



16,811 s.f. AVAILABLE FOR LEASE WESTHEIMER CROSSING SHOPPING

**READY FOR IMMEDIATE OCCUPANCY!
16,811 S.F.**

NWC Westheimer and Voss ■ Houston, Texas

- 16,811 s.f. (100' x 165')
- Excellent tenant mix including Academy, REI, Michaels, DSW, and Petco
- One of Houston's busiest intersections
- Dense populations
- High Avg HH Incs/ +86,000 w/i 3 miles
- "Vanilla box" condition / ready for immed occupancy
- Lg storefront sign- Westheimer pylon available
- Rent: 12.00/s.f./year plus Triple Net



2019 Demographics	
Population:	
1 mile-	39,898
3 mile-	233,272
5 mile-	547,289
Average HH Income:	
1 mile-	\$ 75,546
3 mile-	\$ 97,269
5 mile-	\$ 106,244
Traffic Counts:	
Westheimer -	92,062 cpd
Voss -	43,312 cpd

FOR MORE INFORMATION

Chad Moss
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Fx: 832.804.8527
chadmoss@propertycommerce.com

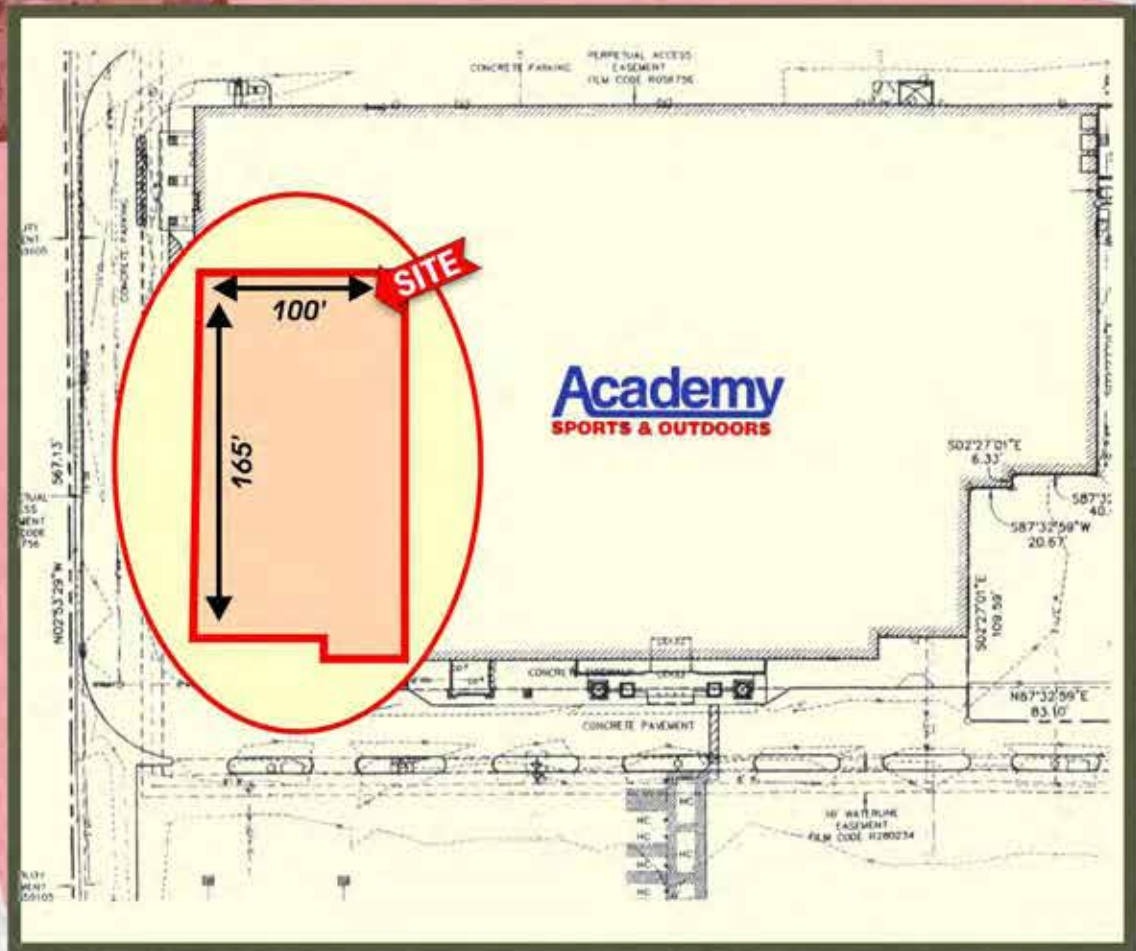
This property is subject to price change, prior sale or withdrawal from the market at any time. this is a bulletin and not an offer. The information is believed to be correct, but is not guaranteed and is not necessarily complete. Any offer must be based on the purchaser's/tenant's own investigation and not on any representations made by Property Commerce JW, Inc. or by any selling/leasing broker.



