

For Lease

Village At West Oaks

2306 S Hwy 6
Houston, TX 77077



Join Premiere Draw Tenants Best Buy and Academy in the Premiere Center of West Oaks!

Jason Gaines

Senior Vice President – Retail Division
+1 713 985 4415
jason.gaines@naipartners.com

NAI Partners
1360 Post Oak Boulevard
+1 713 629 0500
www.naipartners.com

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Property Highlights

FEATURES

- A-Class power center at the confluence of the busiest street in Houston and the busiest highway throughout in Houston
- High population density, high traffic over 105,800 cars per day
- Ideal lineup of A-Class national retailers including: Academy, Best Buy, Five Below and Ross Dress for Less
- 340,000 population in five mile radius with an average \$94,000 income
- Outparcel, junior anchor and inline space opportunities available

PREMISES

- Total SF 282,024 SF
- Available SF: 24,322
- 1,353 Parking Spaces
- Small shop rent \$18-21 PSF
- Junior anchor rent \$15 PSF
- NNN \$4.20 PSF

LEASING HIGHLIGHTS

- 12,960 SF junior anchor box ready for immediate occupancy
- 3,128 SF of inline space available: 75 feet bay depth - will subdivide

TRAFFIC COUNT

Highway 6 - 65,724
Westheimer - 40, 848

Area Retailers



Jason Gaines

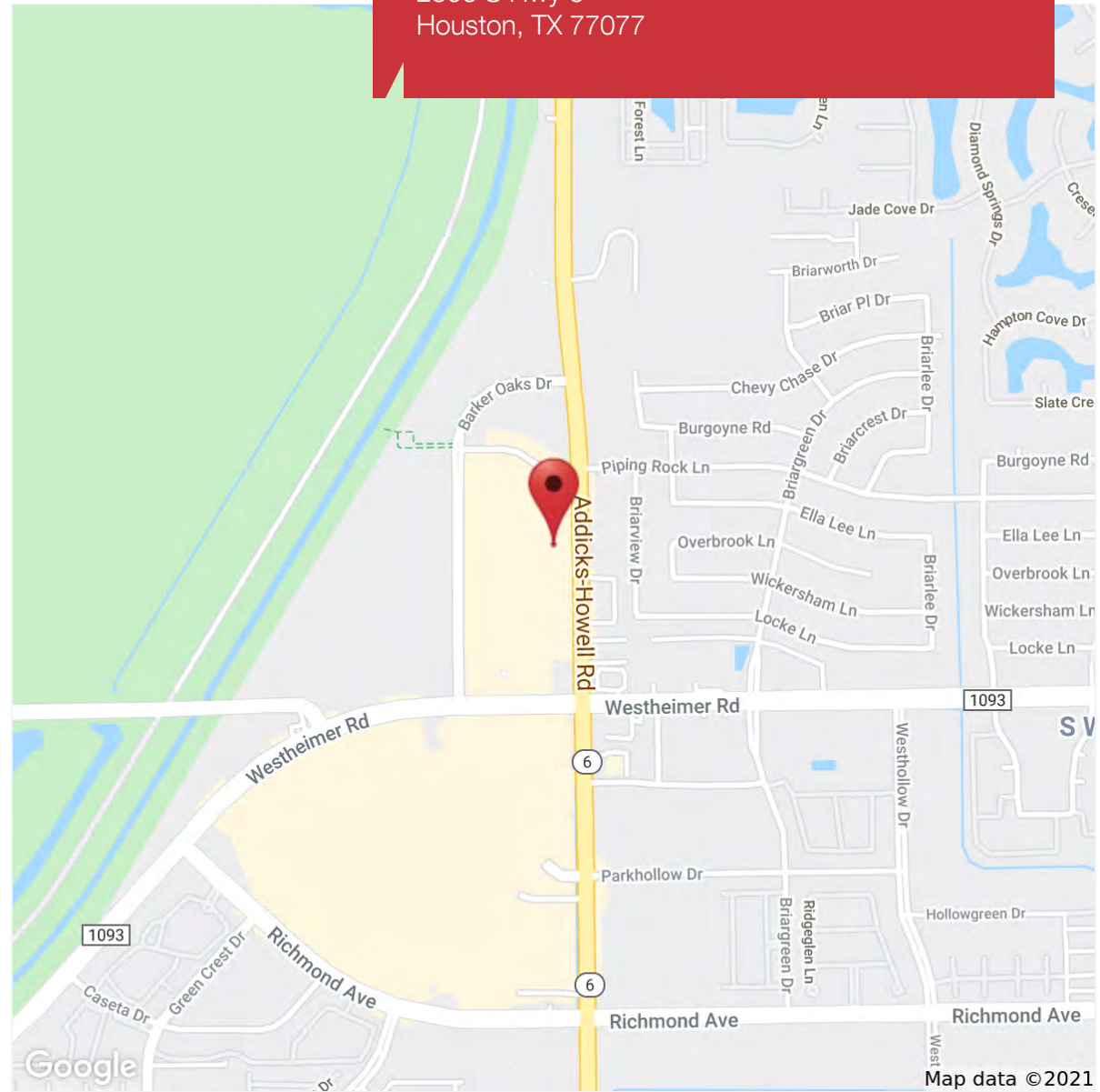
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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	99,335	288,332	1,100,072
MEDIAN AGE	34.6	34.0	33.7
MEDIAN AGE (MALE)	34.4	33.4	32.7
MEDIAN AGE (FEMALE)	34.7	34.4	34.5

