



WESTCHASE SHOPPING CENTER

Westheimer Rd at Wilcrest Dr, Houston, TX

**WEINGARTEN
REALTY**

View the Drone Property Tour [here](#).

Located in the dynamic Westchase district, this premier retail hub benefits from an exceptionally high daytime population from nearby office complexes. Also, in the area is a Houston Community College campus that can serve up to 10,000 students. Click [here](#) for more information on the Westchase District.

PROPERTY SIZE 218,756 SQ. FT.

LAT/LONG 29.73476 N, -95.56931 W

TRAFFIC COUNTS WESTHEIMER RD & WILCREST DR - 63,460

CONTACT

Christi Vinzant

Leasing Agent
p 713.866.6914
cvinzant@weingarten.com

Anthony Blunsen

Property Manager
p 713.866.6879
ablunsen@weingarten.com

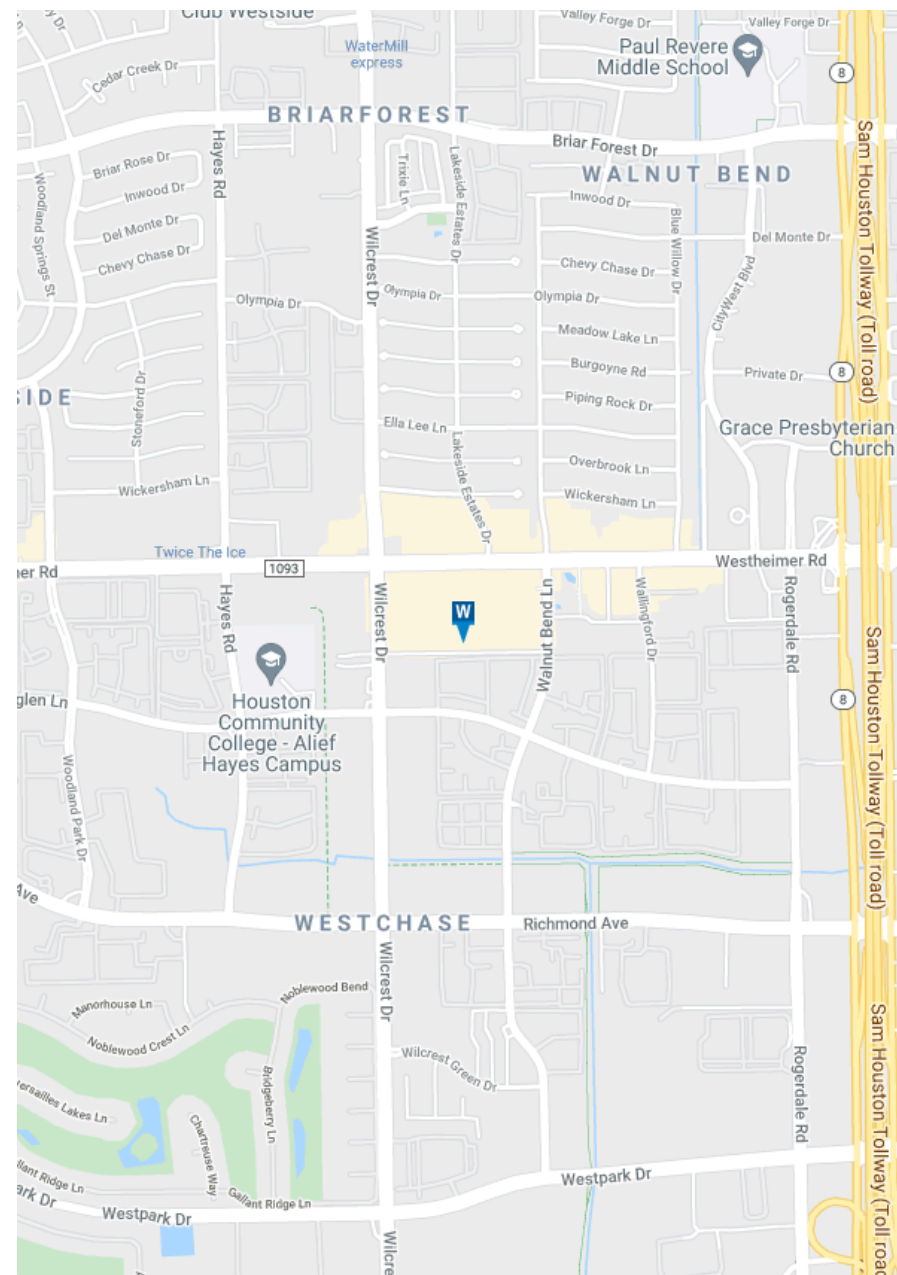


TENANTS LIST

C01	Petco	14,680 SF
C05	Available	6,386 SF
D01	Ross Dress for Less	30,000 SF
E05	Available	3,900 SF
G01	Whole Foods Market	45,489 SF
G05	Beverly Hills Furniture	10,000 SF
G08	Five Below	8,164 SF
K01	Golf Galaxy	30,400 SF
K02	Available	30,000 SF
K0Z	SEARCH	2,845 SF
L01	Caesar's Nails and Spa	1,968 SF
L02	Torchy's Tacos	5,192 SF
L03	Memorial Eye Center	2,370 SF
L05	Alpha Dentist	1,105 SF
L06	Chinese Clinic	975 SF
L07	Available	1,625 SF
L08	Avesta Royal Persian Cuisine	1,450 SF
L09	Westheimer Nails	975 SF
L10	Available	1,450 SF
R01	Dimassi's Mediterranean Cafe	6,987 SF
R02	Taco Cabana	3,940 SF
R03	Available	6,000 SF
R04	Jason's Deli	4,700 SF
R05	Smooch Cookies	1,000 SF
T0A	Target	0 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	24,847	86,823	190,349	522,183
Average Household Income	\$70,065	\$79,689	\$86,176	\$86,051
Population Trends				
2000 Population	19,635	74,316	167,234	452,875
2010 Population	24,231	82,367	178,811	488,249
