



DO NOT
DISTURB
TENANT



WESTHEIMER - RESTAURANT OPPORTUNITY

SWC of Westheimer Rd. and Royal Oaks Clubs Dr. | Houston, Texas
2nd-Gen Restaurant Space Available For Sublease

Rebecca Le
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Holly Nguyen
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Project Highlights

NewQuest presents a restaurant opportunity in a prominent, high-traffic location on Westheimer in the Royal Oaks Subdivision.

This confidential listing offers a new buildout and FF&E in a well-established community with strong growth potential and an assumable lease.

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11%
POPULATION GROWTH
WITHIN 3 MILES
FROM 2020 TO 2024



\$102K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 1 MILE



516K
CURRENT
POPULATION
WITHIN 5 MILES

2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

MAJOR AREA RETAILERS



KOHL'S

KUMON

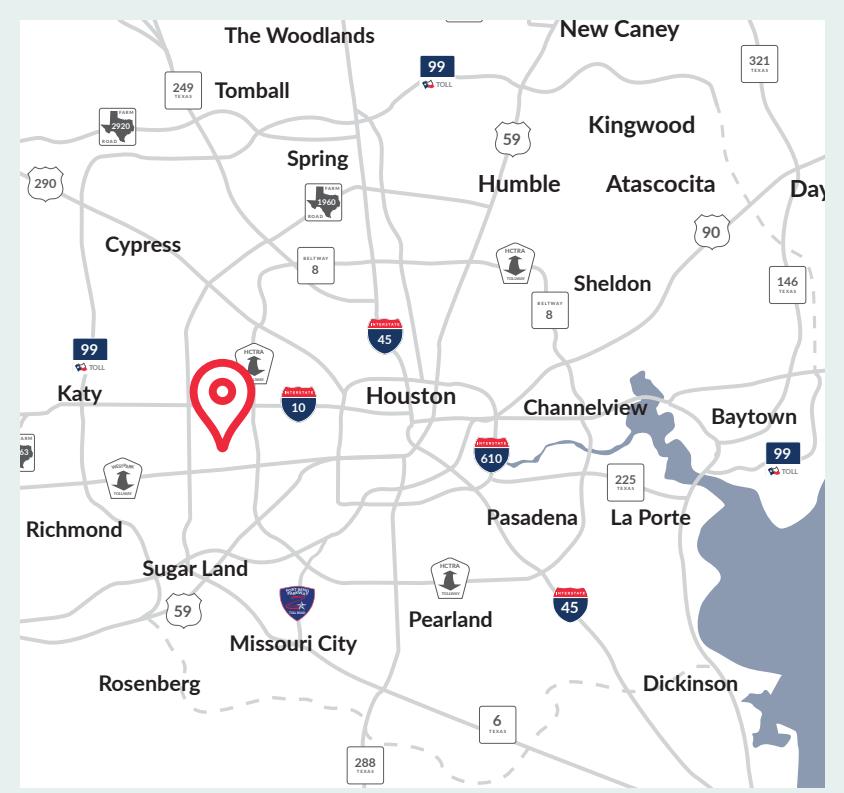
SLIM CHICKENS

TRADER JOE'S

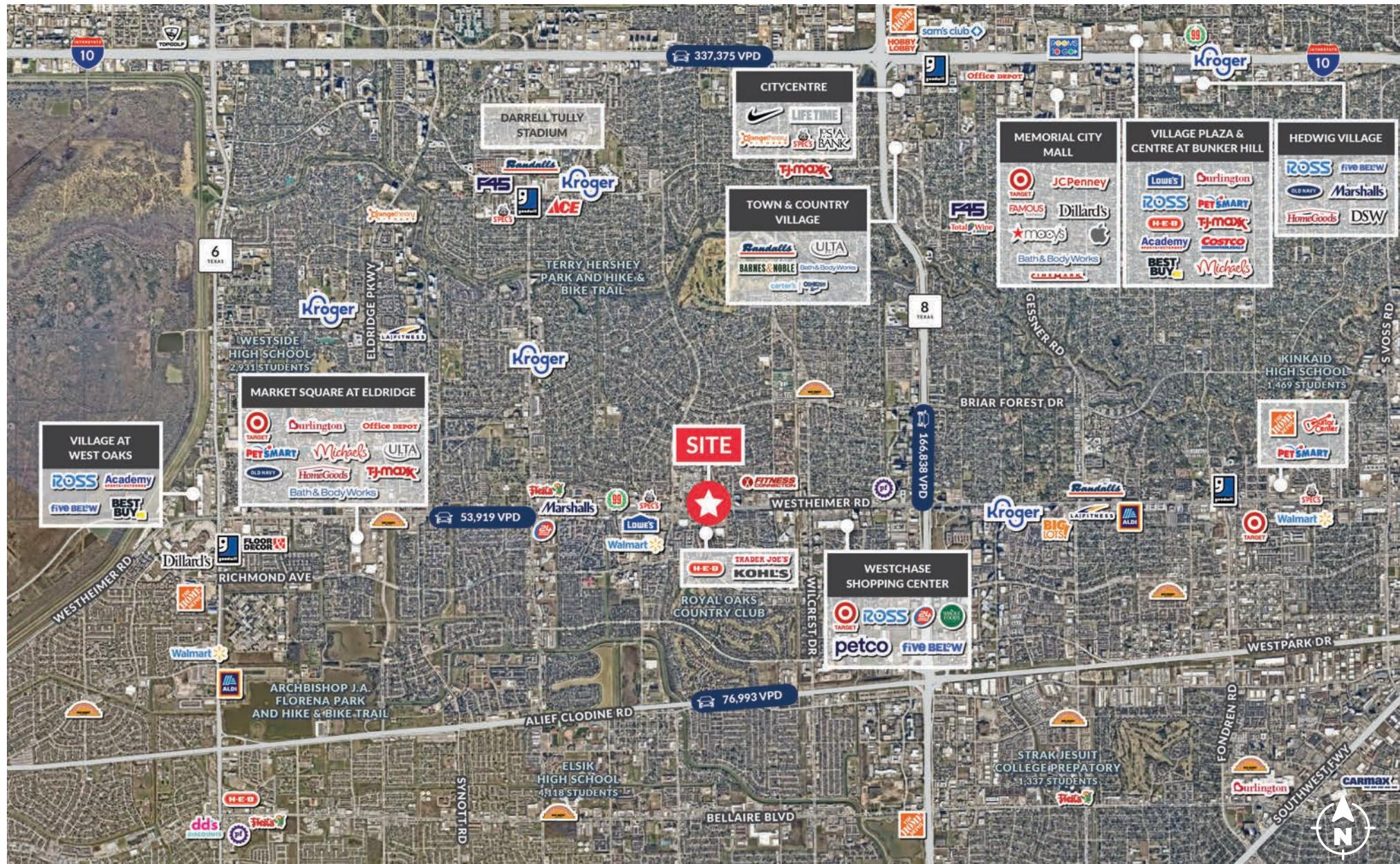
P.F. CHANG'S

FIVE GUYS

BUFFALO WILD WINGS



