

FOR LEASE

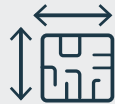
# PRIME HARD CORNER RETAIL CENTER

12602 WESTHEIMER ROAD  
HOUSTON, TEXAS 77077

Oldham  
Goodwin **OG**



**GLA**  
12,600 SF



**SITE**  
0.86 AC



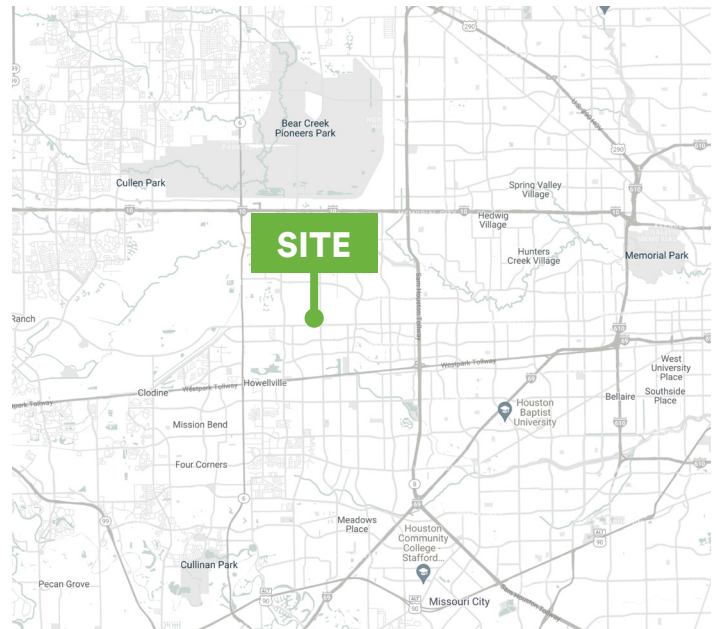
**PARKING**  
55 SPACES



**YEAR BUILT**  
2003

## PROPERTY HIGHLIGHTS

- 2,000 - 4,730 SF of contiguous space available including prime end-cap availability
- 2,000 SF prime end-cap facing Westheimer Rd
- Center boasts high daily traffic counts of approximately 67,599 VPD along Westheimer Rd and 32,370 VPD along Dairy Ashford (Source: TxDot)
- Close proximity to multiple major thoroughfares including Beltway 8, Interstate 10 and the Westpark Tollway, all being within a 5-10 minute drive
- Situated at the hard corner of Westheimer Rd & Dairy Ashford in a very strong retail corridor with great visibility and multiple points of ingress/egress for easy access.
- Strong demographics with a population count of approximately 182,556 people within 3 miles and 73,429 households, respectively



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## DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

2024 Total Population	24,157	192,106	448,207
2029 Total Population	24,588	192,106	448,207
2024-2029 Annual Growth Rate	1.78%	2.06%	2.74%
2024 Households	10,680	75,737	166,157
2029 Households	10,422	74,449	163,461
2024 Median Home Value	\$275,232	\$281,281	\$249,505
2024 Average Household Income	\$78,261	\$84,167	\$81,057
2024 Total Consumer Spending	\$269,035,000	\$2,044,020,000	\$4,504,665,000
2029 Total Consumer Spending	\$296,196,765	\$2,257,438,590	\$5,013,838,713



59,422 VPD  
Westheimer Rd



203,668  
Employees

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WHOLE FOODS MARKET	COMFORT SUITES	IHOP RESTAURANT	Wendy's
TARGET	Office DEPOT	Tanquer	UPS
Shell	DUNKIN' DONUTS	Jason's deli	Walmart
DISCOUNT TIRE	CANDLEWOOD SUITES	Subway	TACO BELL
WAFFLE HOUSE	SMOOTHIE KING	STARBUCK	Best Western PLUS
TACO CABANA	24 FITNESS	PIZZA HUT	Wendy's

8  
Sam Houston

LOWE'S	TRADER JOE'S	TRADER JOE'S
Chick-fil-ee	Walmart	Public Storage
KOHL'S	T	W-E-B
		HALF PRICE BOOKS

