

FOR LEASE

Single Tenant Drive-Thru QSR

9310 Westheimer Rd | Houston, TX 77063



2,667 SF
Rentable Area

0.57 AC
Land Area

Contact Broker
Pricing

DESCRIPTION

- Westheimer Rd: 3 Access Points
- 2,667 SF of existing building area
- Existing drive thru
- Dense trade area
- 28 parking spaces
- High traffic volume area
- Close proximity to Westchase Business District

NEARBY RETAILERS



TRAFFIC COUNTS

Westheimer Rd	66,200 VPD
State Highway 8	194,000 VPD
I-69 / U.S. Hwy 59	320,500 VPD

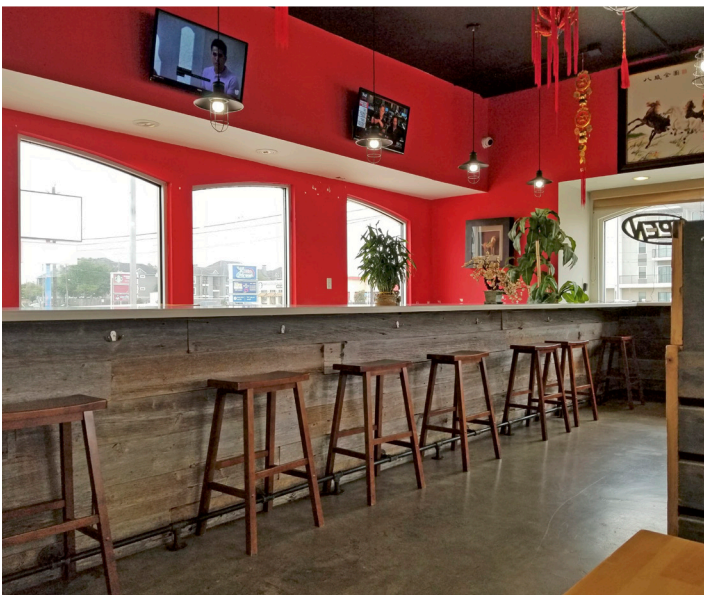
Year: 2020 | Source: TxDOT

CONTACT

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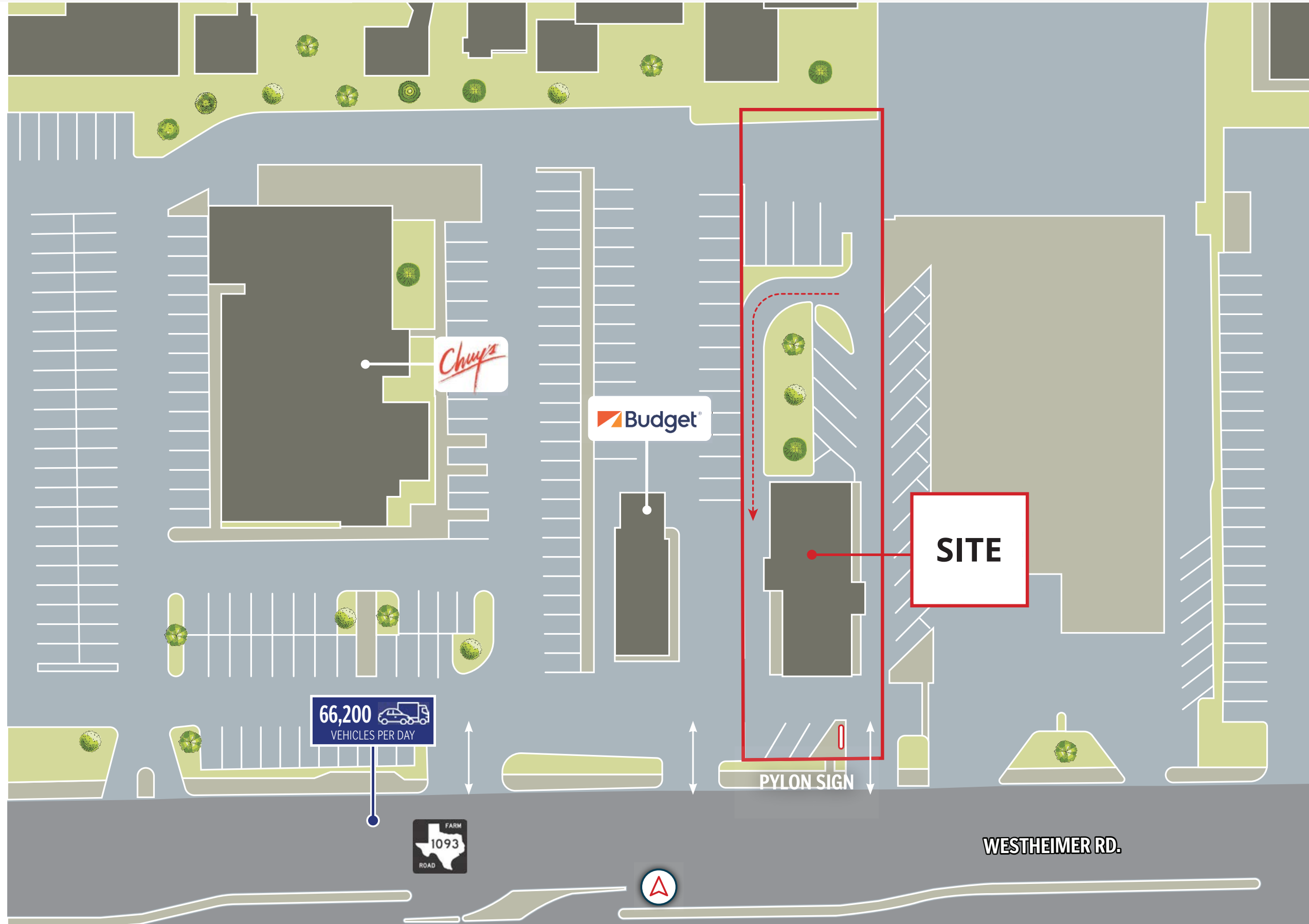
Property Photos

