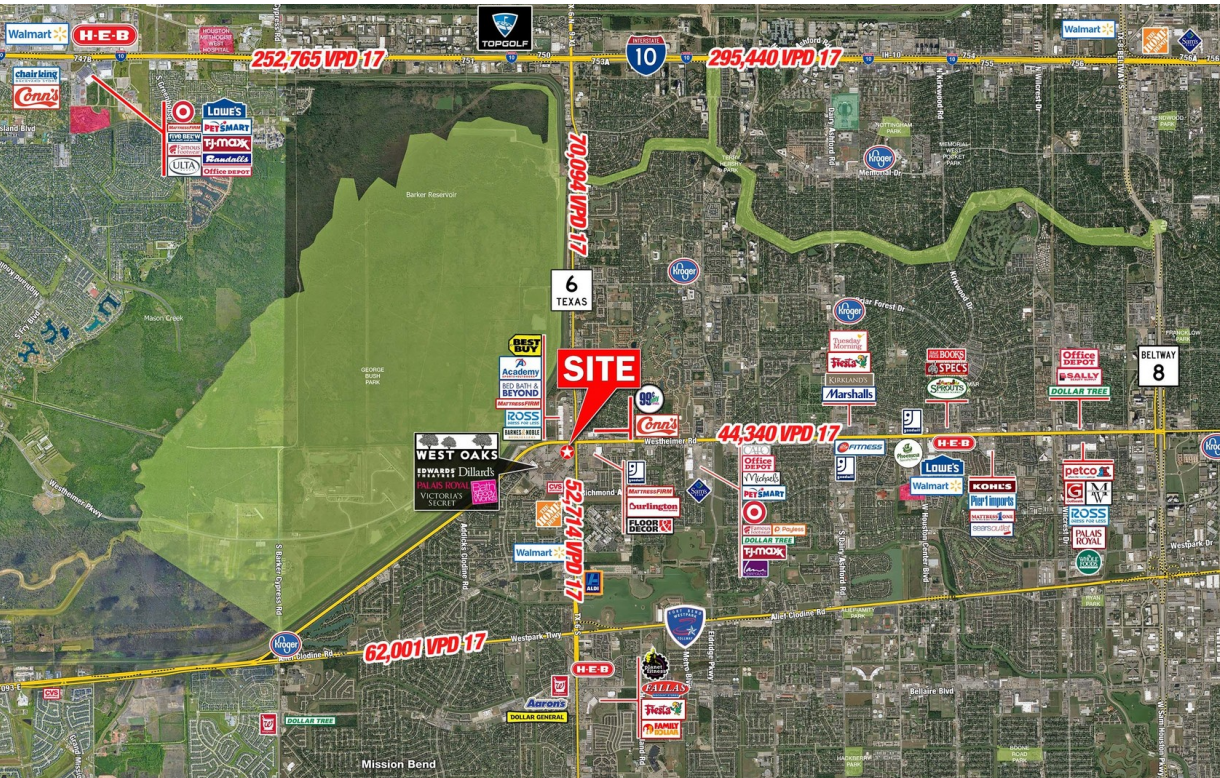


FOR SALE

HWY 6 & WESTHEIMER PAD SITES FOR SALE

800 West Oaks Mall | Houston, TX 77082



AVAILABLE

151,378 SF

SALE PRICE

Subject To Offer

PROPERTY INFORMATION

- Potential for quick-serve restaurants, casual dining restaurants, bank branches, car wash and freestanding retailers.
- Convenient drive-through service capabilities.
- Prime visibility to heavy daytime traffic.
- Easily accessible from Highway 6 via Interstate 10 or Westpark Tollway.
- Located outside flood zone

TRAFFIC COUNTS

FM 1093/ Westheimer Rd west of TX 6	27,671 vpd
FM 1093/ Westheimer Rd east of TX 6	44,340 vpd
TX 6 south FM 1093/ Westheimer Rd	52,714 vpd

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2018 Population	12,299	86,319	240,934
Daytime Population	14,039	101,960	317,853
Average HH Income	\$74,460	\$89,818	\$95,360
Median Age	33.0	35.0	34.7

**FOR MORE INFORMATION
PLEASE CONTACT**

David Wise | Senior Vice President
dwise@streetwisetail.com | 713.773.5508

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RETAIL ADVISORS

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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AREA POPULATION

HWY 6 & WESTHEIMER PAD SITES FOR SALE

Tapestry Profile

W Oaks Mall (5 minutes)
W Oaks Mall, Houston, Texas, 77082
Drive time of 5 minutes

Key Facts



\$164,062
Median Home Value



\$50,825
Median HH Income



TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

3.2

Home Value to Income Ratio

32.5

Median Age

4,244

Households

58.4%
of Households



WHO ARE WE?

