

**FOR LEASE**  
43,000 SF

# I-45 Telephone Road

3333 Telephone Rd  
Houston, TX 77023



15,000-43,000 SF  
AVAILABLE  
(Can be divided)



171,836 AADT  
GULF FWY



Juan P. Restrepo



(954) 866-0246



juan@jblmgmt.com

Javier Masferrer



(954) 364-7585



javier@jblmgmt.com





**FOR LEASE**  
43,000 SF

# I-45 Telephone Road

3333 Telephone Rd  
Houston, TX 77023



## AVAILABILITIES

- » 15,000 - 43,000 SF available (Can be divided)

## PROPERTY HIGHLIGHTS

- » Easy access and visibility from Gulf Freeway (I-45) with traffic counts of 171,836 AADT
- » Grocery anchored (Sellers Bros.) shopping center in one of Houston's highest density and rapidly growing areas
- » National tenant mix including Harbor Freight, Famsa, Melrose, BreWingz, and McDonald's

## TRAFFIC COUNTS

- » 171,836 AADT on Gulf Fwy

## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population:	16,116	145,867	350,557
Households	5,529	48,976	131,794
Average HH Income	\$68,207	\$60,744	\$77,354
Daytime Population	16,104	150,136	514,207

Juan P. Restrepo

(954) 866-0246

juan@jblmgmt.com

Javier Masferrer

(954) 364-7585

javier@jblmgmt.com

**JBL**  
ASSET MANAGEMENT



I-45 TELEPHONE ROAD HOUSTON, TX		
SUITE	TENANT	SF
3341-112	Total by Verizon	1,400
3341-110	Oportun	1,200
3341-108	Metro by T-Mobile	1,655
3341-104	La Unica Bakery	1,749
3341-102	Quest Insurance	1,200
3341-101	Artistic Nails	1,200
3341-100	Apollo Dental	1,200
3337	Sellers Bros. Grocer	35,233
3333 - P	Melrose	12,306
3333 - O	Great Wall Family Buffet	10,000
3333 - N	Harbor Freight Tools	18,000
3333 - L	Available	43,000
3333 - J	Planet Fitness	20,344
3333 - H	Jefferson Dental and Orthodont	4,880
3329 - G	Talk & Text	1,050
3329 - F	Wayside Barber	950
3329 - E	Subway	1,400
3329 - C	The University of Texas Health	2,192
3329 - D	United Rehabilitation Chiropractor	3,300
3331 - B	WIC Grocery Services	1,500
3331 - B1	Little Caesars Enterprises, Inc	1,300
3331 - C	LA Crawfish	3,200
5401	McDonald's	4,861
6006	BreWingZ Sports Bar & Grill	5,408

Not a Part
  Available



**FOR LEASE**  
43,000 SF

# I-45 Telephone Road

3333 Telephone Rd  
Houston, TX 77023



Juan P. Restrepo

(954) 866-0246

juan@jblmgmt.com

Javier Masferrer

(954) 364-7585

javier@jblmgmt.com

**JBL**  
ASSET MANAGEMENT