



# CENTER AT WESTCHASE

5840 W Sam Houston Pkwy S, Houston, TX 77072



**LOGAN ZHOU**


Principal

(832) 495-8855

Logan@gtcapitalusa.com

**FOR LEASE**  
**2ND GENERATION RETAIL**  
**FORMER BANK W/ DRIVE-THRU/ATM**

 7324 Southwest Fwy. Suite 600, Houston, TX 77074

 (832) 831-5885

 [www.GTCapitalUSA.com](http://www.GTCapitalUSA.com)

**GT CAPITAL**

# PROPERTY INFORMATION

## LOCATION

**5840 W Sam Houston Pkwy S**  
**Houston, TX 77072**

## SIZE

Lot Size  
**2.65 Acres**

Gross Leasable Area  
**9,240 SF**

## LEASE RATE

**Call Broker**

## NNN RATE

**Call Broker**

## DELIVERY

Year Built  
**2016**

Status  
**January 2026**

## TRAFFIC COUNTS

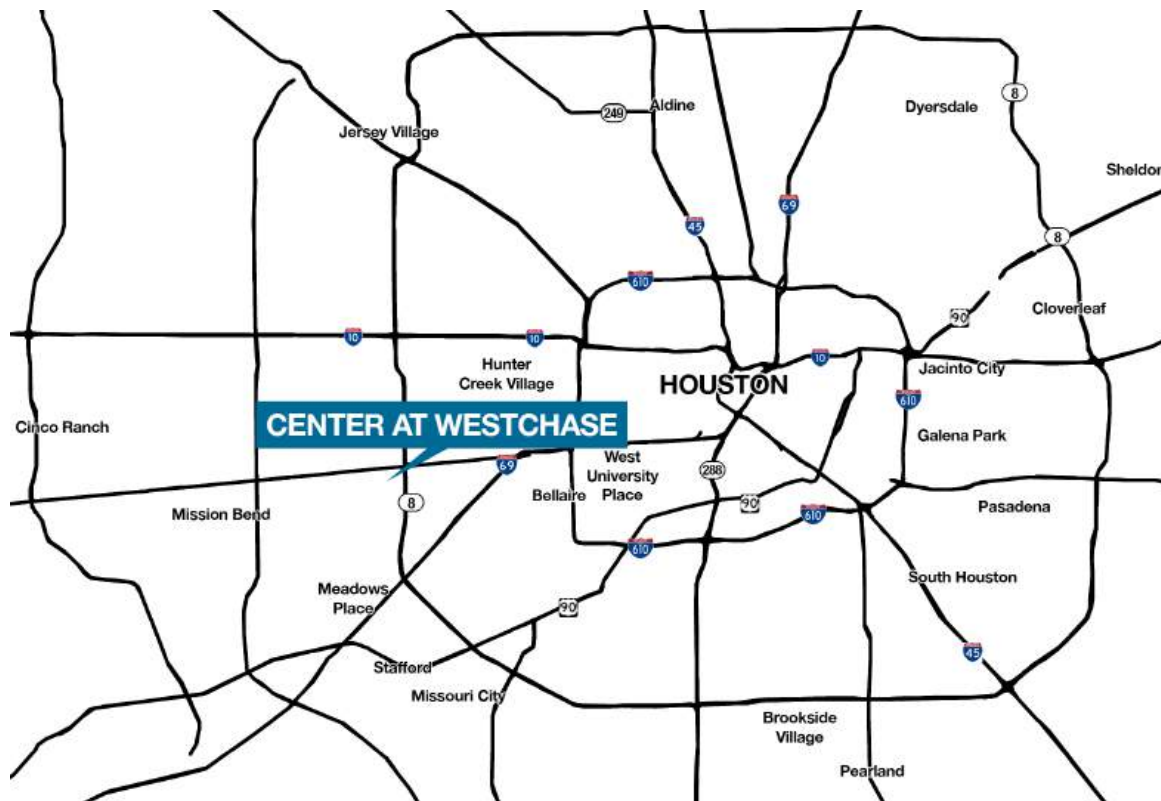
**Beltway 8 ..... 182,259 CPD**  
**Harwin Dr ..... 170,275 CPD**

