

frankel

DEVELOPMENT GROUP

LEASING OPPORTUNITIES

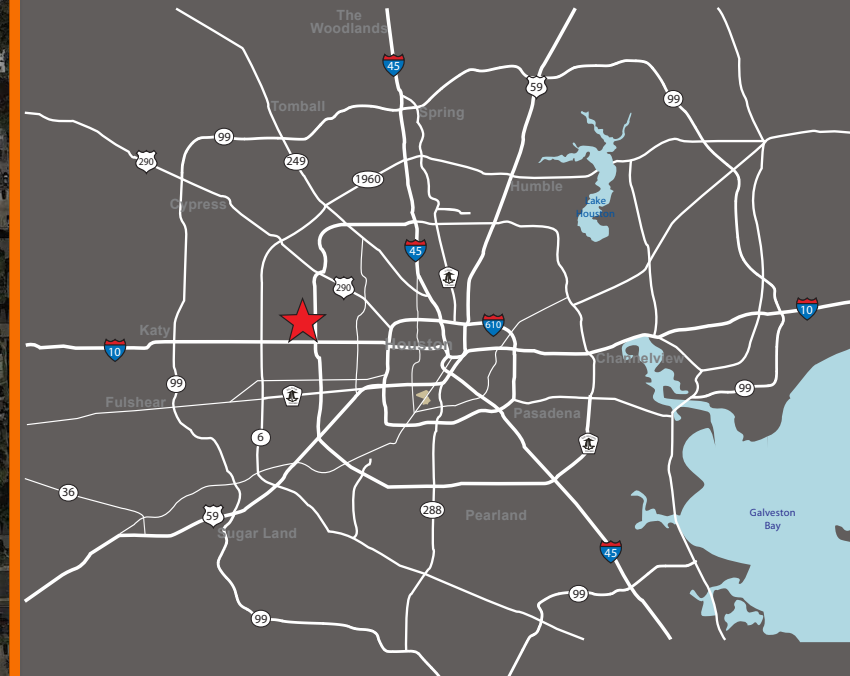


WESTMINSTER PLAZA

12141 Westheimer Road | Houston, Texas 77077

For Information Contact
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PROPERTY HIGHLIGHTS

- Highly Trafficked Location
- Grocery Anchored – Phoenicia Flagship
- Strong Traffic Generators (Alief Career Center, Hospital, Grocery Stores)
- Frontage and Access on Westheimer & Houston Center Blvd
- Direct Access to Westpark Toll Road via W. Houston Center Blvd.
- Surrounded by Everyday Needs Retail
- Close Proximity to Major Retailers (Lowe's, Walmart, Kohls, HEB and Sprouts)

DEMOGRAPHIC SNAPSHOT

POPULATION	AVG HH INCOME
1-mi: 22,959	1-mi: \$91,634
3-mi: 184,864	3-mi: \$90,992
5-mi: 481,172	5-mi: \$84,634