2020 Population	24,847	86,823	190,349	522,183
2025 Population	25,137	88,434	194,331	534,817
Absolute Growth 2010 to 2020'	2.54%	5.41%	6.45%	6.95%
Projected Growth 2020 to 2025'	1.17%	1.86%	2.09%	2.42%
Race & Ethnicity				
% White	28.57%	29.69%	30.72%	27.37%
% Black	31.7%	24.9%	20.07%	18.4%
% Asian	9.83%	12.49%	13.28%	12.88%
% Other	2.32%	2.31%	2.08%	1.99%
% Hispanic	27.59%	30.61%	33.85%	39.36%
Income & Education				
Median Household Income	45,707	50,739	50,747	50,876
Average Household Income	\$70,065	\$79,689	\$86,176	\$86,051
% College Graduates	47.71%	48.5%	46.35%	41.17%
Age				
Median Age	36.3	36.5	36.6	35.7
% Age < 18	30.72%	29.33%	28.07%	28.11%
% Age 65 +	10.7%	12.21%	12.85%	11.9%
Households & Housing				
Households	12,448	38,953	80,579	202,897
Average Household Size	1.99	2.22	2.36	2.56
Median Housing Value	\$286,079	\$277,121	\$262,325	\$221,553
% Owner Occupied Housing	20.49%	29.53%	34.55%	35.2%
% Renter Occupied Housing	68.85%	59.31%	54.86%	53.61%
% Vacant Housing	10.66%	11.15%	10.59%	11.2%
Workplace & Workers				
Number of Businesses	1,555	3,295	6,422	18,532
% White Collar	66.38%	63.46%	62.08%	57.53%
% Blue Collar	33.62%	36.54%	37.92%	42.47%



Christi Vinzant
www.weingarten.com

cvinzant@weingarten.com
713.866.6914

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.

Weingarten Realty Investors

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9006271

License No.

Email

713-866-6000

Phone

Patrick Manchi

Designated Broker of Firm

338804

License No.

pmanchi@weingarten.com

Email

713-866-6907

Phone

Patrick Manchi

Licensed Supervisor of Sales Agent/ Associate

338804

License No.

pmanchi@weingarten.com

Email

713-866-6907

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date