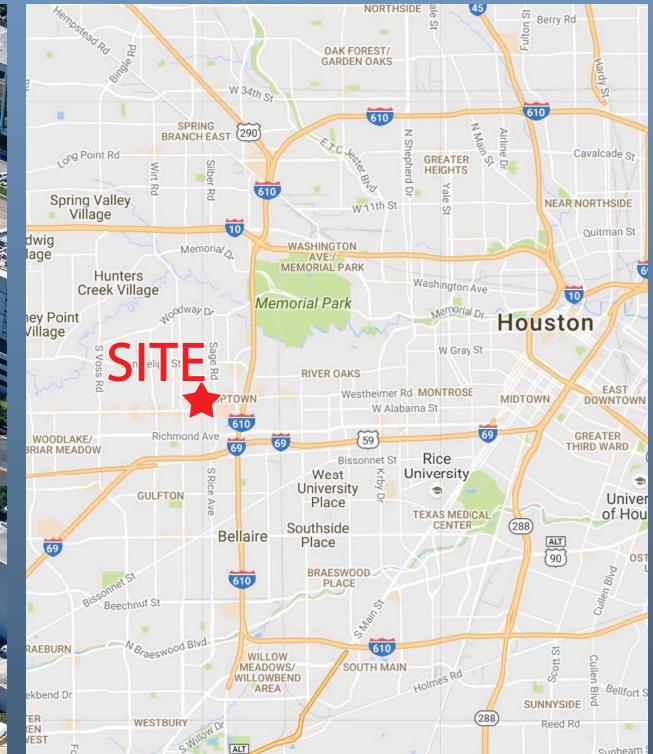


Ground Lease or Possible Build to Suit Opportunity

Westheimer Court - 5380 Westheimer Rd, Houston, TX 77056



PROPERTY DATA

- Up to 0.7894 acre pad site available
- Irreplicable location close to The Houston Galleria and Houston Uptown
- Two traffic lights at site provide good access to traffic from all directions
- Surrounded by high income homes, dense office developments, hotels and multi-family
- Good parking, excellent visibility to Westheimer Rd.

