



CENTRE AT POST OAK

Westheimer Rd at Post Oak Blvd, Houston, TX

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REALTY®**

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

Centre at Post Oak is located in Uptown Houston across from the Houston Galleria, the 4th largest mall in the nation. This prestigious location offers a huge daytime population coupled with some of the best demographics in Houston. Nordstrom Rack chose this location for its Houston debut, much like many other tenants have done, including Morton's Steakhouse, Grand Lux, Moxie's Grill & Bar and Arhaus Furniture. Other notable tenants include Marshalls, Old Navy, Mattress Firm, Relax the Back, and Carters.

PROPERTY SIZE 183,940 SQ. FT.

LAT/LONG 29.74206 N, -95.46255 W

TRAFFIC COUNTS WESTHEIMER RD & POST OAK BLVD - 92,700

CONTACT

John Wise

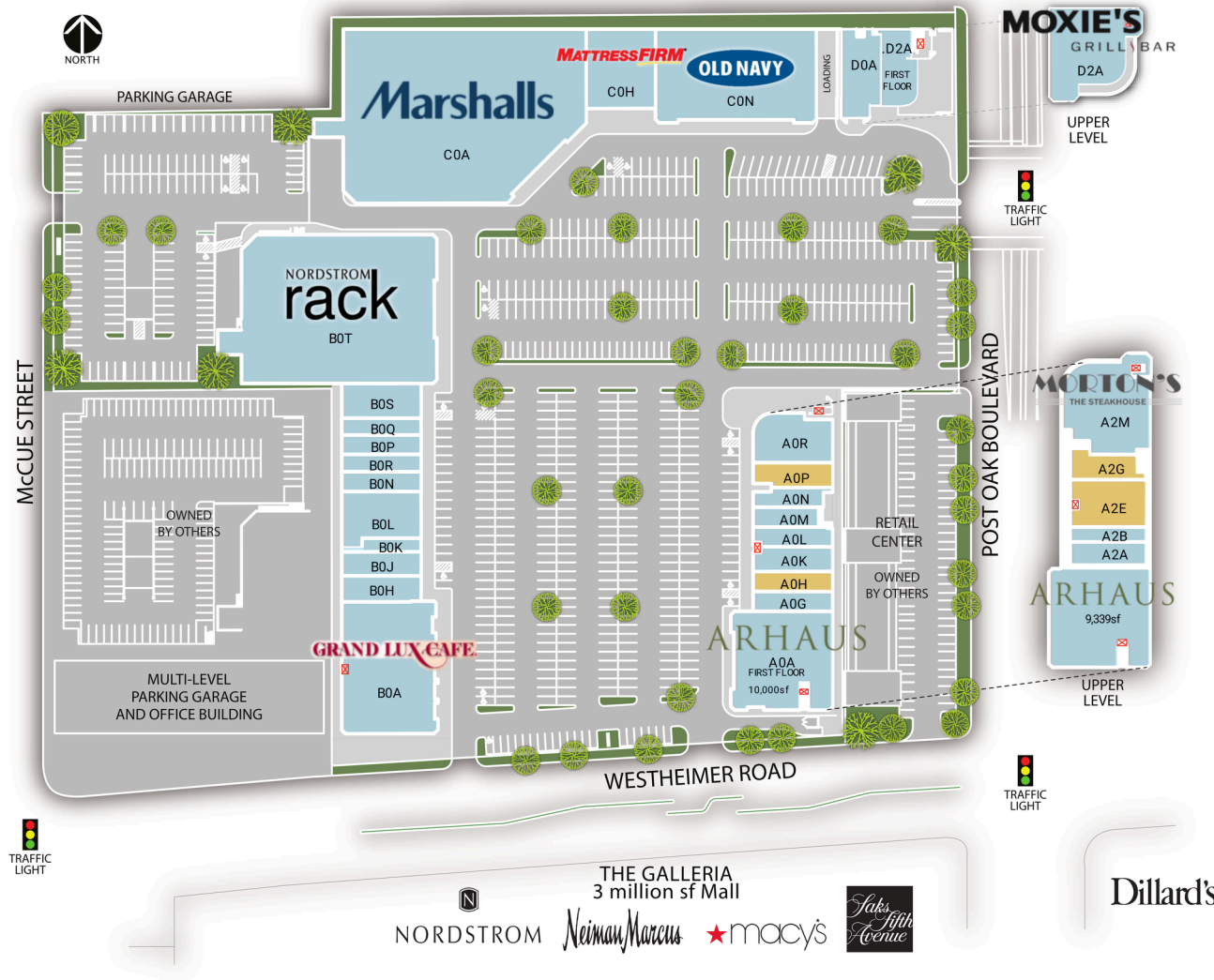
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TENANTS LIST