## AVAILABLE SPACE

**Suite 100**

## AVAILABLE SIZE

**3,540 SF**



## PROPERTY HIGHLIGHTS

- ★ **SUPERIOR REGIONAL LOCATION:** Located at the SWC of Beltway 8 (182k+ cars per day) and Harwin Dr (18k+ cars per day) in Houston, Texas.
- ★ **CONVENIENT HIGHWAY ACCESS:** Convenient on and off access to Beltway 8 as well as Harwin Dr.
- ★ **EXCELLENT DEMOGRAPHICS:** Excellent demographics with a population of 231k+ people within 3 miles and 591k+ people within 5 miles. In addition, average household incomes are \$74k+ within 3 miles and \$88k+ within 5 miles.
- ★ **LOCATED IN STRONG RETAIL, OFFICE & HOTEL CORRIDOR:** Property is surrounded by excellent national and national retailers, hotels, and office/corporate users.

## AREA HIGHLIGHTS



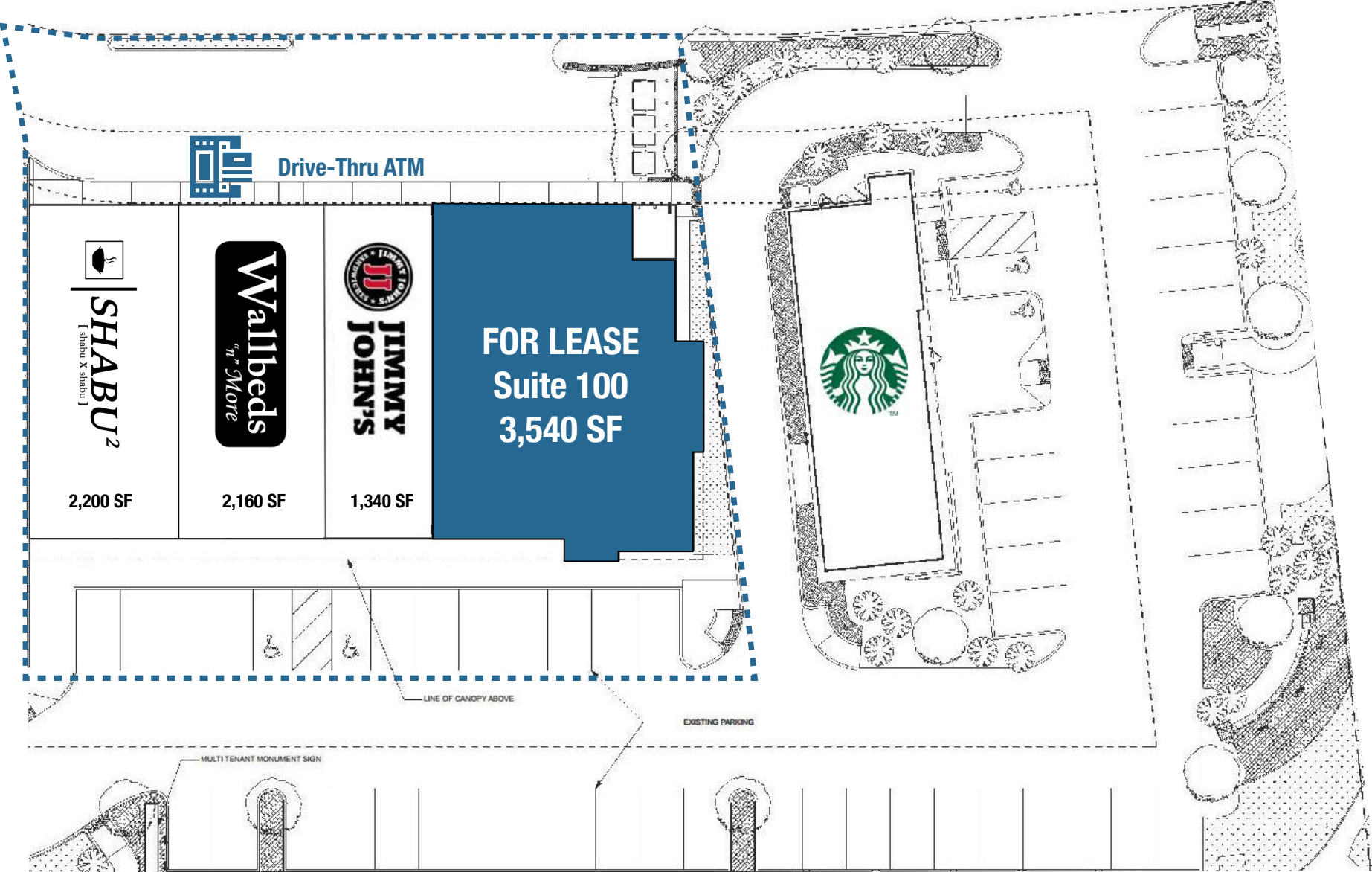
**SPRINGHILL SUITES®**  
BY MARRIOTT



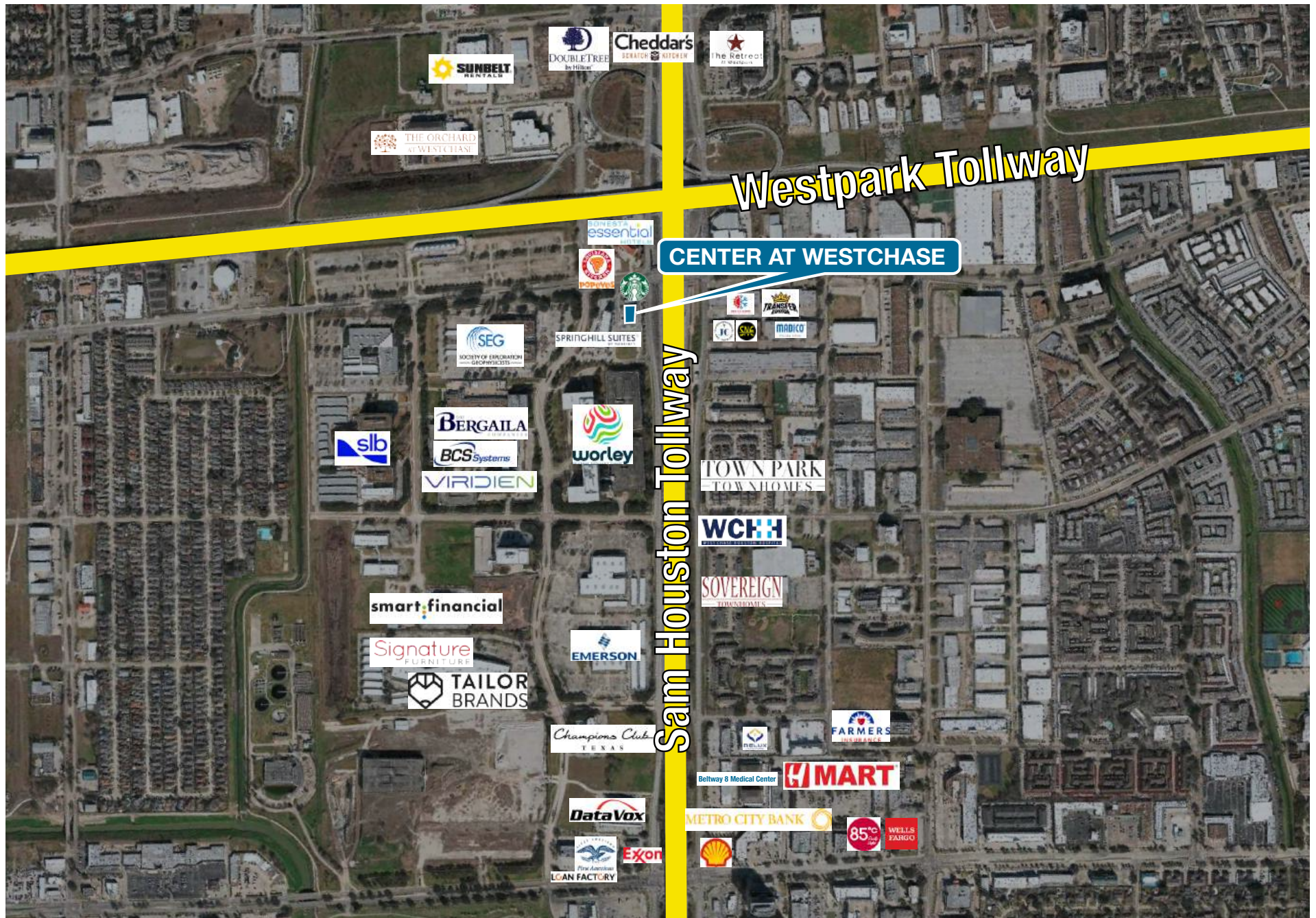
## DEMOGRAPHICS AT A GLANCE

| POPULATION               | 1 MILE   | 3 MILE   | 5 MILE   |
|--------------------------|----------|----------|----------|
| Total Population         | 23,662   | 231,624  | 591,577  |
| Total Households         | 9,505    | 95,529   | 229,958  |
| Average Household Income | \$54,058 | \$74,090 | \$88,760 |