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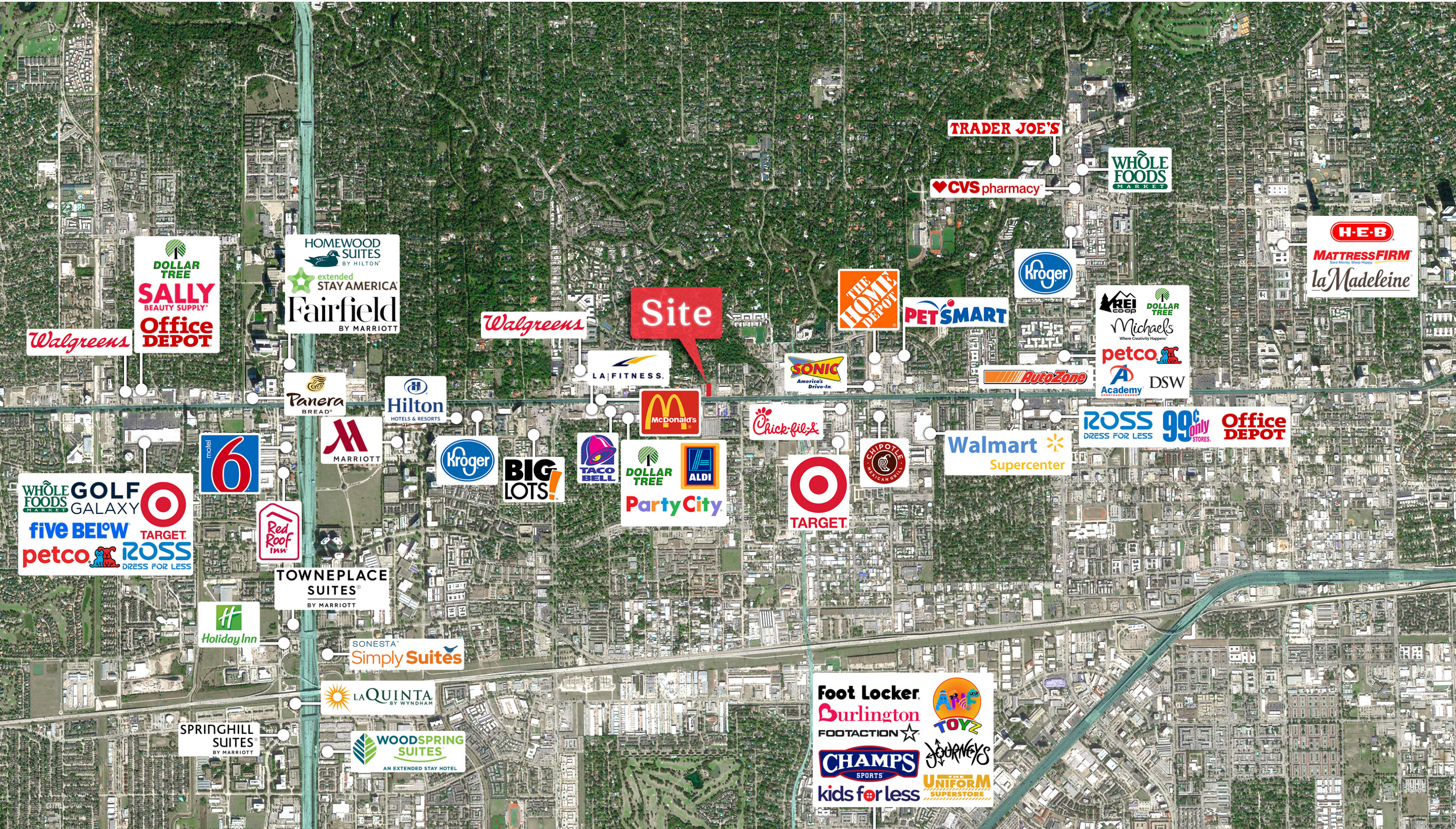
Single Tenant Drive-Thru QSR | Site Plan

