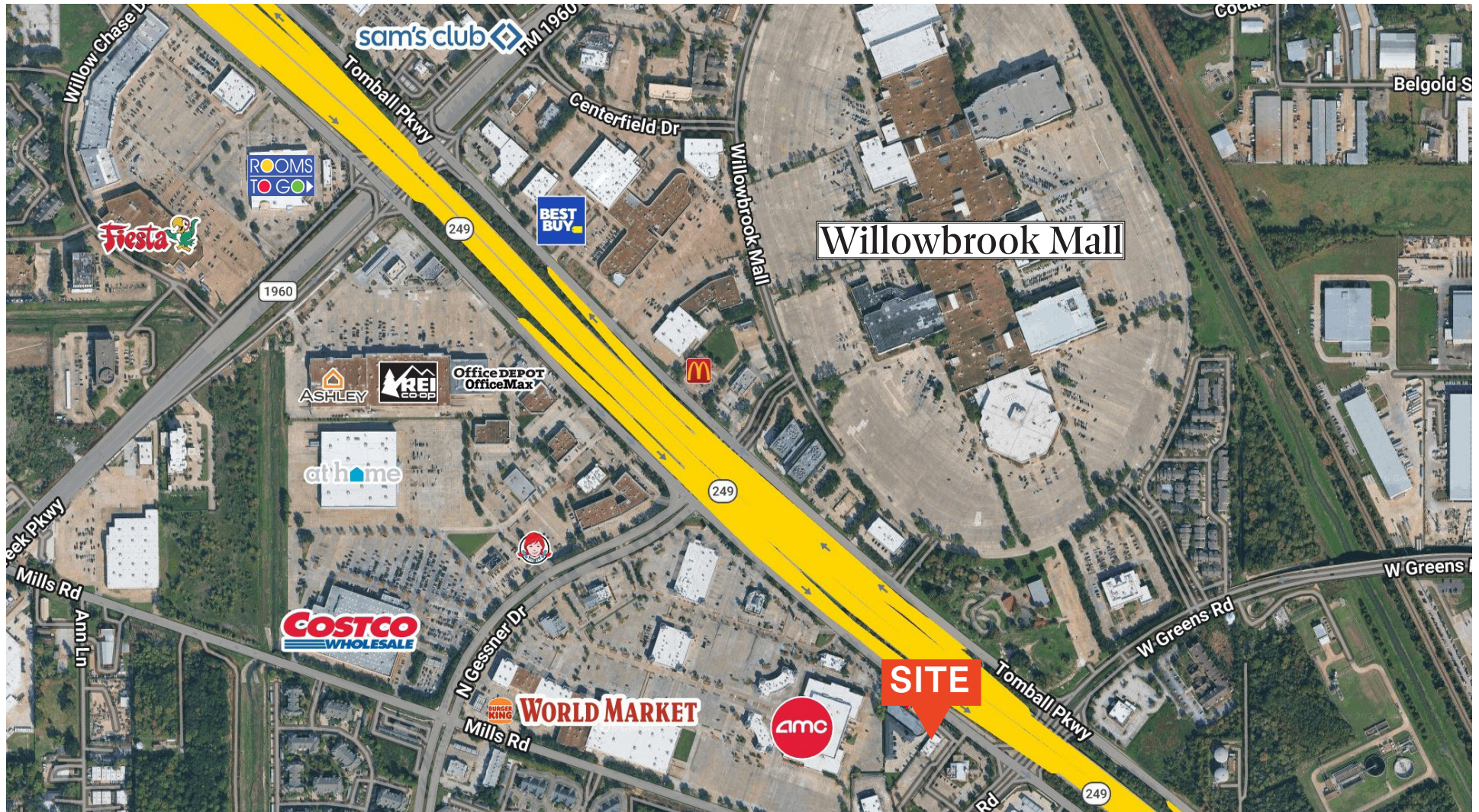


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Retail Map

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Demographics

17117 SH 249
HOUSTON, TX 77064

POPULATION	1 Mile	3 Miles	5 Miles
2020 Population	3,692	95,650	314,632
2026 Population	3,990	107,116	323,446
2031 Projected Population	3,979	112,619	329,213
Annual Growth (2026-2031)	0.0%	1.0%	0.4%

