

FOR LEASE 8,590 – 60,000 SF RETAIL ANCHOR

I-45 & FM 528 / W. Nasa Pkwy – I-45 Frontage ANCHOR Space Available
8,590 min. – 60,000 max. sq footage; Floor Plan is Flexible

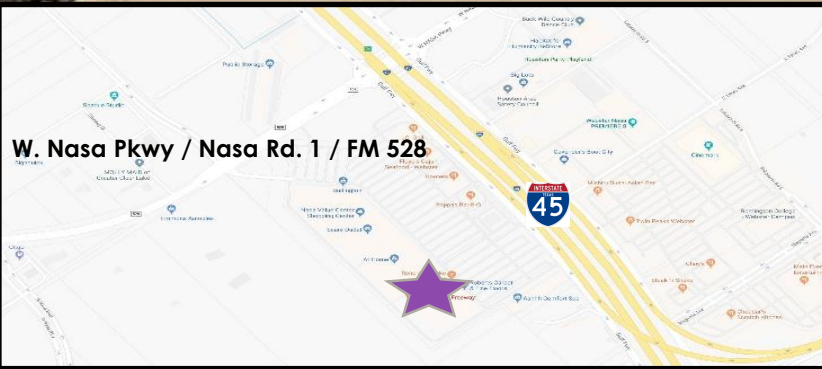
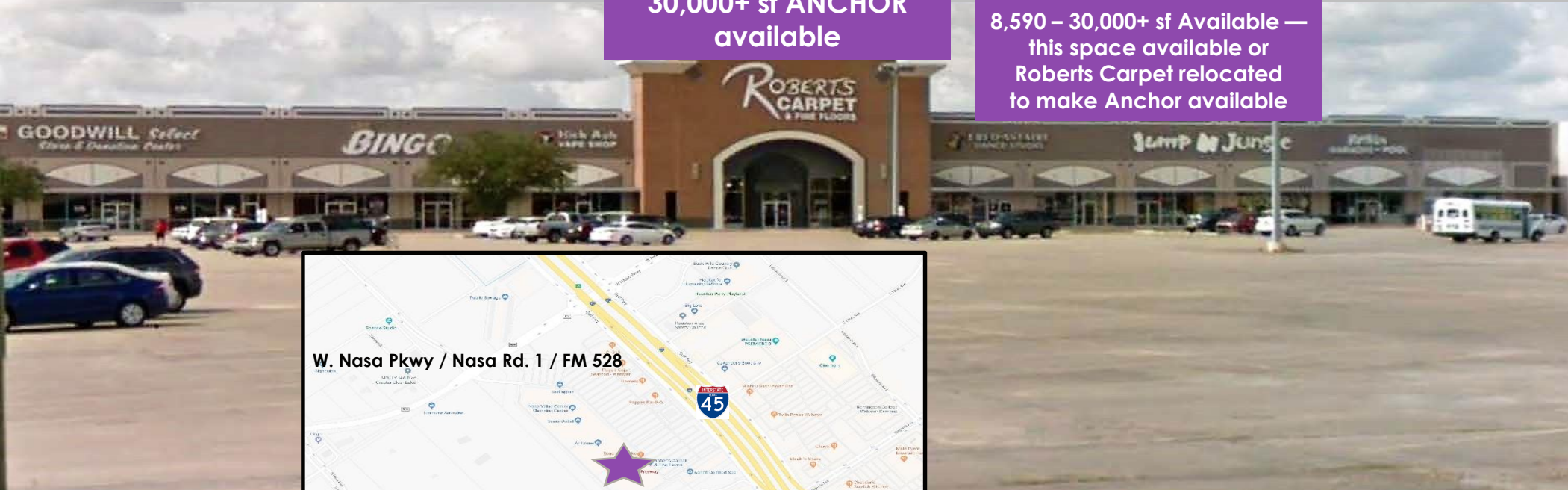
VEEKAY
COMMERCIAL