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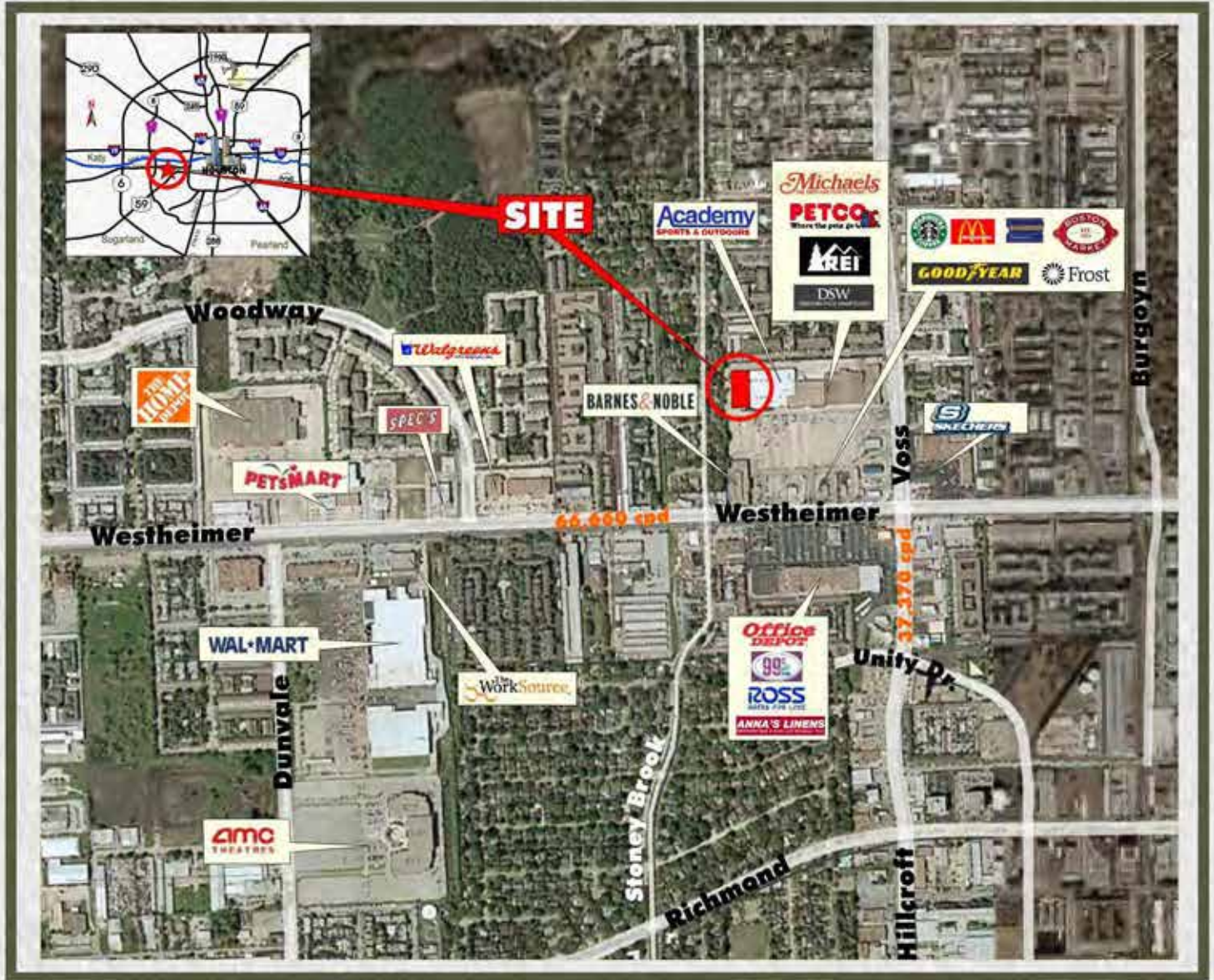
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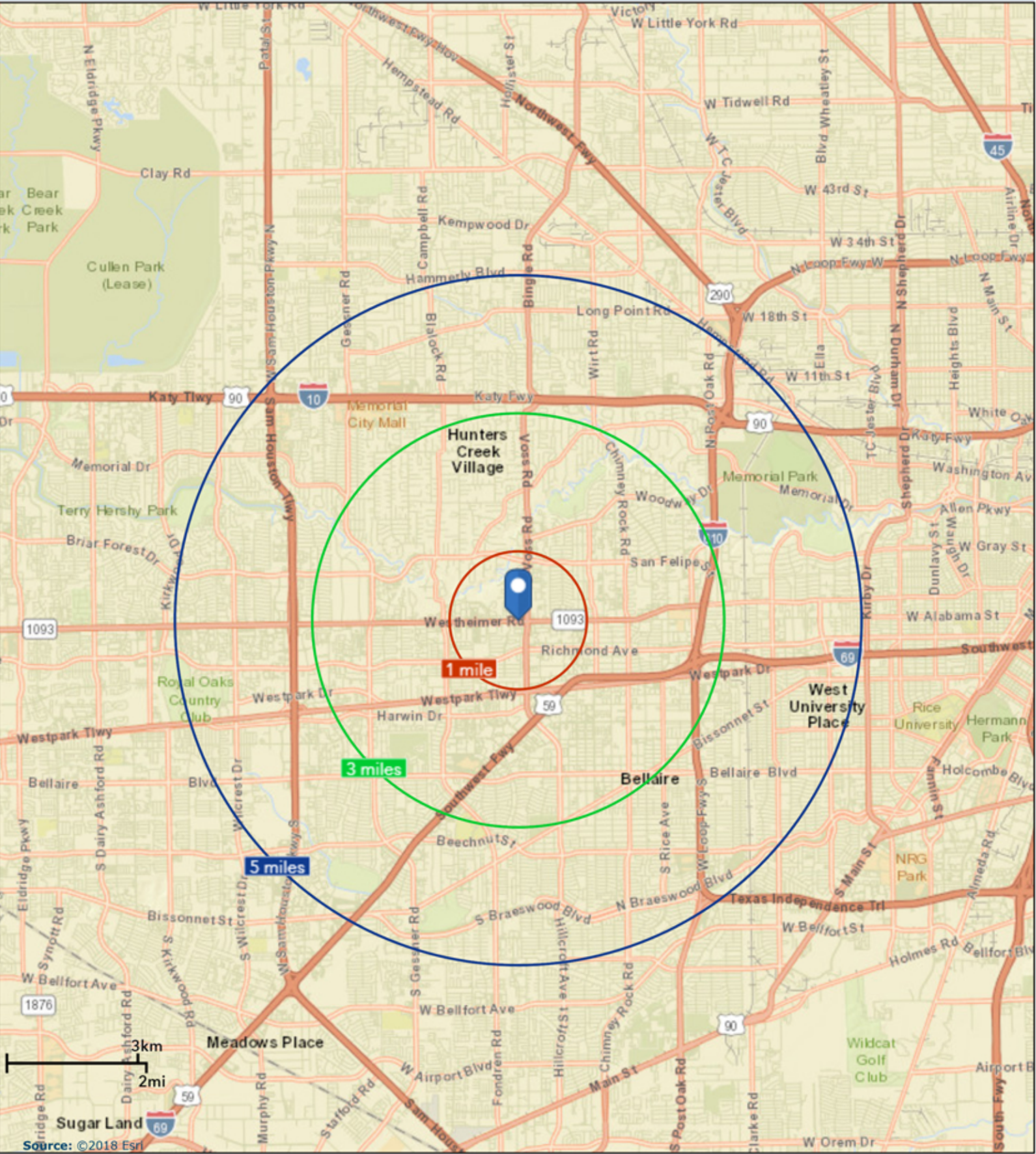
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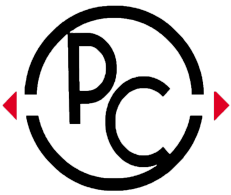
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WESTHEIMER CROSSING HOUSTON, TX