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2020 Households	1,624	35,831	111,631
2026 Households	1,676	41,173	118,805
2031 Projected Households	1,675	43,878	122,256
Annual Growth 2026-2031	-	1.3%	0.6%

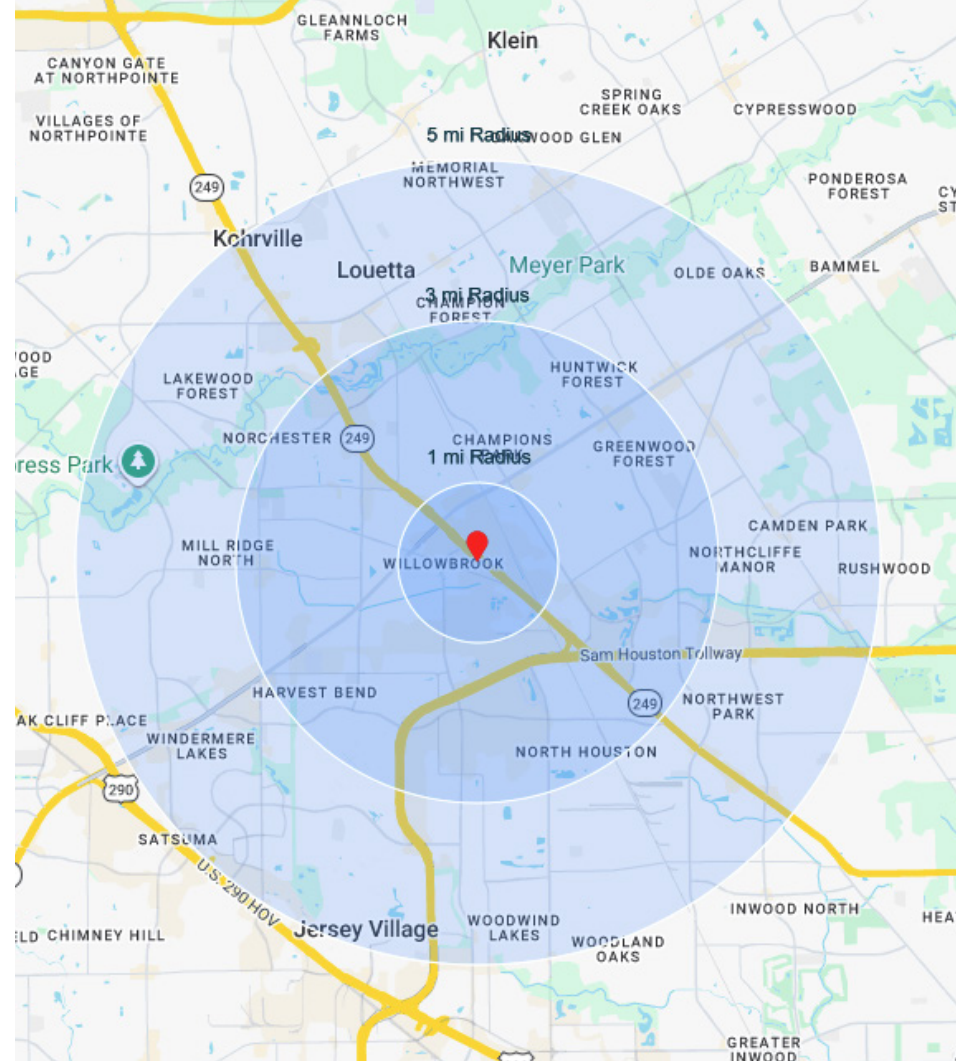
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
Average Household Income	\$80,930	\$106,273	\$112,204
Median Household Income	\$71,697	\$80,857	\$86,449

DAYTIME EMPLOYMENT	1 Mile	3 Miles	5 Miles
Total Employees	8,014	56,600	122,651
Total Businesses	706	5,500	14,788

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

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Information About Brokerage Services



2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date