



WILLOWBROOK PLAZA

Regional shopping destination with direct access to Tomball Parkway in Northwest Houston.

17355 Tomball Pkwy, Houston, TX 77064

384,858 SF

TOTAL GLA
Regional shopping center

3.8M+

ANNUAL VISITORS
Placer.ai 2024

3,009

PARKING SPACES
6.6 per 1,000 SF

MAJOR TENANTS



AVAILABLE OPPORTUNITIES

990 3,468 SF	970 2,950 SF	440 2,580 SF	470 2,182 SF	110 2,160 SF	445 1,500 SF	920 1,125 SF	OP-01 0.29 AC
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FOR LEASE

Major incentives for qualified prospects

PROPERTY HIGHLIGHTS

Willowbrook Plaza | Houston, Texas



AMC AND CENTRAL PLAZA



LARGE-FORMAT OPPORTUNITY



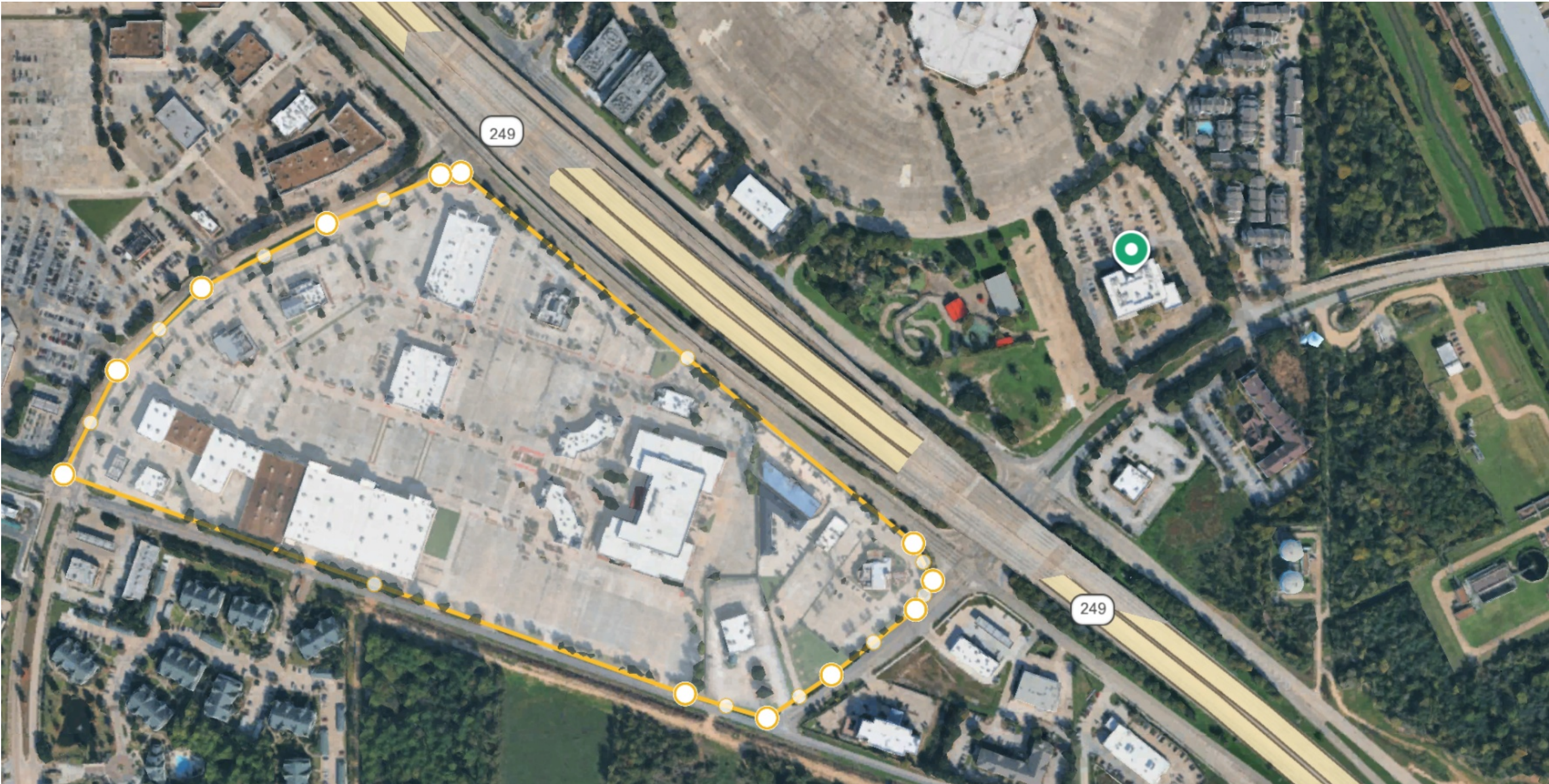
ESTABLISHED TENANT FRONTAGE

LEASING SUMMARY

Unit	Size	Space Type	Status
990	3,468 SF	Inline retail	Available
970	2,950 SF	Inline retail	Available
440	2,580 SF	Inline retail	Available
470	2,182 SF	Inline retail	Available