POPULATION	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	39,497	103,853	383,745
# OF PERSONS PER HH	2.5	2.8	2.9
AVERAGE HH INCOME	\$78,321	\$80,499	\$80,610
AVERAGE HOUSE VALUE	\$208,072	\$227,989	\$213,369

RACE	3 MILES	5 MILES	10 MILES
% WHITE	48.2%	46.8%	57.2%
% BLACK	25.4%	24.3%	18.2%
% ASIAN	14.5%	16.3%	13.6%
% HAWAIIAN	0.1%	0.1%	0.0%
% AMERICAN INDIAN	0.1%	0.1%	0.3%
% OTHER	10.4%	11.0%	9.2%

ETHNICITY (%)	3 MILES	5 MILES	10 MILES
% HISPANIC	27.7%	29.6%	33.5%

* Demographic data derived from 2010 US Census

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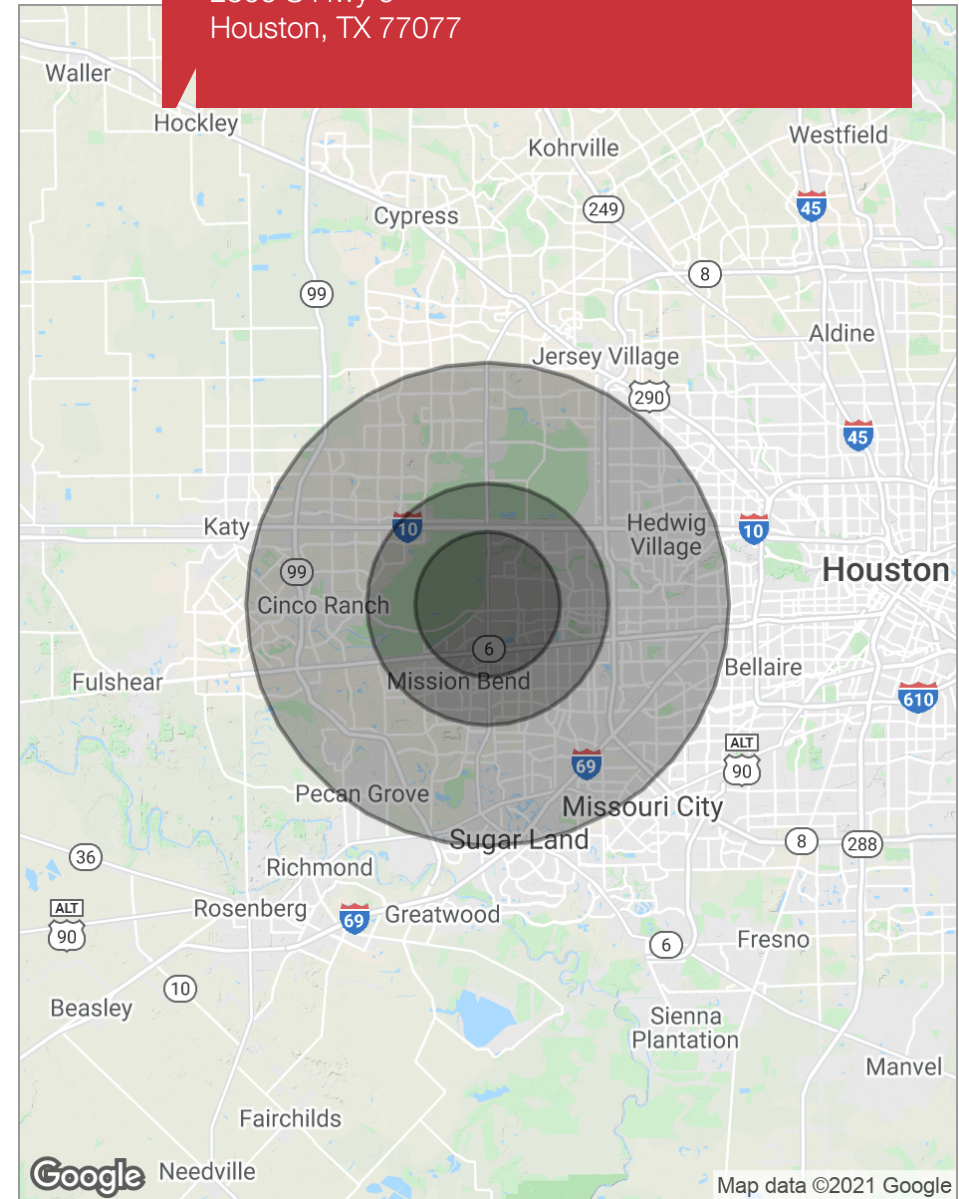
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date