20810 Gulf Fwy
Webster, TX 77598

CONTACT: 713.851.4982 | jeremy@veekaycommercial.com

30,000+ sf ANCHOR
available

8,590 – 30,000+ sf Available —
this space available or
Roberts Carpet relocated
to make Anchor available



PROPERTY HIGHLIGHTS

- + RSF: 113,00 sf: 8,500 sf – 60,000 sf available
- + Rent: Call for pricing
- + Exit Nasa 1
- + Tenants: Goodwill, Texas Bingo, Reno's, Fred Astaire Dance Studio, Roberts Carpet

AREA DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
+ Population	3,501	84,150	192,406
+ Avg. HH Income:	\$47,770	\$90,234	\$112,212

TRAFFIC COUNTS (I-45) 135,000 +

CONTACT US

VEEKAY COMMERCIAL, LLC
Broker, Lic. 9005576

Jeremy Roberts, VP & Principal
713 851 4982

Jeremy@veekaycommercial.com



Veekay Commercial, LLC | 713-851-4982 | jeremy@veekaycommercial.com | 4750 Gulf Fwy, Houston, TX

FOR LEASE 8,590 – 60,000 SF RETAIL ANCHOR

I-45 & FM 528 / W. Nasa Pkwy – I-45 Frontage ANCHOR Space Available
8,590 min. – 60,000 max. sq footage; Floor Plan is Flexible