110	2,160 SF	Inline retail	Available
445	1,500 SF	Inline retail	Available
920	1,125 SF	Inline retail	Available
OP-01	0.29 AC	Land	Available

POSITIONING

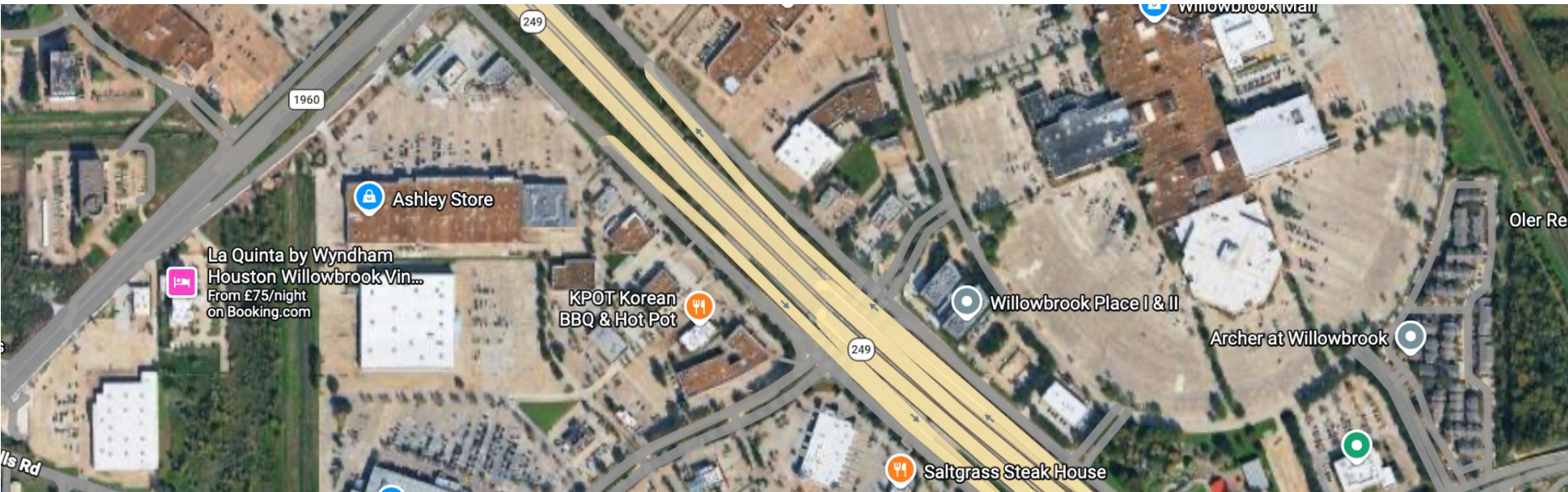
- Prominent visibility and access along Tomball Parkway / US-249.
- Easy access to Beltway 8 and I-45.
- Dense, established Northwest Houston residential trade area.
- Major anchors include AMC Theatres and national destination retailers.
- 3.8M+ annual visitors support consistent tenant traffic.



TOTAL PROPERTY AREA - SUPPLIED DEMARCATION



TOMBALL PARKWAY VISIBILITY



REGIONAL RETAIL CORRIDOR - SUPPLIED MAP

TRAFFIC & REGIONAL ACCESS

147,000

TOMBALL PKWY VPD
TxDOT

171,000

BELTWAY 8 VPD
Nearby

206,000

I-45 VPD
Nearby

3.8M+

ANNUAL VISITORS
Placer.ai 2024

STRATEGIC ACCESS ADVANTAGE

Direct access from Tomball Parkway / US-249, with strong connectivity to Beltway 8, I-45 and Northwest Houston employment centers.