SITE PLAN

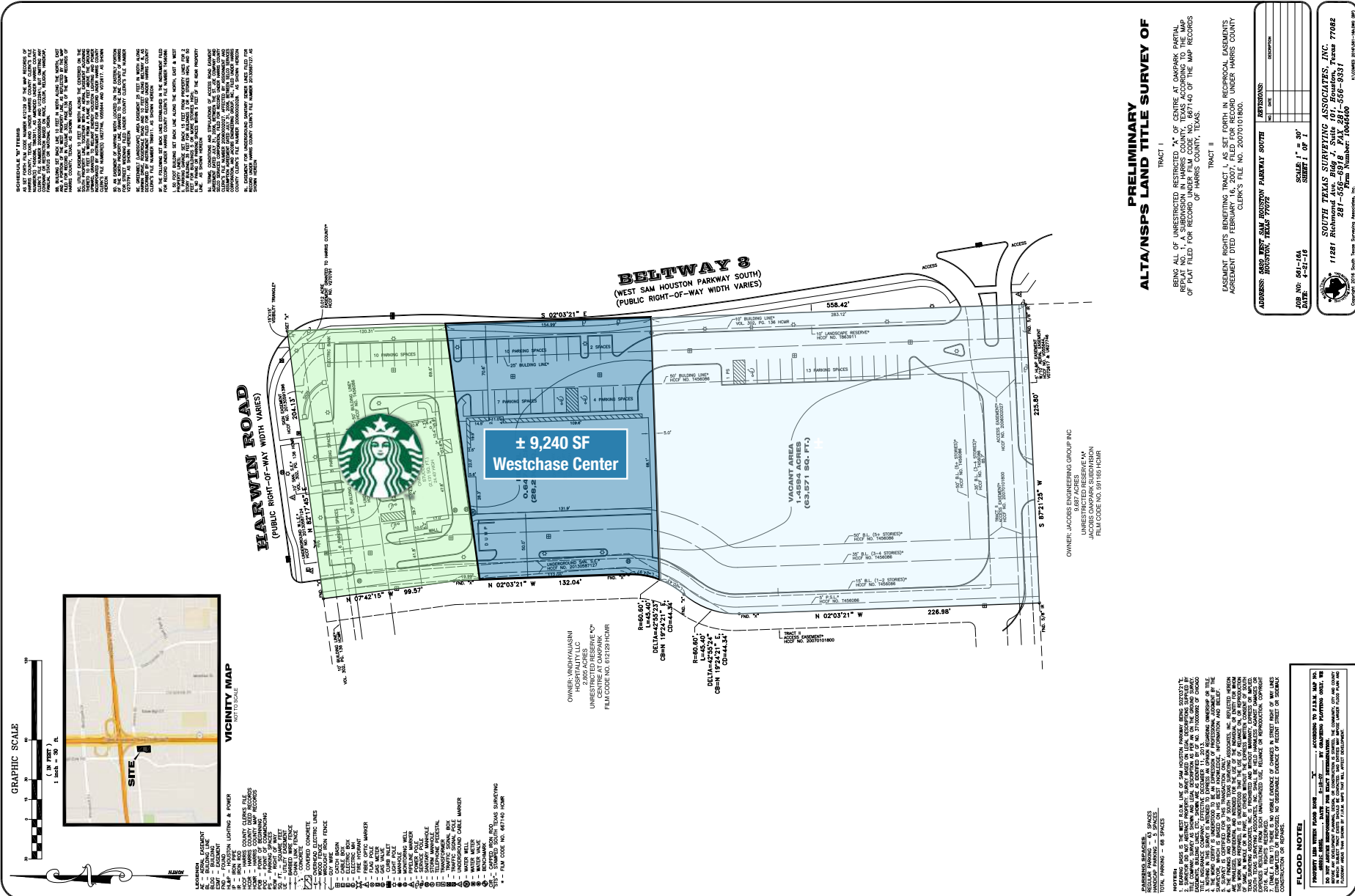














# RENDERING





# RENDERING





# RENDERING





# DEMOGRAPHICS - 1 MILE

1 mile

3 miles

5 miles

## Population

45.3k

↓ 1%

Compared to 45.9k in 2022

↓ 6%

Compared to 48.7k in 2019



## Household Income

\$47.8k

Median Income

\$49.7k

2028 Estimate

↑ 4%

Growth Rate



## Age Demographics

33

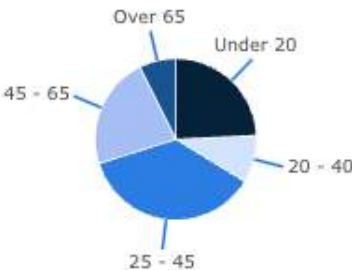
Median Age

36

2028 Estimate

↑ 7%

Growth Rate





# DEMOGRAPHICS - 3 MILES

1 mile

3 miles

5 miles

## Population

301.2k

↓ 1%  
Compared to 306.8k in 2019

0%  
Compared to 301.8k in 2022



## Household Income

\$53k

Median Income

\$55.1k  
2028 Estimate

↑ 4%  
Growth Rate



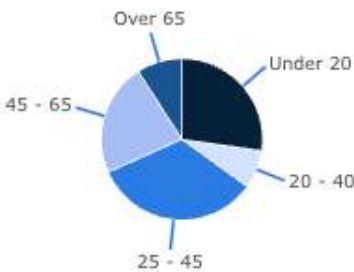
## Age Demographics

34

Median Age

36  
2028 Estimate

↑ 5%  
Growth Rate





# DEMOGRAPHICS - 5 MILES

1 mile

3 miles

5 miles

## Population

706.8k

0%

Compared to 711.1k in 2022

↓ 4%

Compared to 742.4k in 2019



## Household Income

\$58.1k

Median Income

\$60.3k

2028 Estimate

↑ 4%

Growth Rate



## Age Demographics

34

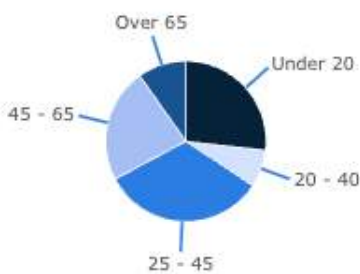
Median Age

36

2028 Estimate

↑ 5%

Growth Rate



# INFORMATION ABOUT BROKERAGE SERVICES

2/10/2025

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:
  - o That the owner will accept a price less than the written asking price;
  - o That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

|   |                               |  |                                |
|---|-------------------------------|--|--------------------------------|
| <u>GT Capital</u><br>Licensed Broker / Broker Firm Name or<br>Primary Assumed Business Name | <u>9012635</u><br>License No. | <u>admin@GTCapitalUSA.com</u><br>Email | <u>(832) 831-5885</u><br>Phone |
| <u>Rodney Dean Henson</u><br>Designated Broker of Firm                                      | <u>457024</u><br>License No.  | <u>admin@GTCapitalUSA.com</u><br>Email | <u>(832) 831-5885</u><br>Phone |
| <u>Rodney Dean Henson</u><br>Licensed Supervisor of Sales Agent /<br>Associate              | <u>457024</u><br>License No.  | <u>admin@GTCapitalUSA.com</u><br>Email | <u>(832) 831-5885</u><br>Phone |
| <u>Logan Zhou</u><br>Sales Agent / Associate's Name   | <u>0639394</u><br>License No. | <u>admin@GTCapitalUSA.com</u><br>Email | <u>(832) 495-8855</u><br>Phone |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

TXR-2501

GT Capital, 7324 Southwest Fwy #600 Houston TX 77074

Logan Zhou

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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Purchase. 3

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