Bright Young Professionals is a large market, primarily located in urban outskirts of large metropolitan areas. These communities are home to young, educated, working professionals. More than one out of three householders is under the age of 35. Slightly more diverse couples dominate this market, with more renters than homeowners. More than two-fifths of the households live in single-family homes; over a third live in 5+ unit buildings. Labor force participation is high, generally white-collar work, with a mix of food service and part-time jobs (among the college students). Median household income, median home value, and average rent are close to the US values. Residents of this segment are physically active and up on the latest technology.

30.3%
of Households



WHO ARE WE?

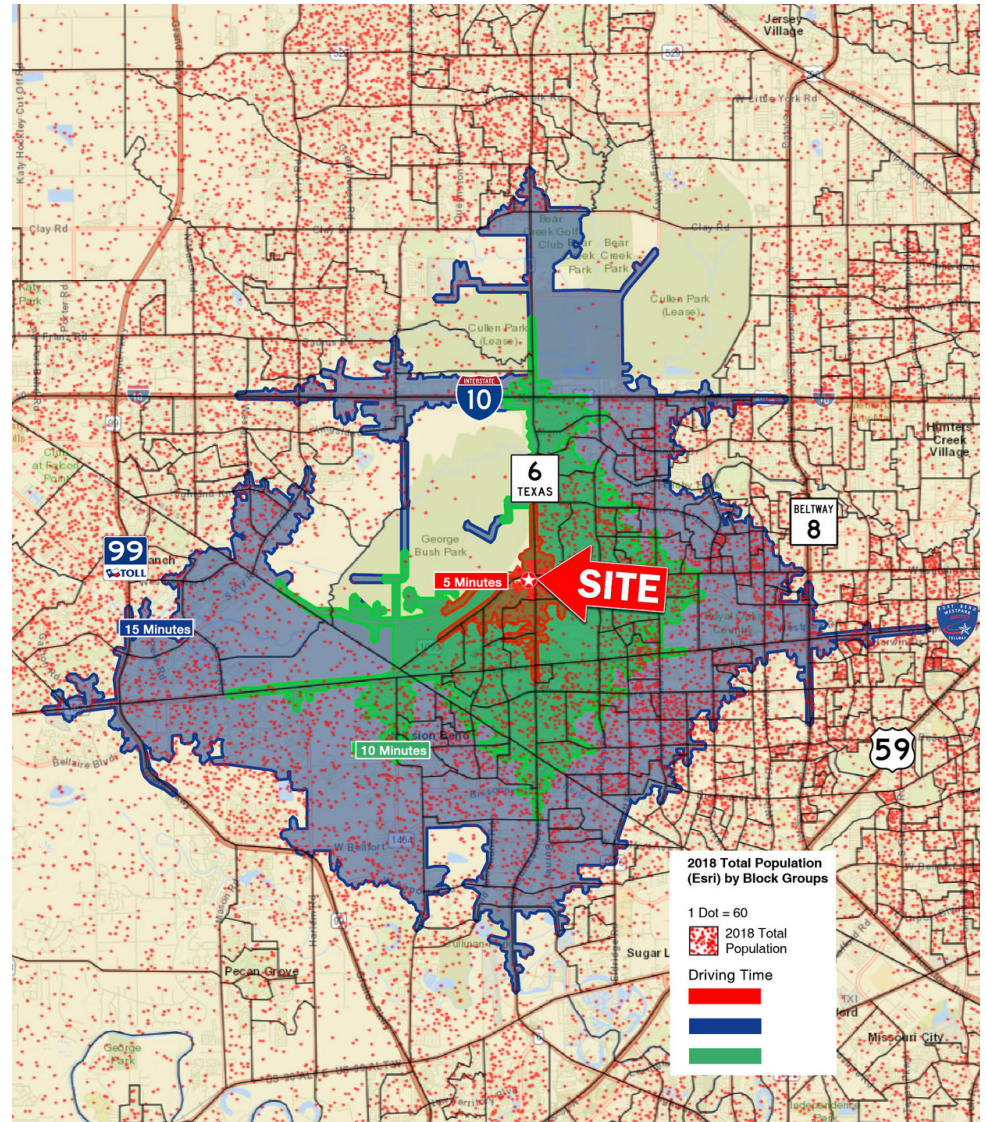
Metro Fusion is a young, diverse market. Many residents do not speak English fluently and have moved into their homes recently. They are highly mobile and over three quarters of households are occupied by renters. Many households have young children; a quarter are single-parent families. The majority of residents live in midsize apartment buildings. *Metro Fusion* is a hard-working market with residents that are dedicated to climbing the ladders of their professional and social lives. This is particularly difficult for the single parents due to median incomes that are 36% lower than the US level.