RADIUS DEMOGRAPHICS

Metric	1 Mile	3 Miles	5 Miles
Total population	17,412	123,567	283,918
Population growth (2023-2028)	1.4%	1.6%	1.7%
Median household income	\$67,112	\$75,073	\$82,036
Median age	35.2	35.4	35.7
Average home value	\$236,200	\$265,100	\$290,800
Average rent - market	\$1,266	\$1,366	\$1,514
Average rent - gross	\$1,512	\$1,635	\$1,809
Crime rate per 1,000 residents	4.74	4.41	4.29

RACE & ETHNICITY - 5-MILE RADIUS

	White, Non-Hispanic	50.4%
	Hispanic / Latino	27.1%
	Black or African American, Non-Hispanic	12.0%
	Asian, Non-Hispanic	7.4%
	Other / Two or More Races	3.1%

5-MILE MARKET INDICATORS

\$290,800 AVERAGE HOME VALUE Strong housing market	\$1,514 MARKET RENT \$1,809 gross rent	4.29 CRIME RATE Per 1,000 residents	240,600 DAYTIME POPULATION Retail and employment base	102,200 HOUSEHOLDS Large household base
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MARKET REACH

Metric	Value
Annual visitors	3.8M+
Daytime population - 5 miles	240,600
Households - 5 miles	102,200
Total GLA	384,858 SF
Parking	3,009 spaces

EDUCATION LEVEL - 5-MILE RADIUS

Education	Population	% of Pop.
No Diploma	19,700	9.0%
High School Diploma / GED	51,100	23.4%
Some College	60,300	27.6%
Associate Degree	25,900	11.9%
Bachelor's Degree	49,100	22.5%
Graduate / Professional Degree	13,800	6.3%

Sources: Placer.ai, VDOT 2023, U.S. Census Bureau ACS 5-Year Estimates, Data USA, NeighborhoodScout, Zillow / RentCafe.

SITE MAP & AVAILABILITY

Willowbrook Plaza leasing



AVAILABILITY

990	3,468 SF	East inline endcap
970	2,950 SF	East inline storefront
440	2,580 SF	Central inline storefront
470	2,182 SF	Central inline storefront
110	2,160 SF	West inline storefront
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OP-01	0.29 AC	Land available



CURRENT TENANT DIRECTORY

Willowbrook Plaza | Current occupancy

TENANT ROSTER

UNIT	TENANT	SIZE
400	Urgent Care for Kids	6,000 SF
120	Dollar Tree	10,355 SF
130	Kids Empire	18,000 SF
140	Luv Bridal	6,071 SF
150	Amped Fitness	35,000 SF
170A	World Market	18,230 SF
170B	Slick City Action Park	44,987 SF
170C	Eco Thrift	29,258 SF
410	DXL Men's Apparel	7,589 SF
420	LaBelle Nail Bar	1,299 SF
430	Hanu Korean BBQ	6,500 SF

UNIT	TENANT	SIZE
435	Victoria Cosmetology School	5,082 SF
450	B Beautiful Hair Bar	1,500 SF
480	Penn Eye Care	2,250 SF
490	Eye Care for Animals	3,000 SF
500	Saltgrass Steak House	8,215 SF
600	Smitty's	6,575 SF
700	AMC Theatres	91,791 SF
800	Buffalo Wild Wings	5,127 SF
810	Marble Slab Creamery	1,200 SF
830	Gud Food Kitchen	1,602 SF
850	Loaded Daiquiris To Go	1,228 SF

UNIT	TENANT	SIZE
860	Congregate Kitchen	2,315 SF
870	QuikTrip	3,298 SF
875	QuikTrip	1,536 SF
880 / 885	QuikTrip	1,954 SF
910	ShareTea	1,724 SF
930	SmileRight	6,038 SF
950	The Indian Deck	1,500 SF
960	OneMain Financial	1,500 SF
980	Maria's Bridal	1,155 SF
995	Yummy Pho & Bo Ne	2,627 SF
300	Mariscos El General	9,132 SF



TOMBALL PARKWAY CORRIDOR



REGIONAL AERIAL



AMC ANCHOR VIEW



LARGE-FORMAT RETAIL



CENTRAL PLAZA



RESTAURANT OUTPARCEL



BUFFALO WILD WINGS FRONTAGE



RETAIL PROMENADE



DOLLAR TREE FRONTAGE

LEASING ADVISORY TEAM

Connect with our team for leasing details, site tours and proposal guidance.



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