Property Commerce Demographics

7600 Westheimer Rd, Houston, Texas, 77063
Ring: 1 mile radius

Prepared by: Property Commerce
Latitude: 29.73764
Longitude: -95.50311

Population

2018 Total Population (Esri)	39,898
2023 Total Population (Esri)	43,022
2018-2023 Population: Annual Growth Rate (Esri)	1.52%

Households

2018 Total Households (Esri)	18,189
2023 Household Population (Esri)	42,852
2018-2023 Households: Annual Growth Rate (Esri)	1.31%

Family Households

2018 Total Family Households (Esri)	7,782
2023 Total Family Households (Esri)	8,278
2018-2023 Families: Annual Growth Rate (Esri)	1.24%

Daytime Population

2018 Total Daytime Population	37,238
2018 Daytime Population: Workers	18,643
2018 Daytime Population: Residents	18,595
2018 Daytime Population Density (Pop per Square Mile) (Esri)	11,862.6

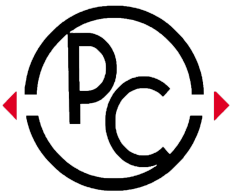
2018 Household Income

2018 Average Household Income (Esri)	\$75,546
2018 Average Household Income and Householder Age 15-24 (Esri)	\$43,432
2018 Average Household Income and Householder Age 25-34 (Esri)	\$65,799
2018 Average Household Income and Householder Age 35-44 (Esri)	\$79,161
2018 Average Household Income and Householder Age 45-54 (Esri)	\$93,507
2018 Average Household Income and Householder Age 55-64 (Esri)	\$98,985
2018 Average Household Income and Householder Age 65-74 (Esri)	\$86,404
2018 Average Household Income and Householder Age 75+ (Esri)	\$72,132

2023 Household Income

2023 Average Household Income (Esri)	\$86,249
2023 Average Household Income and Householder Age 15-24 (Esri)	\$51,208
2023 Average Household Income and Householder Age 25-34 (Esri)	\$77,963
2023 Average Household Income and Householder Age 35-44 (Esri)	\$91,935
2023 Average Household Income and Householder Age 45-54 (Esri)	\$104,198
2023 Average Household Income and Householder Age 55-64 (Esri)	\$104,816
2023 Average Household Income and Householder Age 65-74 (Esri)	\$96,639
2023 Average Household Income and Householder Age 75+ (Esri)	\$81,679

Source: Esri



Property Commerce Demographics

7600 Westheimer Rd, Houston, Texas, 77063
Ring: 3 mile radius

Prepared by: Property Commerce
Latitude: 29.73764
Longitude: -95.50311

Population

2018 Total Population (Esri)	233,272
2023 Total Population (Esri)	249,844
2018-2023 Population: Annual Growth Rate (Esri)	1.38%

Households

2018 Total Households (Esri)	99,122
2023 Household Population (Esri)	248,746
2018-2023 Households: Annual Growth Rate (Esri)	1.35%

Family Households

2018 Total Family Households (Esri)	50,676
2023 Total Family Households (Esri)	53,870
2018-2023 Families: Annual Growth Rate (Esri)	1.23%

