



WESTHILL VILLAGE SHOPPING CENTER

Westheimer Rd at Hillcroft Ave, Houston, TX

Situated in one of Houston's leading shopping districts, this center is located on Westheimer—the city's major retail corridor linking the Galleria and the growing Westchase area. The center sits at one of the city's busiest, non-freeway intersections and is anchored by Ross Dress for Less, 99 Cents Only and Office Depot.

**WEINGARTEN
REALTY**

PROPERTY SIZE 130,851 SQ. FT.

LAT/LONG 29.7362 N, -95.502 W

TRAFFIC COUNTS WESTHEIMER RD & HILLCROFT AVE - 110,835

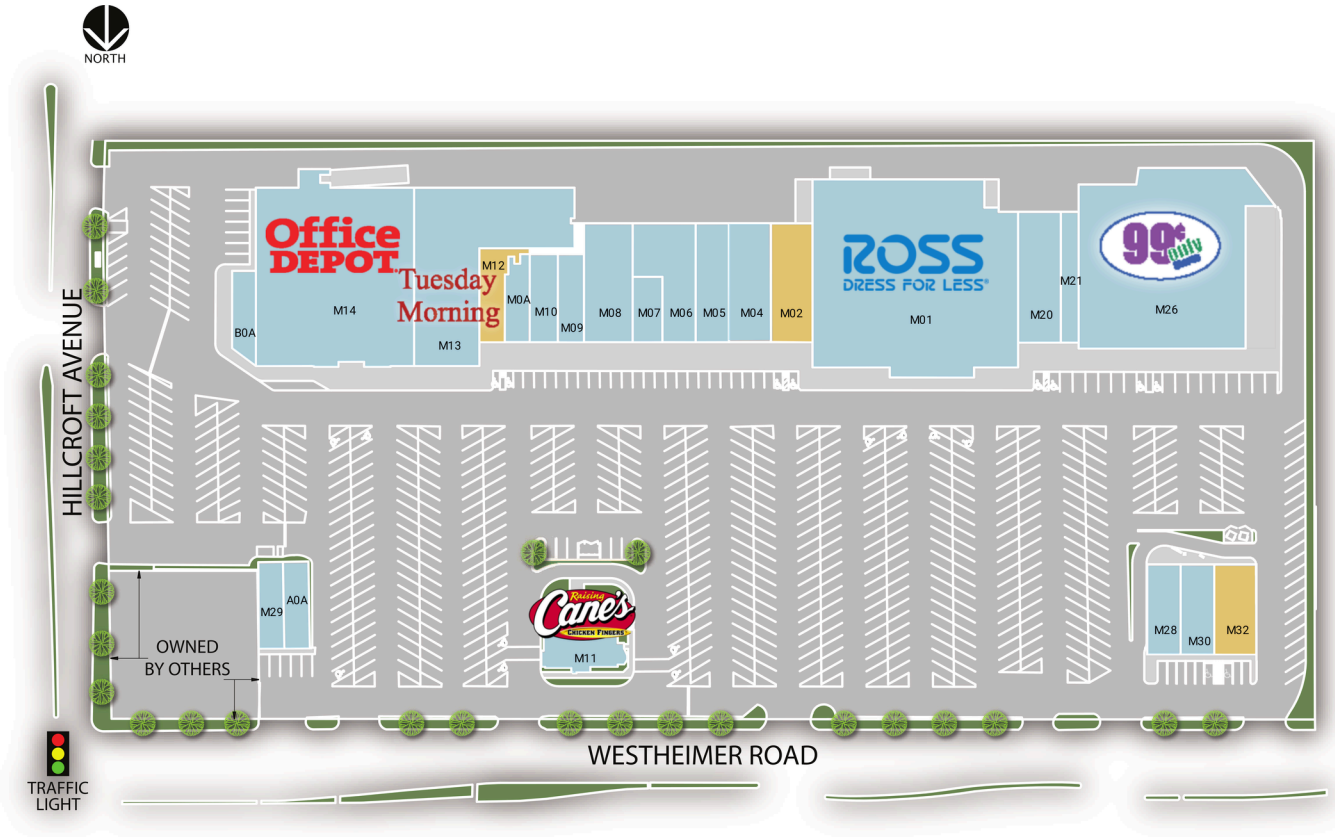
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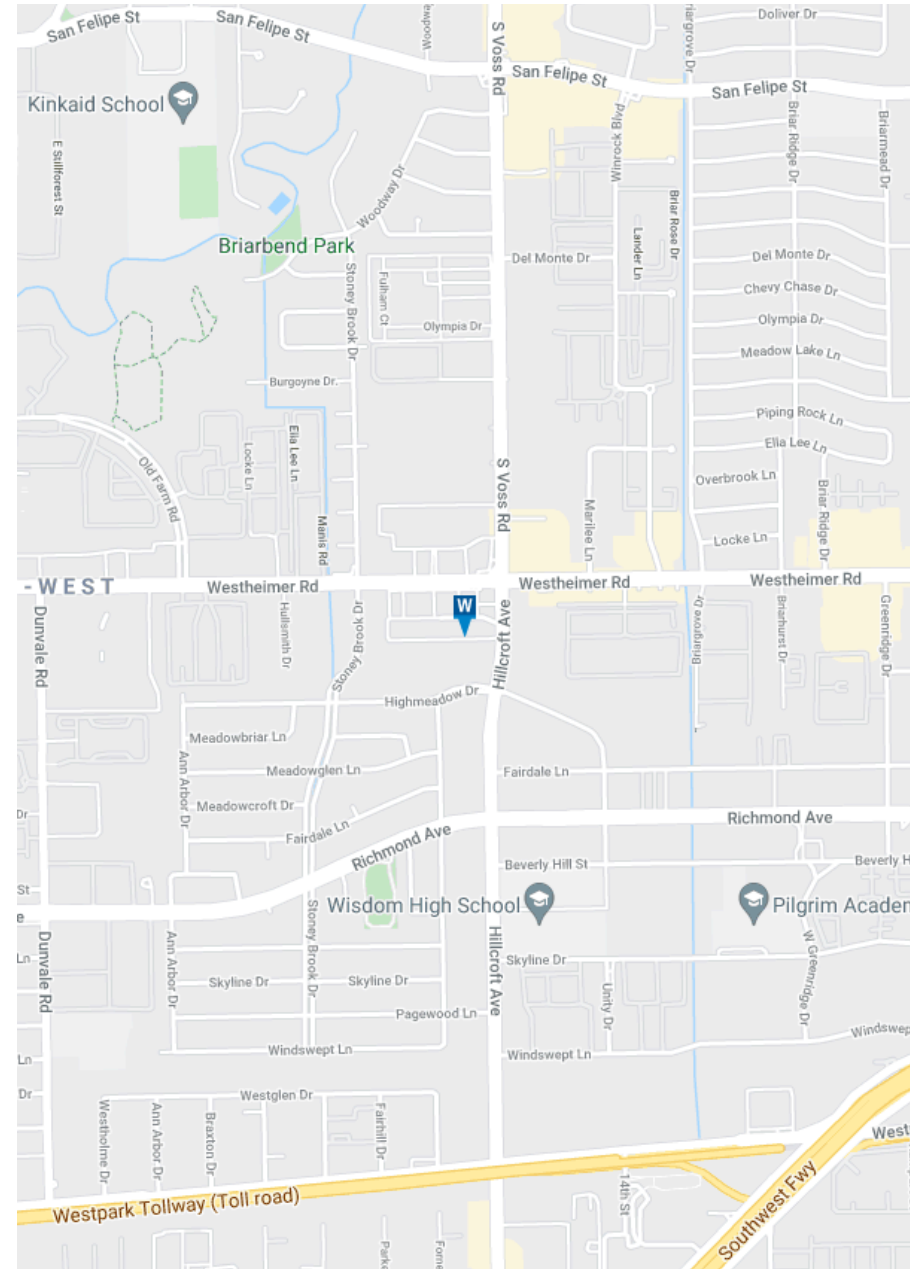