TRAFFIC COUNTS

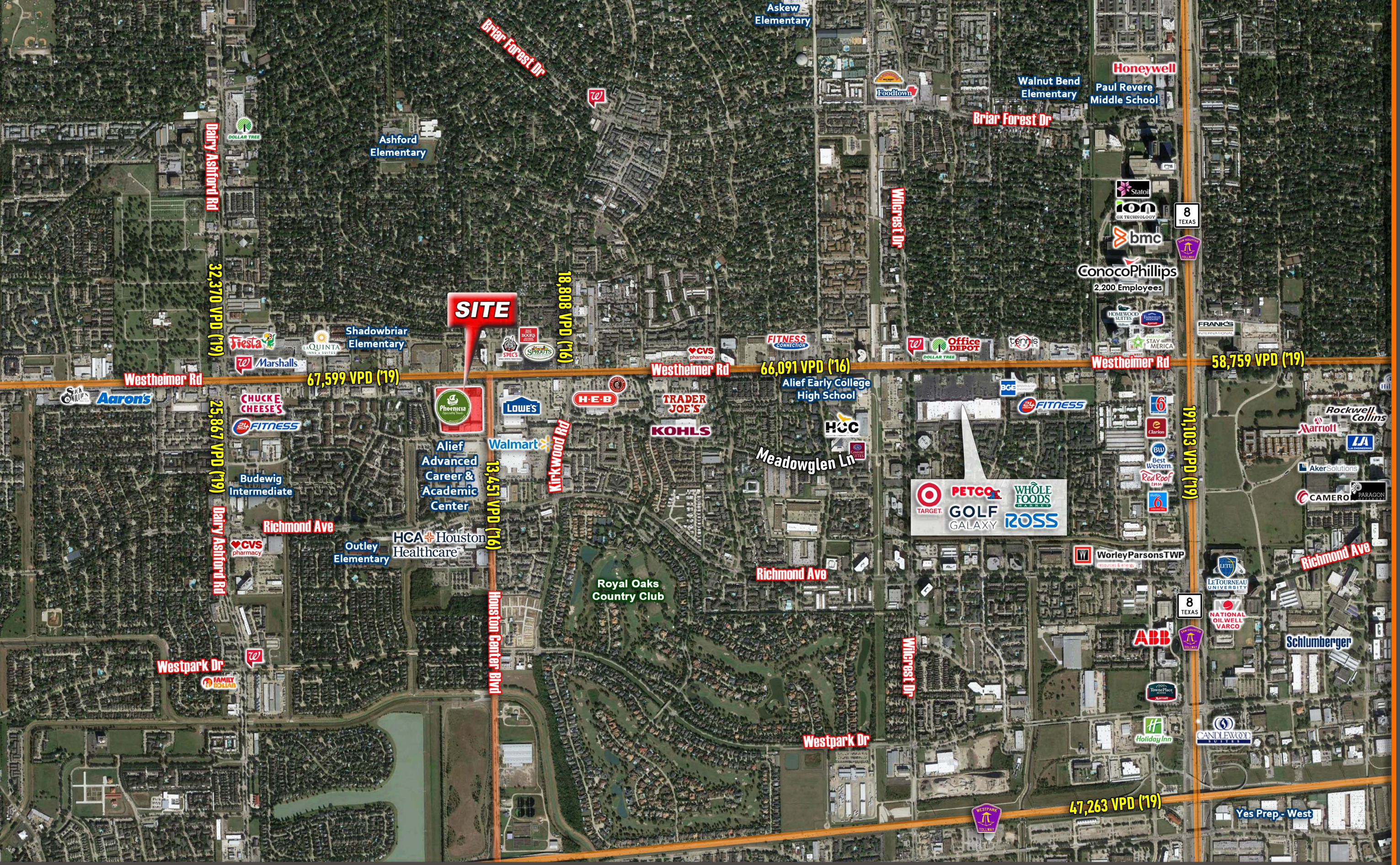
Westheimer Rd: 67,599 VPD (TXDOT 2019)
 Houston Center Blvd: 13,451 VPD (TXDOT 2016)

TRAFFIC GENERATORS





OVERALL SITE PLAN



RETAIL AERIAL

DEMOGRAPHIC OVERVIEW & MAP

POPULATION
(3 mi Radius, 2020)

184,861

DAYTIME
POPULATION
(3 mi Radius, 2020)

200,506

HOUSEHOLDS
(3 mi Radius, 2020)

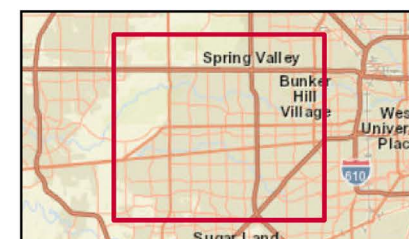
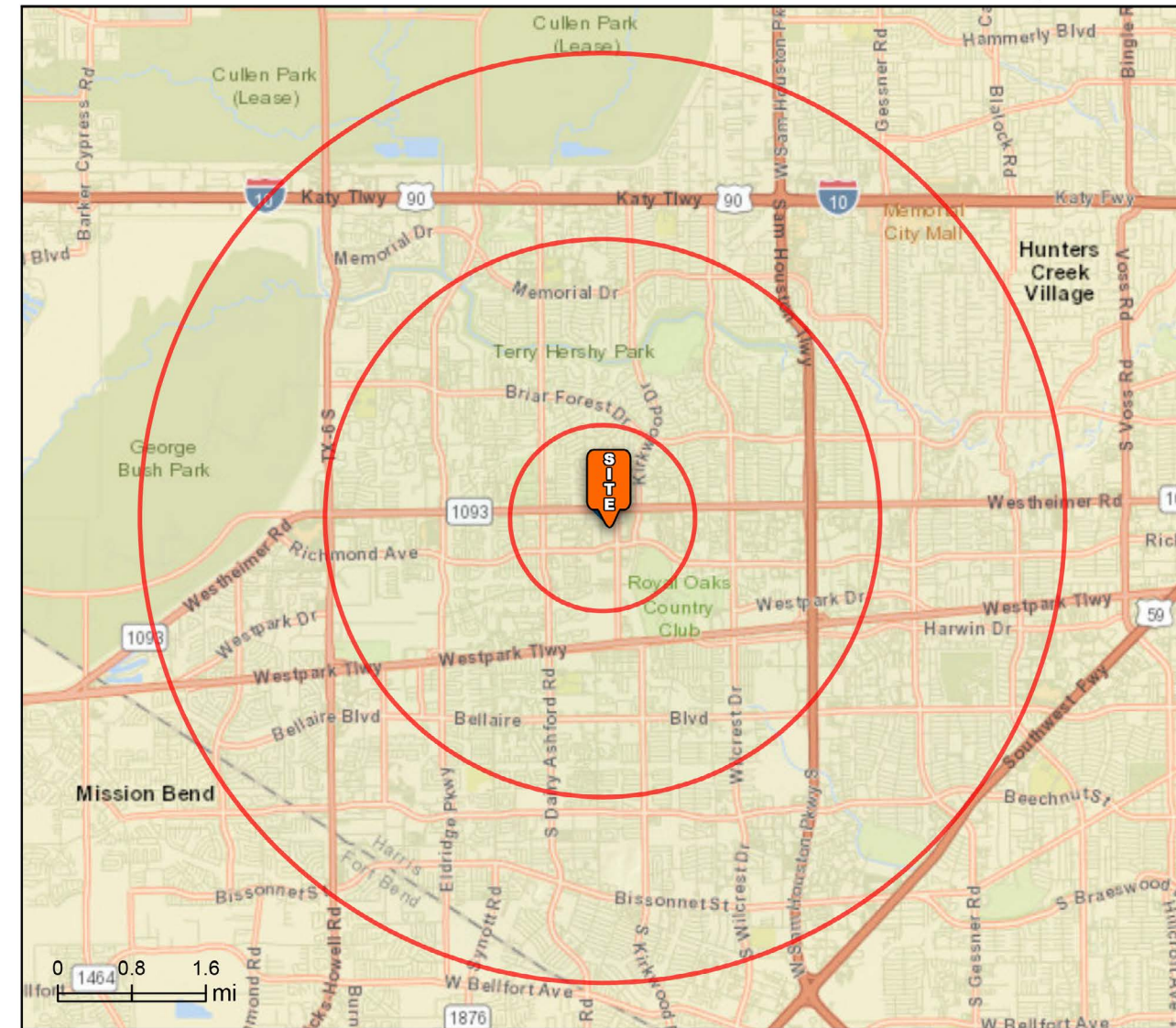
75,310