Daytime Population

2018 Total Daytime Population	315,534
2018 Daytime Population: Workers	199,688
2018 Daytime Population: Residents	115,846
2018 Daytime Population Density (Pop per Square Mile) (Esri)	11,162.3

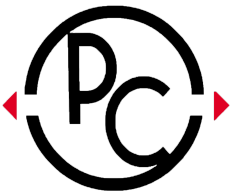
2018 Household Income

2018 Average Household Income (Esri)	\$97,269
2018 Average Household Income and Householder Age 15-24 (Esri)	\$47,013
2018 Average Household Income and Householder Age 25-34 (Esri)	\$70,133
2018 Average Household Income and Householder Age 35-44 (Esri)	\$89,799
2018 Average Household Income and Householder Age 45-54 (Esri)	\$118,716
2018 Average Household Income and Householder Age 55-64 (Esri)	\$136,639
2018 Average Household Income and Householder Age 65-74 (Esri)	\$127,218
2018 Average Household Income and Householder Age 75+ (Esri)	\$94,634

2023 Household Income

2023 Average Household Income (Esri)	\$108,706
2023 Average Household Income and Householder Age 15-24 (Esri)	\$54,377
2023 Average Household Income and Householder Age 25-34 (Esri)	\$82,738
2023 Average Household Income and Householder Age 35-44 (Esri)	\$104,094
2023 Average Household Income and Householder Age 45-54 (Esri)	\$128,825
2023 Average Household Income and Householder Age 55-64 (Esri)	\$143,789
2023 Average Household Income and Householder Age 65-74 (Esri)	\$138,149
2023 Average Household Income and Householder Age 75+ (Esri)	\$106,698

Source: Esri



Property Commerce Demographics

7600 Westheimer Rd, Houston, Texas, 77063
Ring: 5 mile radius

Prepared by: Property Commerce
Latitude: 29.73764
Longitude: -95.50311

Population

2018 Total Population (Esri)	547,289
2023 Total Population (Esri)	587,866
2018-2023 Population: Annual Growth Rate (Esri)	1.44%

Households

2018 Total Households (Esri)	223,999
2023 Household Population (Esri)	584,140
2018-2023 Households: Annual Growth Rate (Esri)	1.43%

Family Households

2018 Total Family Households (Esri)	124,700
2023 Total Family Households (Esri)	133,067
2018-2023 Families: Annual Growth Rate (Esri)	1.31%

Daytime Population

2018 Total Daytime Population	737,764
2018 Daytime Population: Workers	460,166
2018 Daytime Population: Residents	277,598
2018 Daytime Population Density (Pop per Square Mile) (Esri)	9,394.9

2018 Household Income

2018 Average Household Income (Esri)	\$106,244
2018 Average Household Income and Householder Age 15-24 (Esri)	\$51,261
2018 Average Household Income and Householder Age 25-34 (Esri)	\$75,556
2018 Average Household Income and Householder Age 35-44 (Esri)	\$102,495
2018 Average Household Income and Householder Age 45-54 (Esri)	\$131,877
2018 Average Household Income and Householder Age 55-64 (Esri)	\$143,894
2018 Average Household Income and Householder Age 65-74 (Esri)	\$127,210
2018 Average Household Income and Householder Age 75+ (Esri)	\$88,505

2023 Household Income

2023 Average Household Income (Esri)	\$117,510
2023 Average Household Income and Householder Age 15-24 (Esri)	\$58,398
2023 Average Household Income and Householder Age 25-34 (Esri)	\$88,602
2023 Average Household Income and Householder Age 35-44 (Esri)	\$116,279
2023 Average Household Income and Householder Age 45-54 (Esri)	\$143,025
2023 Average Household Income and Householder Age 55-64 (Esri)	\$152,580
2023 Average Household Income and Householder Age 65-74 (Esri)	\$139,670
2023 Average Household Income and Householder Age 75+ (Esri)	\$100,197

Source: Esri



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.

11-2-2015



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Property Commerce Leasing, Inc.	579840		832-804-8500
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date