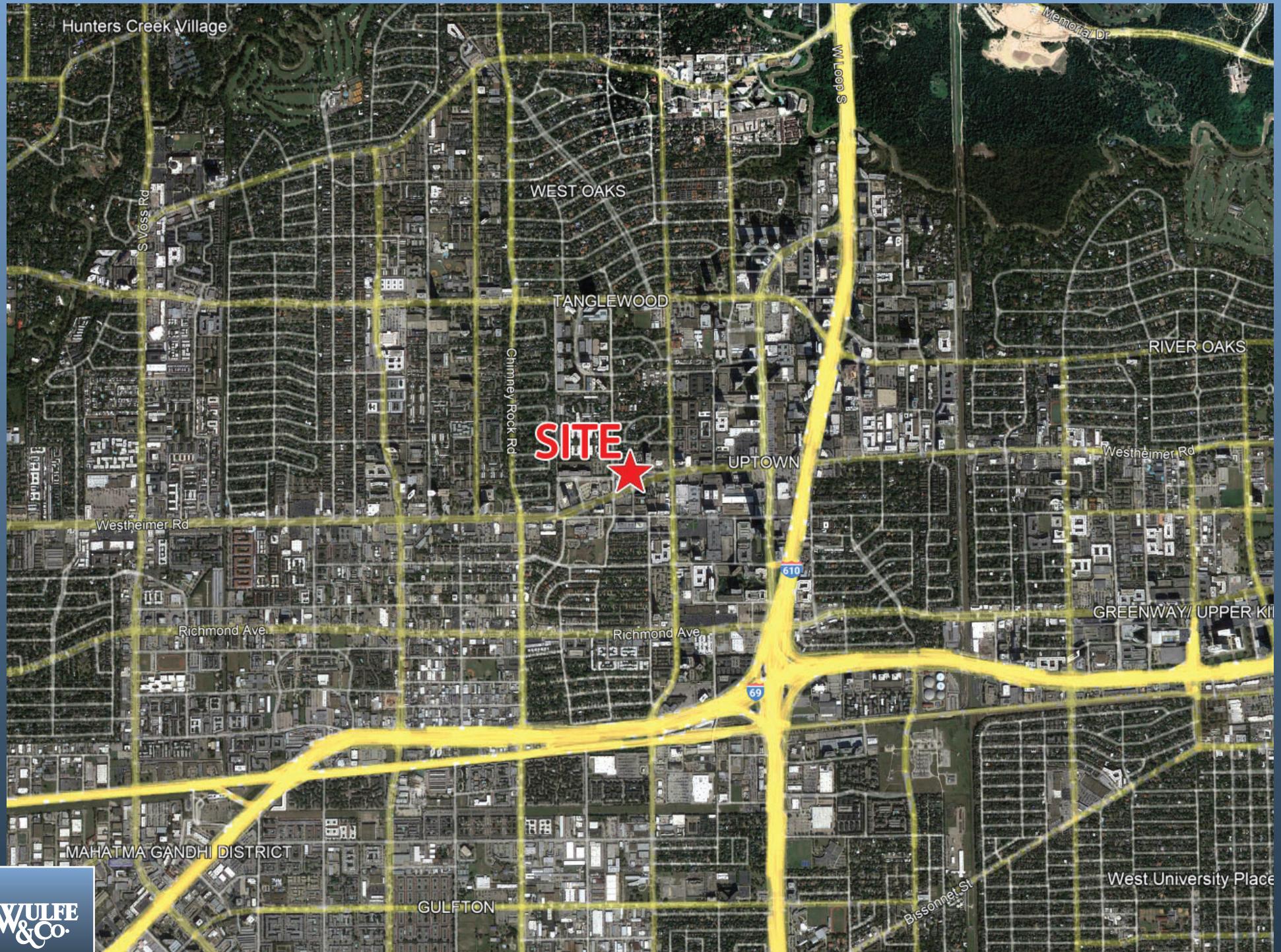
2025 DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	29,696	214,984	550,872
Avg HH Income	\$157,825	\$160,704	\$165,669
Daytime Pop	96,575	327,037	655,171
Traffic Counts			
Westheimer Rd	66,654 cars per day		
Sage Rd	23,593 cars per day		

CONTACT

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(713) 569-8990 (mobile)

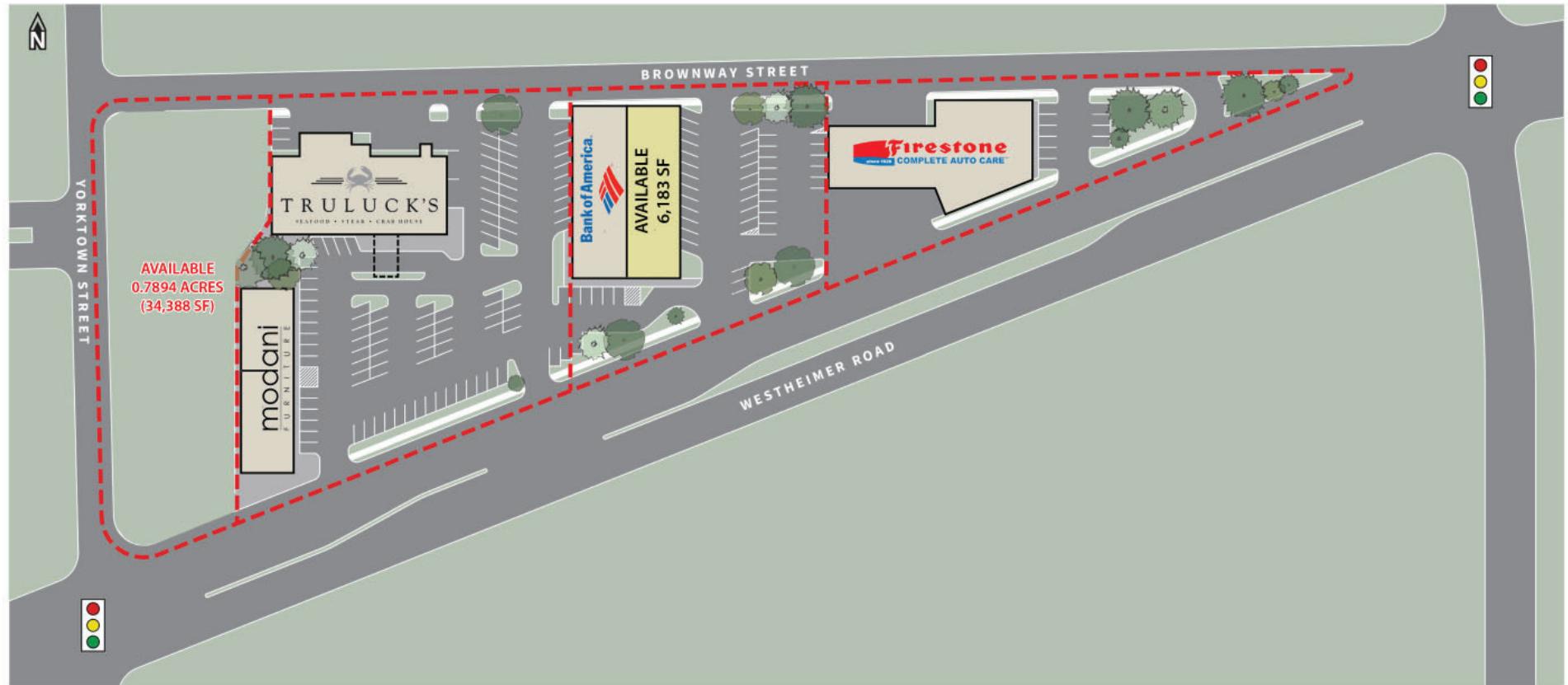
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SITE PLAN