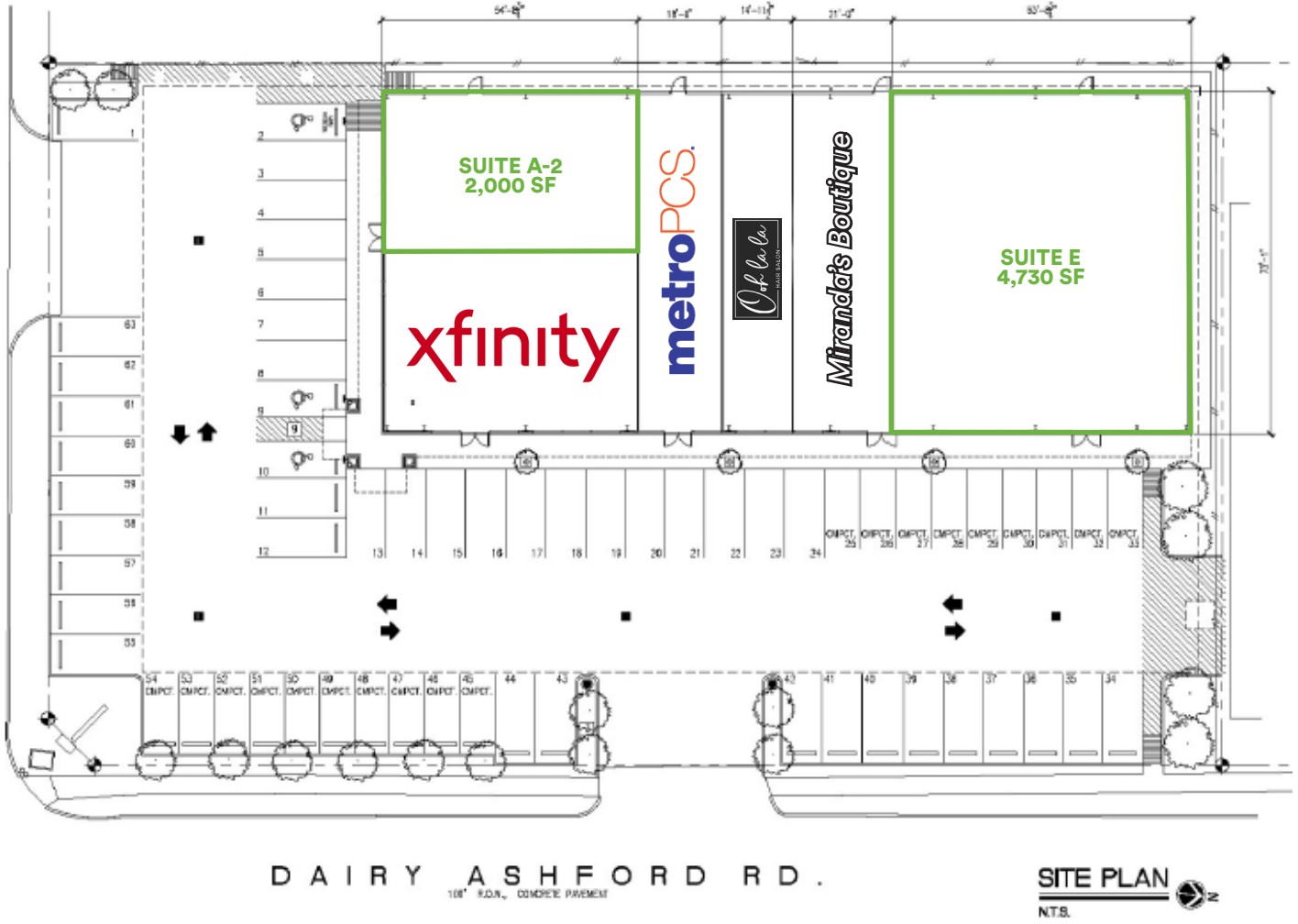
McDonald's	KFC	STARBUCK	SHOE CARNIVAL	BURGER KING
Wendy's	McDonald's	Festa	Little Caesars	Marshalls
Tuesday Morning	Wendy's	Wendy's	Domino's	Wendy's



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SUITE	AVAILABILITY	RSF
A-2	End-Cap Suite	2,000 SF
E	End-Cap Suite	4,730 SF



