



FUTURE RETAIL SPACE & HARD CORNER AVAILABLE

17020 Kickapoo Rd, Waller, TX 77484

±12,907 SF

 **JLL** SEE A BRIGHTER WAY

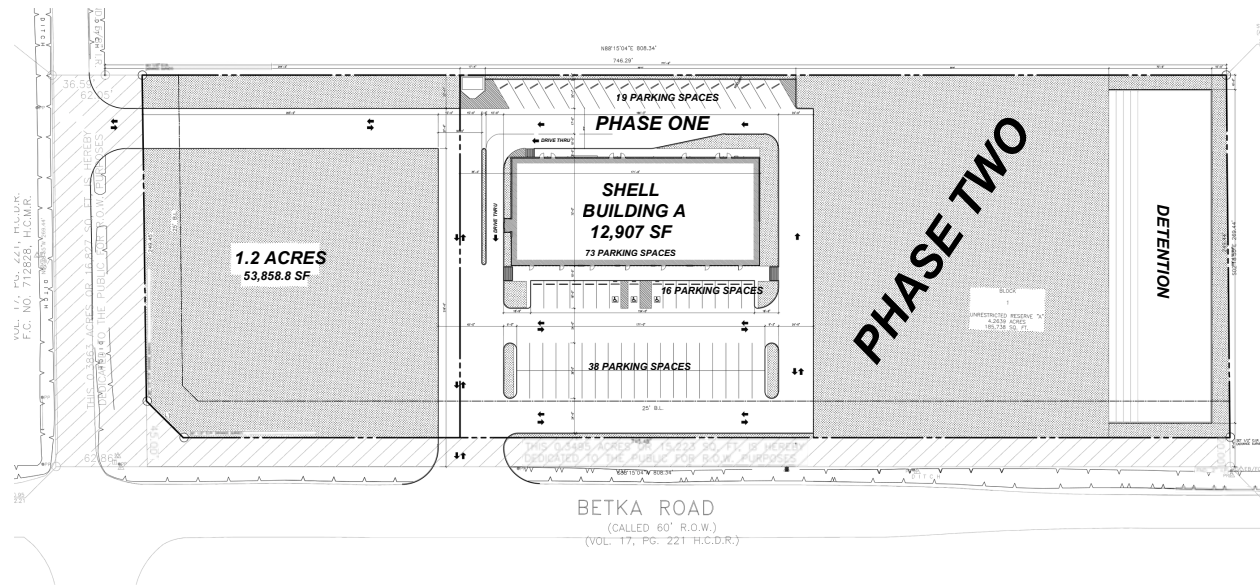
Property overview

Location: 17020 Kickapoo Rd, Waller, TX 77484

Building size: ± 12,907 SF

Features:

- ±5 Acres of Retail Center Space
- ±1.2 acres hard corner for Ground Lease (divisible)
- Drive thru available
- Frontage on Betka Rd. gives access to ±10,000 lots in Master Planned Communities within 2.5 miles
- 3 minutes from Hwy 290 via Kickapoo Rd. (48,010 VPD)
- Contact brokers for pricing