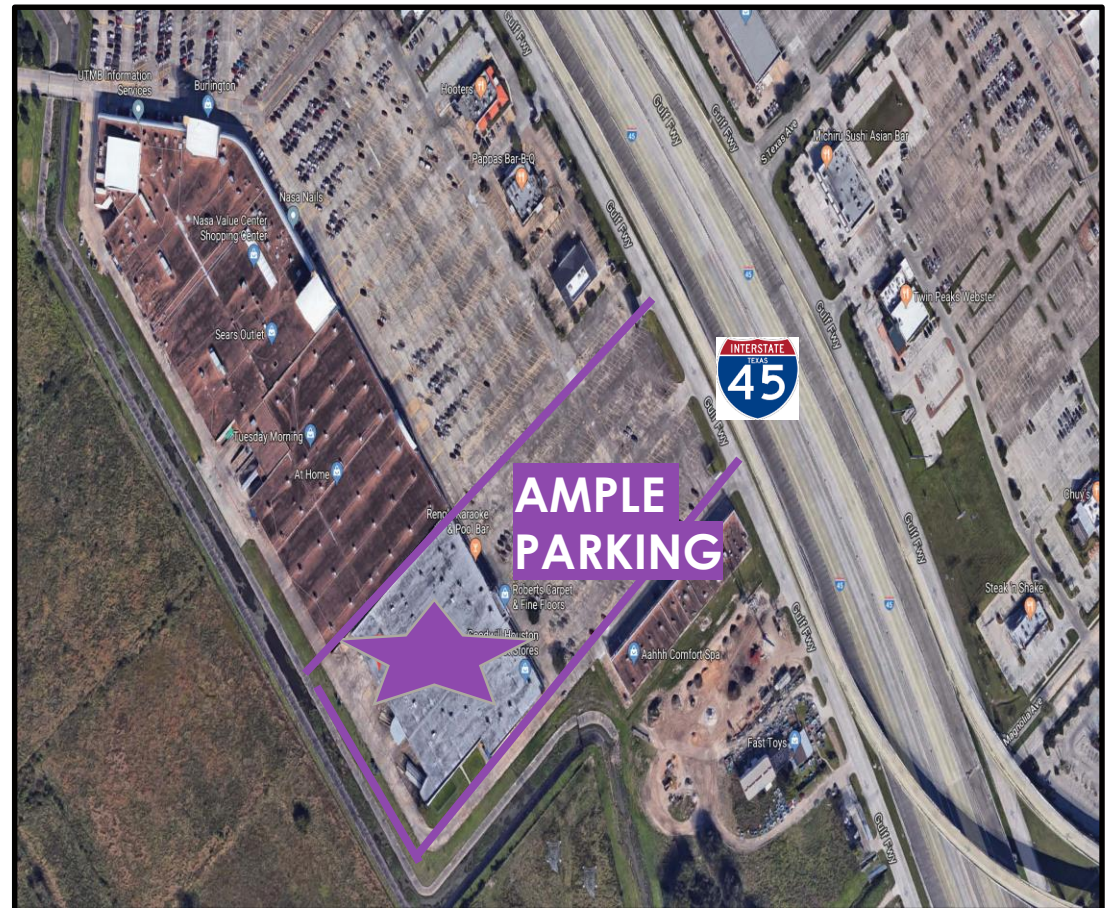


20810 Gulf Fwy
Webster, TX 77598

CONTACT: 713.851.4982 | jeremy@veekaycommercial.com

ADDITIONAL PROPERTY HIGHLIGHTS

- + I-45 Frontage; Clear I-45 Visibility
- + Huge Parking Lot
- + Super-Regional Trade Area
- + Pylon Signage



FOR LEASE 8,590 – 60,000 SF RETAIL ANCHOR

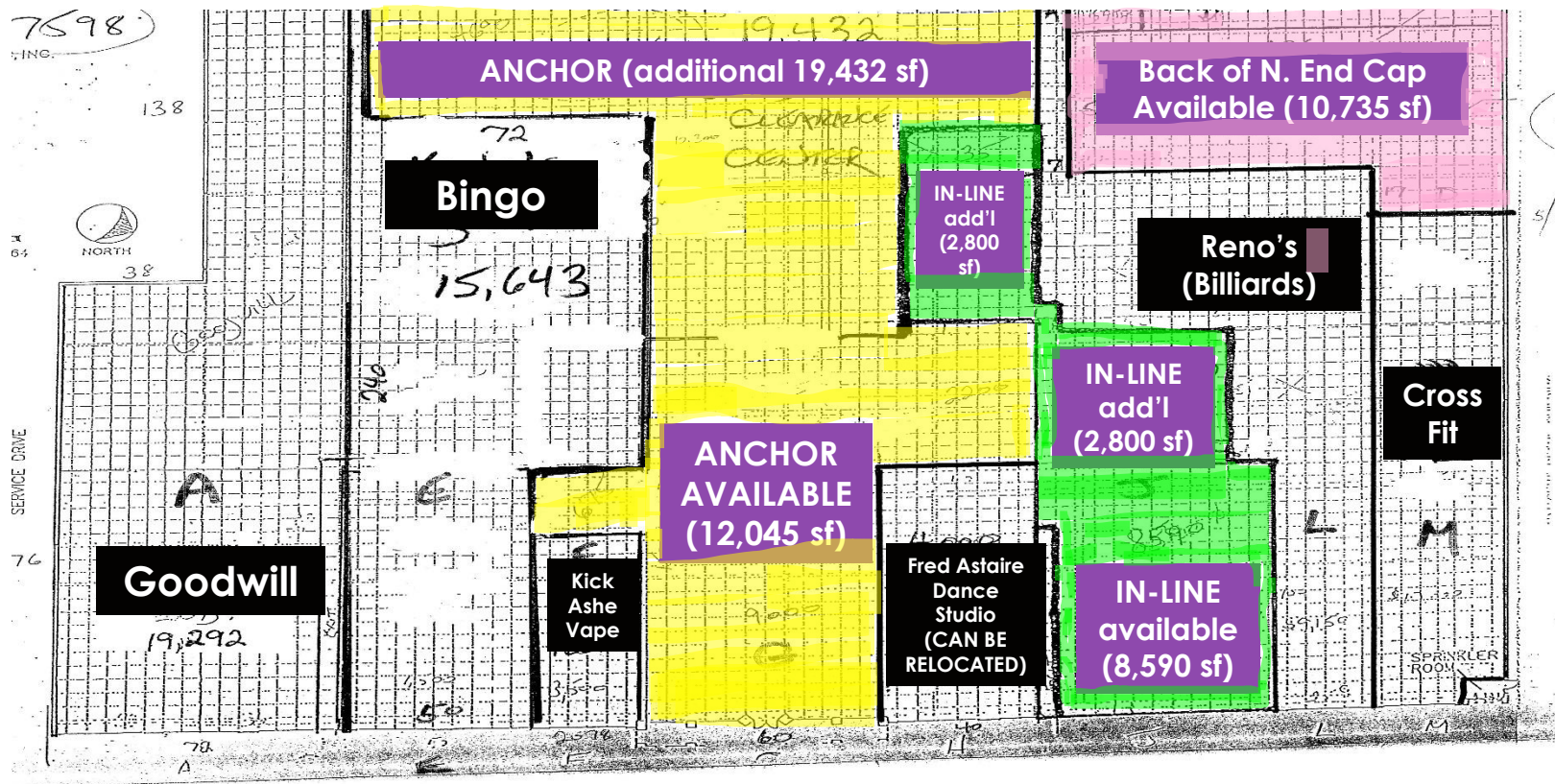
I-45 & FM 528 / W. Nasa Pkwy – I-45 Frontage ANCHOR Space Available
8,590 min. – 60,000 max. sq footage; Floor Plan is Flexible