A0A	Arhaus Furniture	19,339 SF
A0G	Sport Clips	1,600 SF
A0H	Available	1,600 SF
A0K	Nothing Bundt Cakes	1,971 SF
A0L	Le Creuset	1,569 SF
A0M	Lerant	1,308 SF
A0N	European Wax Center	1,333 SF
A0P	Available	1,924 SF
A0R	Snooze, an AM Eatery	3,734 SF
A2A	GolfTec	1,676 SF
A2B	Lashes by Ann	1,118 SF
A2E	Available	3,504 SF
A2G	Available	1,673 SF
A2M	Morton's Steakhouse	7,000 SF
B0A	Grand Lux Cafe	12,824 SF
B0H	Galleria Smile	2,100 SF
B0J	Taste Sichuan Bistro	1,800 SF
B0K	Iloff Jewelers	1,000 SF
B0L	Carter's	4,000 SF
B0N	Creamistry	1,600 SF
B0P	Harvest Express	1,565 SF
B0Q	Good Feet	1,360 SF
B0R	Cacao & Cardamom	1,400 SF
B0S	Relax The Back	2,800 SF
B0T	Nordstrom Rack	30,017 SF
C0A	Marshalls	40,000 SF
C0H	Mattress Firm	5,543 SF
C0N	Old Navy	15,000 SF
D0A	James Avery Jewelry	3,445 SF
D2A	Moxie's Grill and Bar	10,137 SF