2025 Total Population

5 miles	10 miles	15 miles
25,648	124,494	493,741

Median age

5 miles	10 miles	15 miles
33.7	34.0	35.4

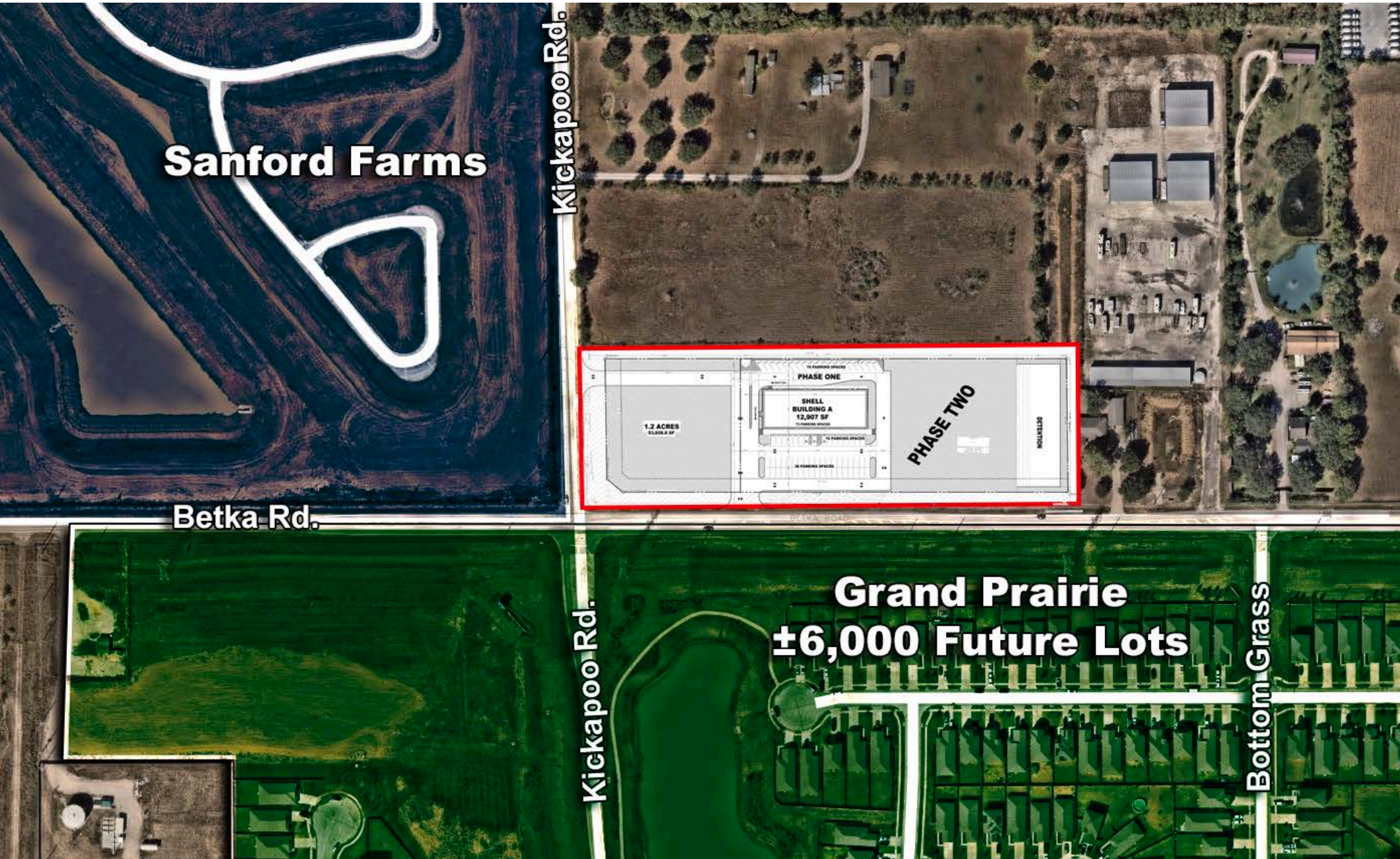
Number of households

5 miles	10 miles	15 miles
8,497	39,081	159,010

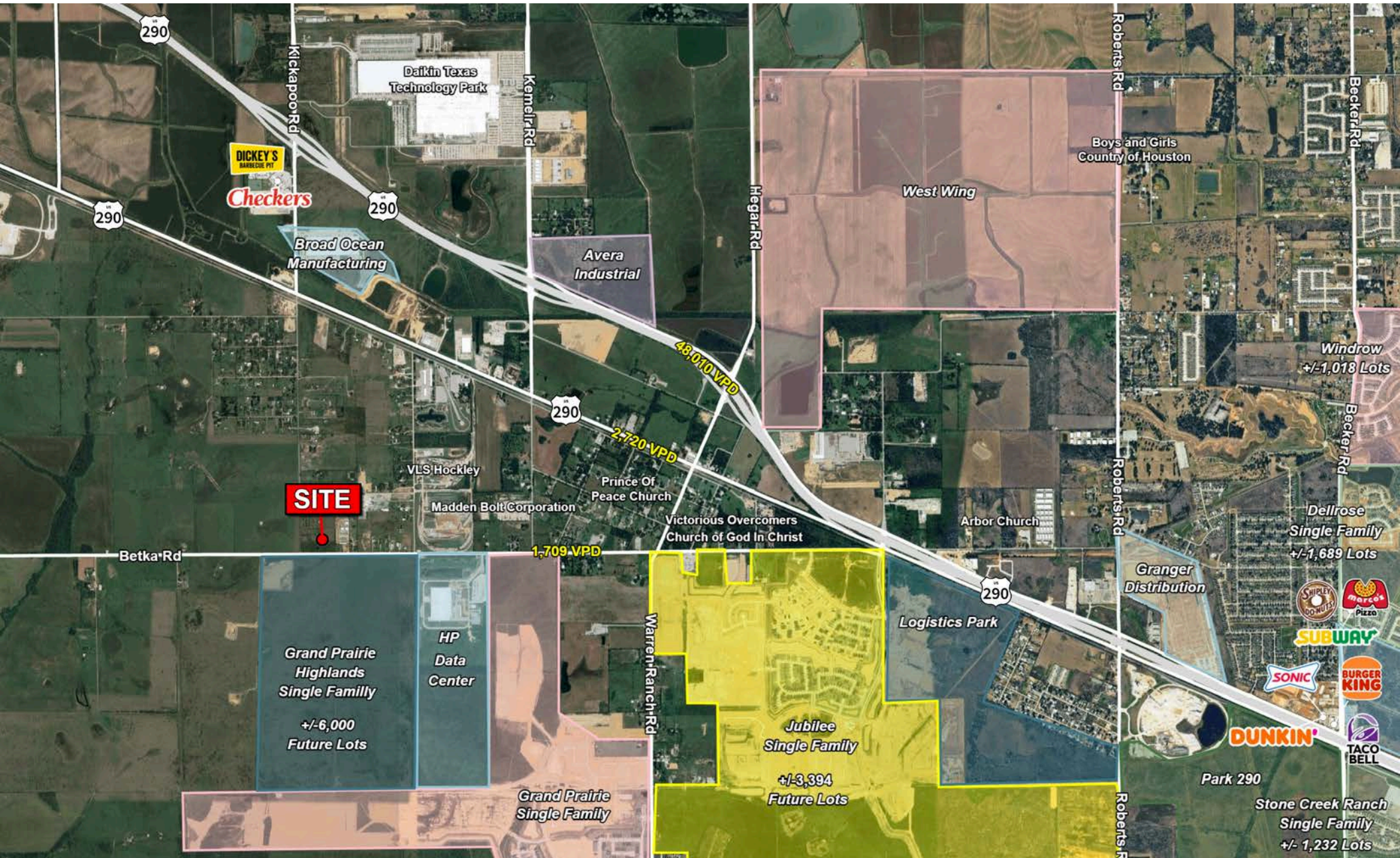
Average household income

5 miles	10 miles	15 miles
\$112,476	\$160,260	\$150,410

Site View



Area retail





Emily Durham

Senior Vice President

+1 713 212 6520

emily.durham@jll.com

Lucas de la Garza

Senior Associate

+1 713 243 3313

lucas.delagarza@jll.com