

FOR LEASE

**12200 NORTHWEST FREEWAY
HOUSTON, TX 77099**

Pre-Leasing Now - Join Armstrong McCall



\$32.00
BASE RENT PSF

TBD
NNNs

4,464
MAX SF AVAILABLE

11,808
VPD

6.3/1000
PARKING RATIO

PROPERTY HIGHLIGHTS

- New construction retail shopping center pre-leasing, estimated completion Q3 2026.
- Space delivered in shell condition, allowing tenants to customize their buildout, negotiable TIA available for qualified tenants.
- Excellent access, visibility, & prominent pylon signage directly off U.S. Hwy 290 / Northwest Freeway
- Positioned near the former Northwest Mall redevelopment site, which has been designated as the proposed Houston terminus for the Houston-to-Dallas high-speed rail project. With demolition activity now underway at the former mall site, this corridor is gaining renewed attention as a potential future transit-oriented growth node.
- Long-term area growth catalyst: the proposed bullet train station and surrounding mixed-use redevelopment could increase regional traffic, employment, transit connectivity, and overall tenant demand in the Northwest Freeway corridor

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	17,652	144,352	347,146
Households	6,784	55,997	134,130
Avg HHI	\$82,233	\$93,934	\$119,896
Daytime Population	15,442	168,013	425,115

AVAILABLE

Suite A	1,984 SF	\$32 psf plus TBD NNNs
Suite B	1,240 SF	\$32 psf plus TBD NNNs
Suite C	1,240 SF	\$32 psf plus TBD NNNs

[CLICK FOR PROPERTY LOCATION](#)

LEASING TEAM

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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.

2-10-2025



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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date