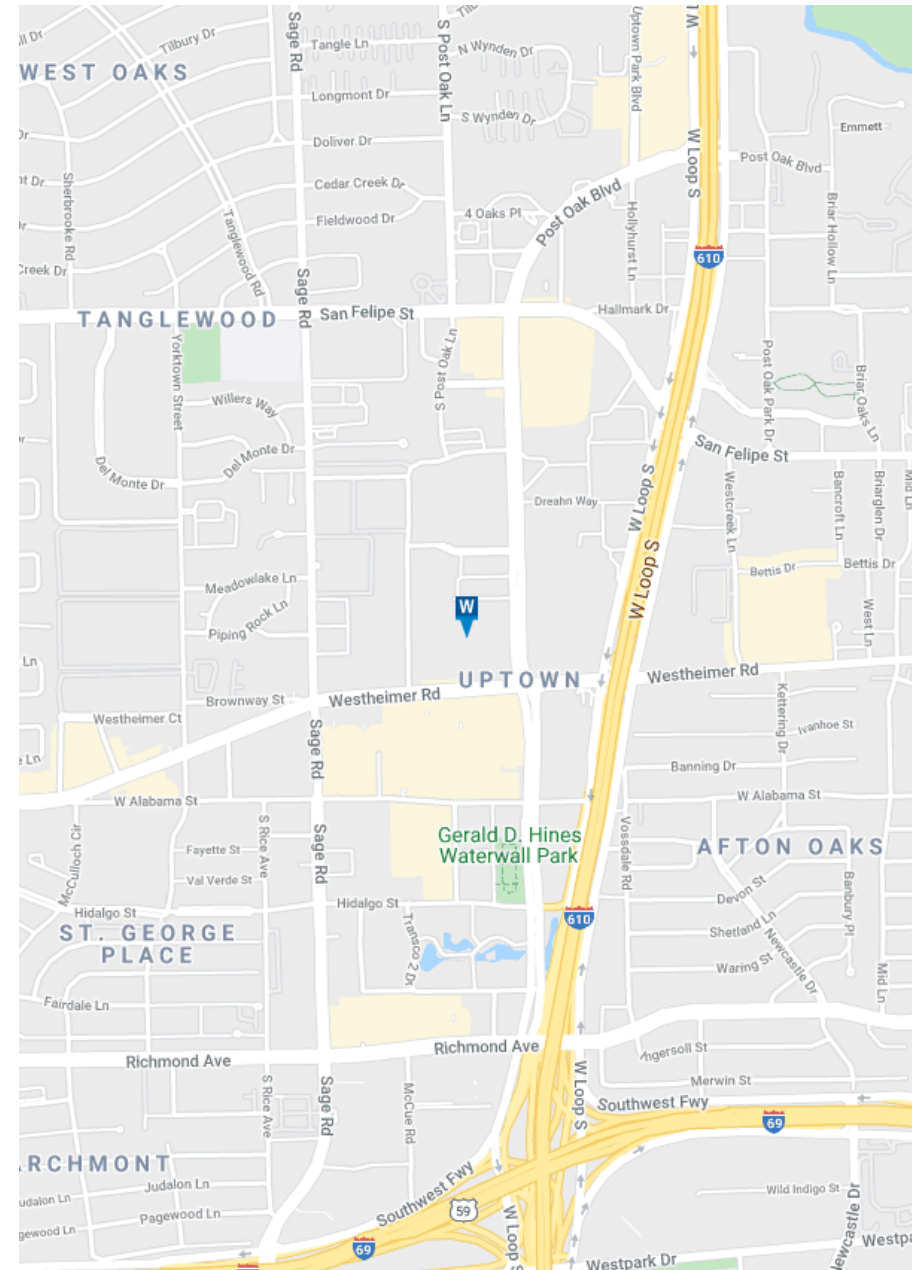


This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

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Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	26,213	88,127	192,092	508,648
Average Household Income	\$170,363	\$156,642	\$154,490	\$142,968
Population Trends				
2000 Population	16,917	65,024	158,944	417,881
2010 Population	20,311	76,746	173,413	451,371
2020 Population	26,213	88,127	192,092	508,648
2025 Population	29,265	93,671	200,701	536,493
Absolute Growth 2010 to 2020'	29.06%	14.83%	10.77%	12.69%
Projected Growth 2020 to 2025'	11.64%	6.29%	4.48%	5.47%
Race & Ethnicity				
% White	65%	58.86%	51.19%	49.69%
% Black	5.57%	6.2%	6.56%	8.15%
% Asian	12.41%	9.77%	8.94%	9.12%
% Other	2.28%	2.02%	1.98%	2.17%
% Hispanic	14.74%	23.14%	31.33%	30.86%
Income & Education				
Median Household Income	117,373	94,795	84,697	82,938
Average Household Income	\$170,363	\$156,642	\$154,490	\$142,968
% College Graduates	78.21%	71.4%	63.6%	62.76%
Age				
Median Age	40.4	39.4	38.3	38
% Age < 18	25.15%	26.33%	26.83%	26.64%
% Age 65 +	17.84%	16.3%	14.33%	13.53%
Households & Housing				
Households	15,478	47,313	91,277	234,531
Average Household Size	1.69	1.86	2.1	2.14
Median Housing Value	\$546,957	\$532,297	\$567,220	\$471,707
% Owner Occupied Housing	35.08%	36.12%	35.36%	38.73%
% Renter Occupied Housing	49.23%	50.69%	52.48%	50.07%
% Vacant Housing	15.69%	13.19%	12.16%	11.2%
Workplace & Workers				
Number of Businesses	3,176	6,861	11,794	24,647
% White Collar	89.56%	81.57%	71.71%	73.44%
% Blue Collar	10.44%	18.43%	28.29%	26.56%



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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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Buyer/Tenant/Seller/Landlord Initials

Date