6.1%
of Households



WHO ARE WE?

Enterprising Professionals residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations. They change jobs often and therefore choose to live in condos, town homes, or apartments; many still rent their homes. The market is fast-growing, located in lower density neighborhoods of large metro areas. *Enterprising Professionals* residents are diverse, with Asians making up over one-fifth of the population. This young market makes over one and a half times more income than the US median, supplementing their income with high-risk investments. At home, they enjoy the Internet and TV on high-speed connections with premier channels and services.



CLOSE AERIAL WITH PROPOSED SITE PLAN

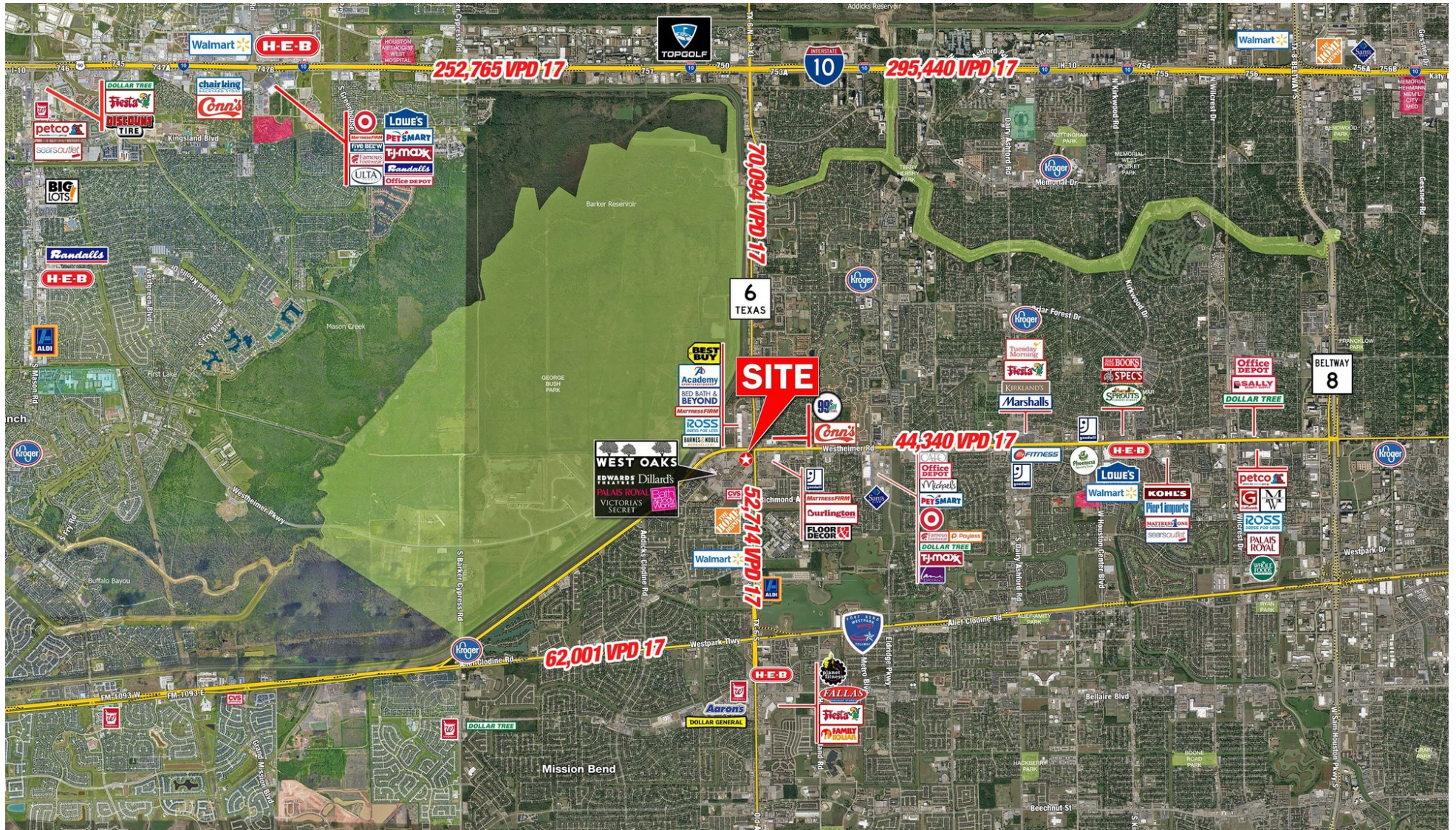
HWY 6 & WESTHEIMER PAD SITES FOR SALE



* We know Houston retail.

TRADE AREA

HWY 6 & WESTHEIMER PAD SITES FOR SALE



* We know Houston retail.

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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.

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:
 - 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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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