20810 Gulf Fwy
Webster, TX 77598

CONTACT: 713.851.4982 | jeremy@veekaycommercial.com

★ Flexible Space Planning & Combinations Available for the Following Highlighted Areas:



I-45 S (Gulf Fwy)

FOR LEASE 8,590 – 60,000 SF RETAIL ANCHOR

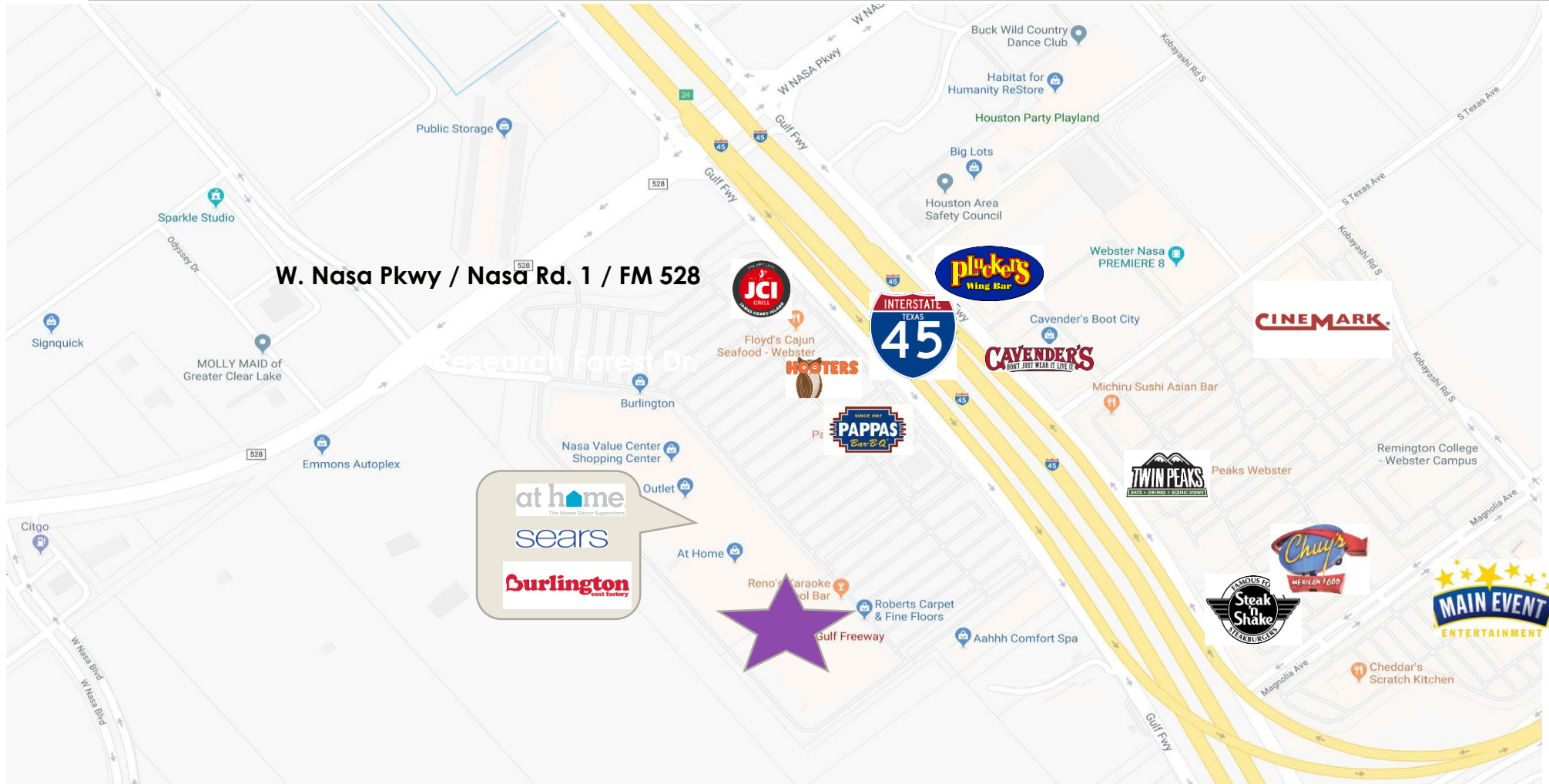
I-45 & FM 528 / W. Nasa Pkwy – I-45 Frontage ANCHOR Space Available
8,590 min. – 60,000 max. sq. footage; Floor Plan is Flexible