WESTHEIMER COURT

WULFE
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Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7402/-95.47

5350 Westheimer Rd Houston, TX 77056	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	29,696	214,984	550,872
2030 Projected Population	28,355	206,837	539,099
2020 Census Population	25,262	199,756	502,952
2010 Census Population	20,603	180,315	457,409
Projected Annual Growth 2025 to 2030	-0.9%	-0.8%	-0.4%
Historical Annual Growth 2010 to 2025	2.9%	1.3%	1.4%
2025 Median Age	38.3	37.0	36.9
Households			
2025 Estimated Households	16,259	99,477	246,621
2030 Projected Households	15,991	98,547	248,779
2020 Census Households	14,951	94,766	231,862
2010 Census Households	11,813	82,257	203,064
Projected Annual Growth 2025 to 2030	-0.3%	-0.2%	0.2%
Historical Annual Growth 2010 to 2025	2.5%	1.4%	1.4%
Race and Ethnicity			
2025 Estimated White	51.8%	46.2%	48.0%
2025 Estimated Black or African American	13.7%	13.8%	12.7%
2025 Estimated Asian or Pacific Islander	15.2%	11.9%	12.1%
2025 Estimated American Indian or Native Alaskan	0.4%	1.0%	0.9%
2025 Estimated Other Races	18.9%	27.1%	26.3%
2025 Estimated Hispanic	24.8%	35.1%	34.3%
Income			
2025 Estimated Average Household Income	\$157,825	\$160,704	\$165,669
2025 Estimated Median Household Income	\$101,216	\$99,592	\$108,467
2025 Estimated Per Capita Income	\$86,418	\$74,421	\$74,274
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.5%	10.3%	9.0%
2025 Estimated Some High School (Grade Level 9 to 11)	1.6%	3.2%	3.4%
2025 Estimated High School Graduate	9.2%	12.8%	12.7%
2025 Estimated Some College	13.9%	12.8%	11.9%
2025 Estimated Associates Degree Only	7.2%	5.0%	5.0%
2025 Estimated Bachelors Degree Only	34.1%	29.2%	29.5%
2025 Estimated Graduate Degree	32.6%	26.8%	28.4%
Business			
2025 Estimated Total Businesses	7,455	31,602	61,067
2025 Estimated Total Employees	90,017	277,411	526,508
2025 Estimated Employee Population per Business	12.1	8.8	8.6
2025 Estimated Residential Population per Business	4.0	6.8	9.0

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

Buyer/Tenant/Seller/Landlord Initials

Date