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## TEXAS OVERVIEW



**NO STATE  
INCOME TAX**

**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS

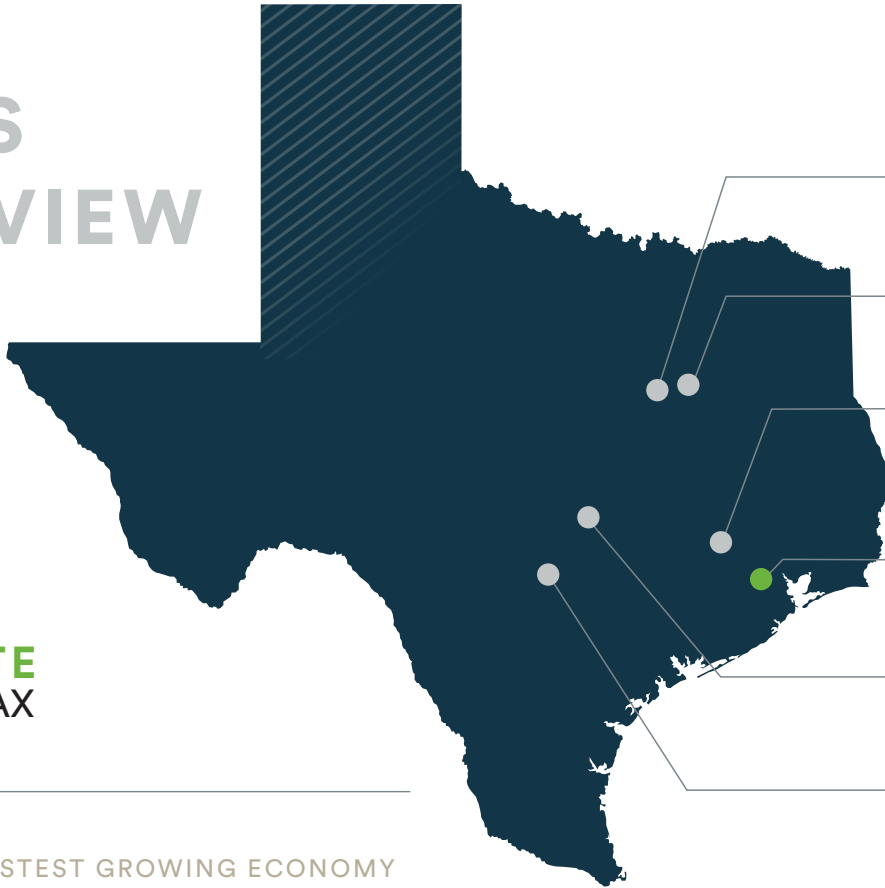


POPULATION  
**28,995,881**

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
**14+ MILLION WORKERS**

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME



**Fort Worth**  
TOP CITY FOR SALES  
GROWTH IN 2018

**Dallas**  
TOP MSA FOR POPULATION  
GROWTH IN 2020

**Bryan/College  
Station**  
#1 BEST SMALL PLACES FOR  
BUSINESSES IN TEXAS

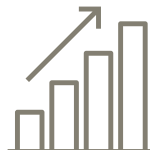
**Houston**  
4TH LARGEST POPULATION  
IN THE U.S.

**Austin**  
NAMED BEST CITY TO START A  
BUSINESS IN 2020

**San Antonio**  
2ND FASTEST GROWING CITY  
IN THE NATION



**BEST STATE  
FOR BUSINESS**



**TOP STATE  
FOR JOB GROWTH**



**LARGEST  
MEDICAL CENTER**

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## HOUSTON, TEXAS



POPULATION  
**7,000,000**

**21** FORTUNE 500  
COMPANIES BASED  
IN HOUSTON

**3<sup>RD</sup>** IN THE WORLD  
FOR CITIES OF THE  
FUTURE



**ENERGY CAPITAL OF THE WORLD**  
HOME TO **39** OF THE NATION'S LARGEST  
PUBLICLY TRADED OIL & GAS EXPLORATION  
& PRODUCTION FIRMS



**58 MILLION AIRLINE PASSENGERS**  
GEORGE BUSH INTERCONTINENTAL AIRPORT:  
OVER 170 DESTINATIONS W/ NONSTOP FLIGHTS  
HOBBY AIRPORT: 60 DESTINATIONS