TENANTS LIST

Unit	Tenant	SF
	Available	0 SF
A0A	Subway	1,515 SF
B0A	Tacos De Julio	1,450 SF
M01	Ross Dress for Less	27,685 SF
M02	Available	3,665 SF
M04	America's Best Contacts & Eyeglasses	3,500 SF
M05	Seville Cleaners	2,800 SF
M06	City Gear	3,975 SF
M07	Phone Repair	
M08	Ambulance	1,375 SF
M08	Rainbow	4,100 SF
M09	Q Salon	1,650 SF
M0A	Voss Nails	1,452 SF
M10	Sally Beauty	1,755 SF
M11	Raising Cane's	3,545 SF
M12	Available	1,911 SF
M13	Tuesday Morning	12,310 SF
M14	Office Depot	20,340 SF
M20	Sinbad Cafe & Grill	3,850 SF
M21	Fashion Hair Salon	1,650 SF
M26	99 Cents Only Stores	24,061 SF
M28	Starbucks	2,100 SF
M29	5 Star Nutrition	1,512 SF
M30	Luna Pizzeria	2,150 SF
M32	Available	2,500 SF

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	33,745	119,535	216,599	515,045
Average Household Income	\$78,507	\$88,137	\$106,651	\$120,832
Population Trends				
2000 Population	26,548	106,329	191,232	466,954
2010 Population	31,397	114,159	203,914	483,322
2020 Population	33,745	119,535	216,599	515,045
2025 Population	34,730	121,652	221,337	528,291
Absolute Growth 2010 to 2020'	7.48%	4.71%	6.22%	6.56%
Projected Growth 2020 to 2025'	2.92%	1.77%	2.19%	2.57%
Race & Ethnicity				
% White	35.7%	31.77%	34.93%	38.76%
% Black	12%	11.93%	11.2%	11.34%
% Asian	8.34%	8.2%	8.45%	9.61%
% Other	2.44%	1.95%	1.87%	1.86%
% Hispanic	41.52%	46.14%	43.54%	38.44%
Income & Education				
Median Household Income	53,216	50,535	55,965	62,995
Average Household Income	\$78,507	\$88,137	\$106,651	\$120,832
% College Graduates	46.35%	45.42%	47.42%	50.34%
Age				
Median Age	36.1	36.2	36.8	37
% Age < 18	29.78%	29.9%	28.27%	27.29%
% Age 65 +	8.71%	10.11%	12%	13.22%
Households & Housing				
Households	16,023	53,304	95,204	215,764
Average Household Size	2.1	2.23	2.26	2.37
Median Housing Value	\$370,682	\$330,054	\$320,243	\$394,918
% Owner Occupied Housing	20.62%	24.4%	29.29%	35.49%
% Renter Occupied Housing	68.18%	64.07%	58.78%	52.75%
% Vacant Housing	11.2%	11.53%	11.93%	11.76%
Workplace & Workers				
Number of Businesses	1,296	5,381	11,451	23,806
% White Collar	56.77%	54.86%	57.79%	62.47%
% Blue Collar	43.23%	45.14%	42.21%	37.53%



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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 on 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 listening 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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Date