9310 Westheimer Rd | Houston, TX 77063



Single Tenant Drive-Thru QSR | Property Aerial

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Site

- Walgreens
- DOLLAR TREE
- SALLY BEAUTY SUPPLY
- Office DEPOT
- Walgreens
- HOMewood SUITES BY HILTON
- extended STAY AMERICA
- Fairfield BY MARRIOTT
- Walgreens
- LA FITNESS
- SONIC America's Drive-In
- THE HOME DEPOT
- PET SMART
- Kroger
- CVS pharmacy
- TRADER JOE'S
- WHOLE FOODS MARKET
- H-E-B
- MATTRESS FIRM
- la Madeleine
- REI COOP
- DOLLAR TREE
- Michaels
- petco
- Academy
- DSW
- Panera BREAD
- Hilton HOTELS & RESORTS
- McDonald's
- Chick-fil-A
- AutoZone
- ROSS DRESS FOR LESS
- 99c only STORES
- Office DEPOT
- 6 Motel
- MARRIOTT
- Kroger
- BIG LOTS!
- TACO BELL
- DOLLAR TREE
- ALDI
- Party City
- Target
- CHIPOTLE MEXICAN GRILL
- Walmart Supercenter
- WHOLE FOODS MARKET
- GOLF GALAXY
- five BELOW
- petco
- ROSS DRESS FOR LESS
- Red Roof Inn
- TOWNEPLACE SUITES BY MARRIOTT
- Holiday Inn
- SONESTA Simply Suites
- LA QUINTA BY WYNDHAM
- WOODSPRING SUITES AN EXTENDED STAY HOTEL
- SPRINGHILL SUITES BY MARRIOTT
- Foot Locker
- Burlington FOOTACTION
- TOYZ
- CHAMPS SPORTS
- journeys
- kids for less
- UNIFORM SUPERSTORE

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WHOLE FOODS MARKET
GOLF GALAXY
five BELOW
petco
TARGET
ROSS
DRESS FOR LESS



TOWNEPLACE SUITES
BY MARRIOTT



FIVE GUYS
BURGERS and FRIES
Walgreens
Randalls

DOLLAR TREE
ALDI
Firestone
COMPLETE AUTO CARE
Party City

BIG LOTS!

LA FITNESS

McDonald's
TACO BELL

DIAMOND hill
WESTHEIMER

NTB
TIRE & SERVICE CENTERS

VOSS DENTAL
Implants · Braces · Root Canals

Budget

Chuy's



T-Mobile

H&R BLOCK

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	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Estimated Population	29,015	221,214	559,116
2025 Projected Population	31,107	233,566	592,672
2010 Census Population	25,060	198,619	501,180
Projected Annual Growth 2020 to 2025	1.40%	1.09%	1.17%
Historical Annual Growth 2010 to 2020	1.60%	1.01%	1.08%
HOUSEHOLDS & GROWTH			
2020 Estimated Households	14,721	91,677	223,548
2025 Projected Households	15,659	96,122	236,445
2010 Census Households	13,108	84,464	202,266
Projected Annual Growth 2020 to 2025	1.24%	0.95%	1.13%
Historical Annual Growth 2010 to 2020	1.26%	0.77%	0.99%
RACE & ETHNICITY			
2020 Estimated White	47.34%	48.54%	51.82%
2020 Estimated Black or African American	21.58%	14.83%	14.57%
2020 Estimated Asian or Pacific Islander	10.00%	12.00%	11.26%
2020 Estimated American Indian or Native Alaskan	0.58%	1.10%	0.76%
2020 Estimated Other Races	11.51%	16.14%	15.80%
2020 Estimated Hispanic	36.08%	45.08%	43.65%
INCOME			
2020 Estimated Average Household Income	\$72,662	\$86,050	\$96,740
2020 Estimated Median Household Income	\$44,855	\$45,634	\$52,399
2020 Estimated Per Capita Income	\$35,963	\$35,788	\$38,792
DAYTIME POPULATION			
2020 Estimated Total Businesses	1,704	15,822	39,303
2020 Estimated Total Employees	11,319	136,074	375,711



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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