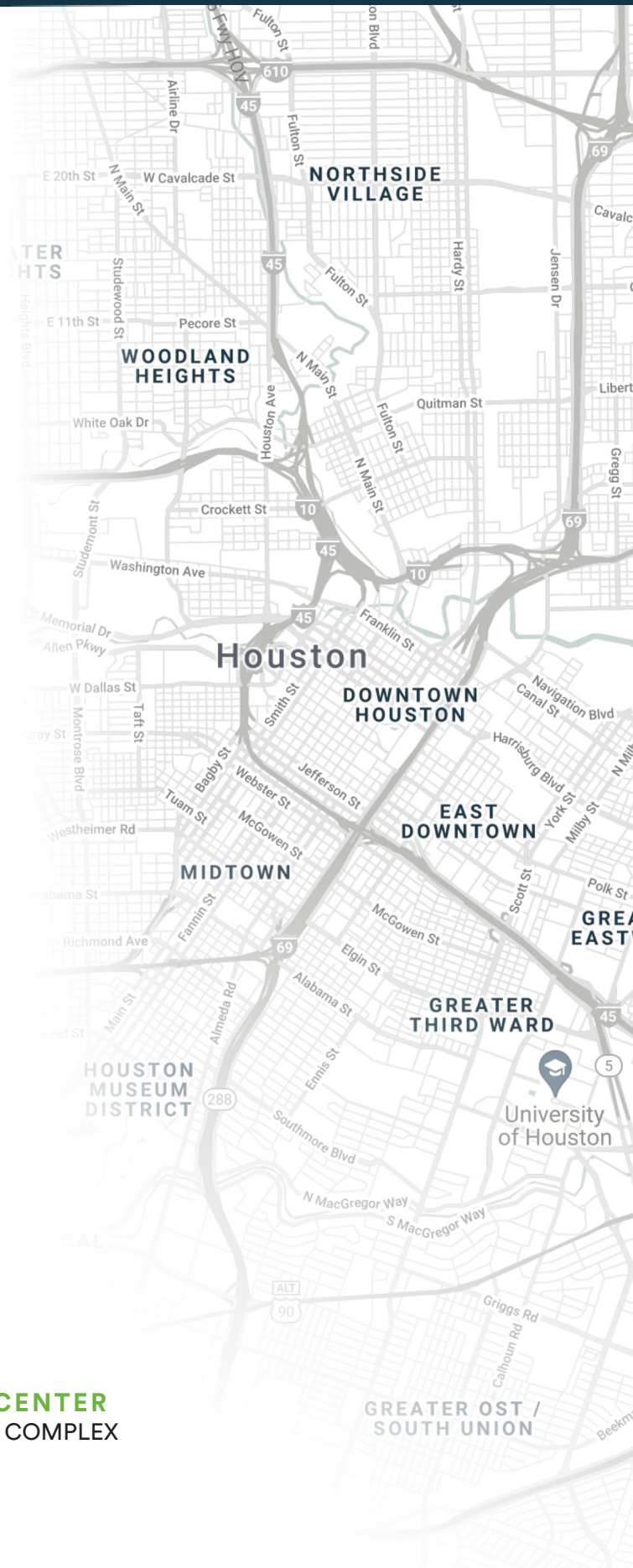


**PORT OF HOUSTON**  
LARGEST PORT ON THE GULF &  
2ND LARGEST IN THE US  
GENERATES \$5.6 BILLION IN STATE & LOCAL REVENUE

**4<sup>TH</sup>** LARGEST CITY  
IN THE UNITED STATES



**TEXAS MEDICAL CENTER**  
LARGEST MEDICAL COMPLEX  
IN THE WORLD



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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 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.

**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.

Oldham Goodwin Group, LLC  
Licensed Broker/Broker Firm Name or Primary  
Assumed Business Name

532457  
Licensed No.

Casey.Oldham@OldhamGoodwin.com  
Email

(979) 268-2000  
Phone

\_\_\_\_\_  
Designated Broker of Firm

\_\_\_\_\_  
Licensed No.

\_\_\_\_\_  
Email

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Licensed Supervisor of Sales Agent/Associate

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Licensed No.

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Sales Agent/Associate's Name

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Licensed No.

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Phone

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

\_\_\_\_\_  
Date



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S  
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



## Tyler Reiley

Senior Associate | Brokerage Services

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