VEEKAY
COMMERCIAL

20810 Gulf Fwy

Webster, TX 77598

CONTACT: 713.851.4982 | jeremy@veekaycommercial.com



Veekay Commercial, LLC | 713-851-4982 | jeremy@veekaycommercial.com | 4750 Gulf Fwy, Houston, TX

FOR LEASE 8,590 – 60,000 SF RETAIL ANCHOR

I-45 & FM 528 / W. Nasa Pkwy – I-45 Frontage ANCHOR Space Available
8,590 min. – 60,000 max. sq footage; Floor Plan is Flexible



20810 Gulf Fwy
Webster, TX 77598

CONTACT: 713.851.4982 | jeremy@veekaycommercial.com

DISCLAIMERS:

JEREMY ROBERTS IS A LICENSED AND PRACTICING ATTORNEY IN HOUSTON, TEXAS WITH THE LAW FIRM HARBERG HUVARD JACOBS WADLER LLP ("HHJW"). VEEKAY COMMERCIAL, LLC, A REAL ESTATE BROKERAGE COMPANY, IS IN NO WAY AFFILIATED WITH OR UNDER THE CONTROL OF HHJW. ANY ACTION OR OMISSION OF MR. ROBERTS RELATING TO REAL ESTATE BROKERAGE, INCLUDING BUT NOT LIMITED TO LEASING, IS PROVIDED STRICTLY IN HIS CAPACITY AS AN AGENT OF VEEKAY COMMERCIAL, LLC AND NOT IN HIS CAPACITY AS AN ATTORNEY AT HHJW.

THE INFORMATION CONTAINED HEREIN WHILE BASED UPON DATA SUPPLIED BY SOURCES DEEMED RELIABLE, IS SUBJECT TO ERRORS AND OMISSIONS AND IS NOT IN ANY WAY WARRANTED BY VEEKAY COMMERCIAL, LLC OR BY ANY AGENT, PRINCIPAL OR EMPLOYEE OF VEEKAY COMMERCIAL, LLC