AVERAGE INCOME
(3 mi Radius)

2019 Average:

\$91,634

	1 mile	3 miles	5 miles
Population Summary			
2020 Total Population	22,959	184,864	481,172
2020 Group Quarters	141	323	1,444
2025 Total Population	24,206	195,321	509,639
2020-2025 Annual Rate	1.06%	1.11%	1.16%
2020 Total Daytime Population	22,286	200,506	504,902
Workers	11,962	110,512	259,215
Residents	10,324	89,994	245,687
Household Summary			
2020 Households	10,398	75,310	181,175
2020 Average Household Size	2.19	2.45	2.65
2025 Households	10,894	79,199	191,086
2025 Average Household Size	2.21	2.46	2.66
2020-2025 Annual Rate	0.94%	1.01%	1.07%
2020 Families	5,576	44,316	113,559
2020 Average Family Size	2.96	3.21	3.36
2025 Families	5,840	46,576	119,719
2025 Average Family Size	2.98	3.23	3.38
2020-2025 Annual Rate	0.93%	1.00%	1.06%
Housing Unit Summary			
2020 Housing Units	11,184	83,188	203,112
Owner Occupied Housing Units	29.9%	33.0%	33.0%
Renter Occupied Housing Units	63.1%	57.5%	56.2%
Vacant Housing Units	7.0%	9.5%	10.8%
2025 Housing Units	11,719	87,491	214,168
Owner Occupied Housing Units	29.7%	32.8%	32.8%
Renter Occupied Housing Units	63.2%	57.7%	56.4%
Vacant Housing Units	7.0%	9.5%	10.8%
Median Household Income			
2020	\$61,290	\$56,921	\$51,242
2025	\$63,443	\$59,726	\$53,665
Median Home Value			
2020	\$292,136	\$251,066	\$213,805
2025	\$314,429	\$281,195	\$250,634
Per Capita Income			
2020	\$40,537	\$37,237	\$31,852
2025	\$42,982	\$39,827	\$34,061
Median Age			
2025	35.0	35.1	34.7
2020 Households by Income			
Household Income Base	10,398	75,310	181,175
<\$15,000	9.8%	10.2%	11.9%
\$15,000 - \$24,999	8.4%	9.3%	11.2%
\$25,000 - \$34,999	8.6%	10.1%	11.2%
\$35,000 - \$49,999	13.9%	13.8%	14.4%
\$50,000 - \$74,999	17.1%	18.0%	17.0%
\$75,000 - \$99,999	12.0%	10.5%	9.9%
\$100,000 - \$149,999	14.6%	12.7%	10.9%
\$150,000 - \$199,999	5.6%	5.9%	5.0%
\$200,000+	10.0%	9.4%	8.4%
Average Household Income	\$91,634	\$90,992	\$84,634





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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date