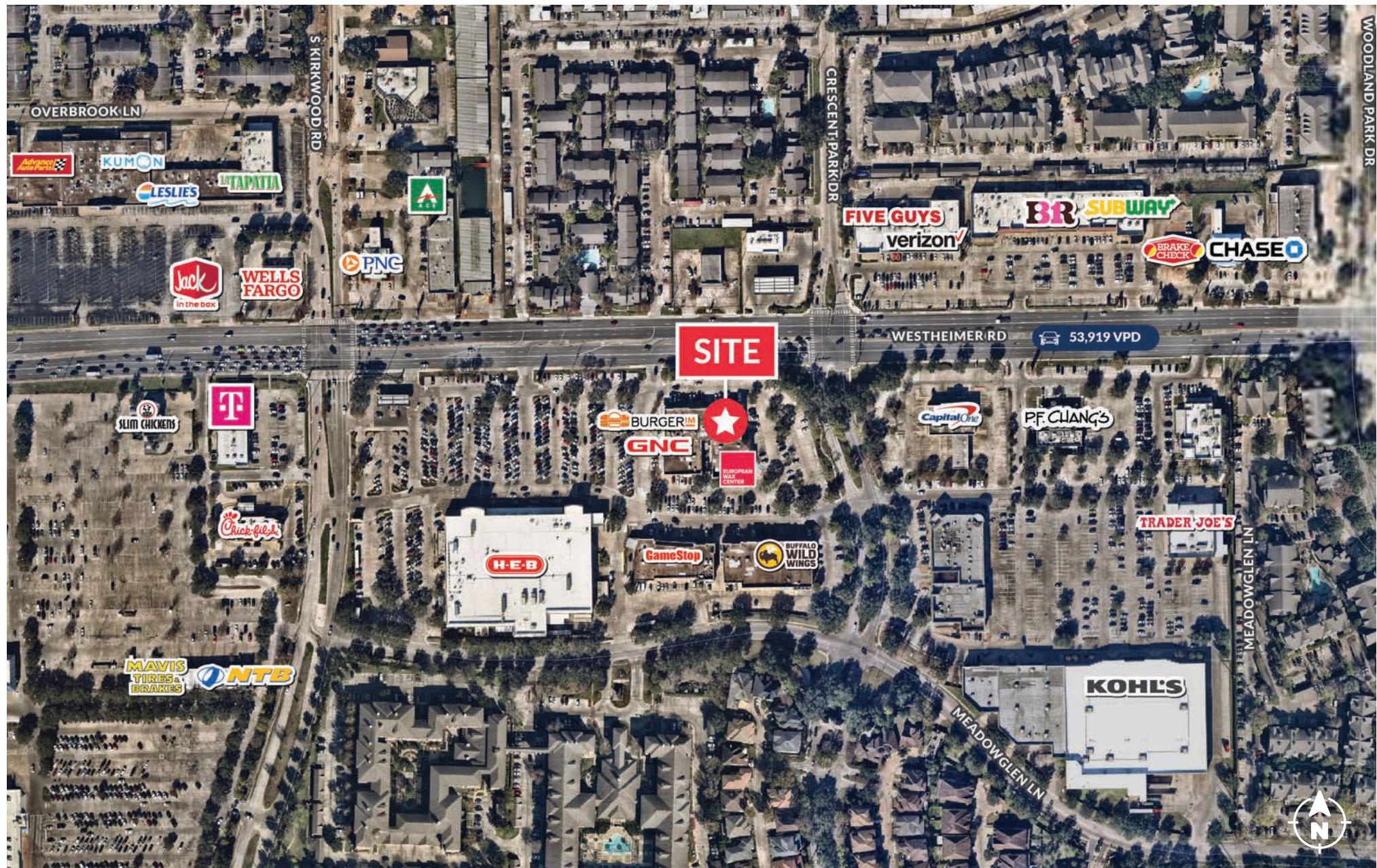
Aerial



TxDot Traffic Counts as of 2024

03.25 | 03.25

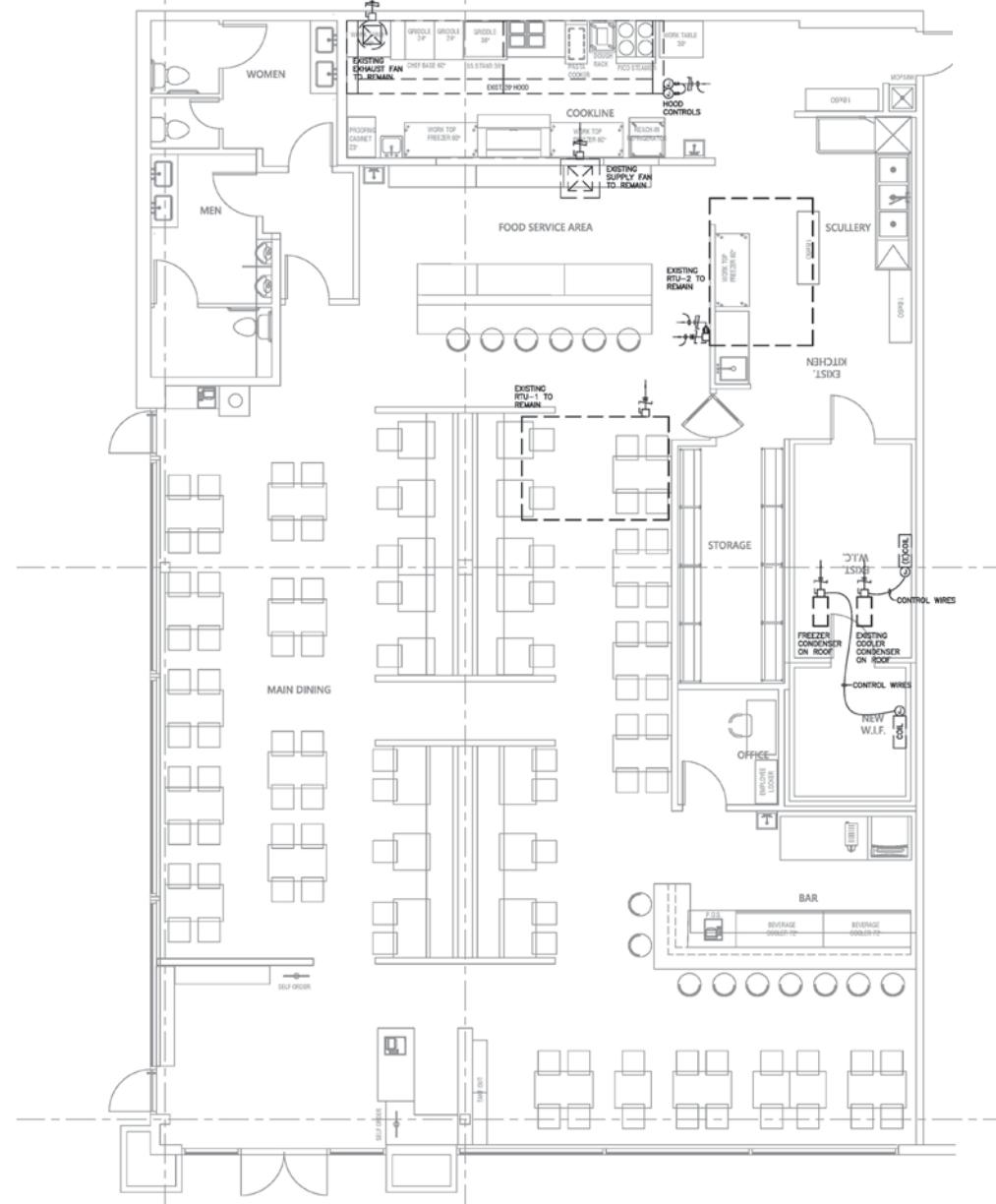
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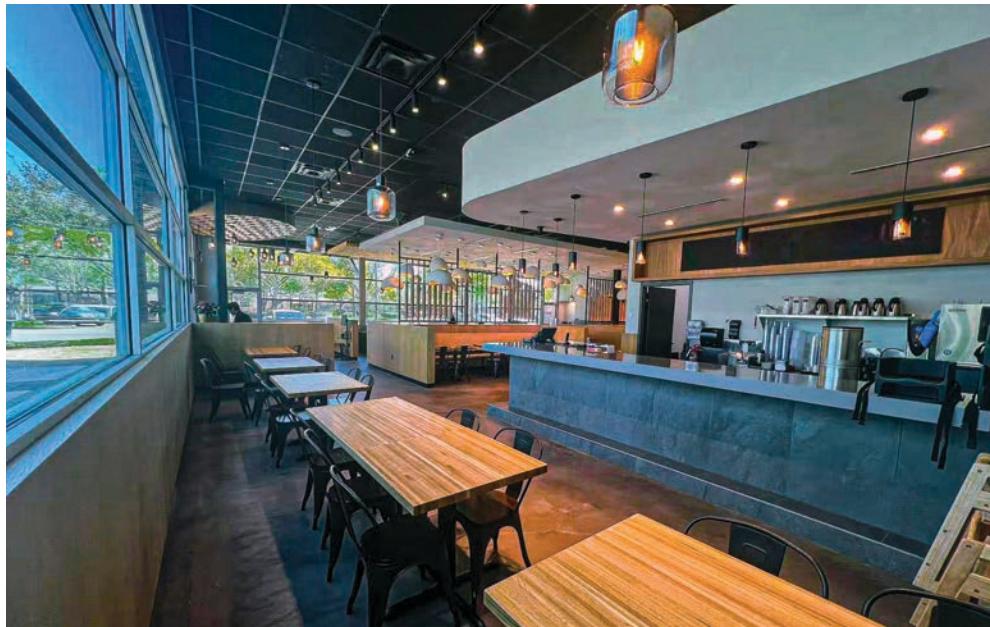
TxDot Traffic Counts as of 2024

03.25 | 03.25

Site Plan



Photos



Demographics



POPULATION	1 MILE	3 MILES	5 MILES	INCOME	1 MILE	3 MILES	5 MILES
Current Households	13,860	91,798	205,237	Average Household Income	\$101,604	\$99,689	\$99,261
Current Population	27,885	211,773	516,456	Median Household Income	\$70,313	\$72,716	\$71,482
2020 Census Population	27,834	190,721	467,616	Per Capita Income	\$47,322	\$41,791	\$39,256
Population Growth 2020 to 2024	0.18%	11.04%	10.44%				
2024 Median Age	34.7	35.5	35.3	CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES	1 Person Households	45.92%	37.83%	33.45%
White	32.30%	32.57%	30.09%	2 Person Households	24.05%	25.81%	27.09%
Black or African American	36.48%	26.88%	23.81%	3+ Person Households	30.03%	36.36%	39.46%
Asian or Pacific Islander	9.52%	13.94%	14.65%	Owner-Occupied Housing Units	25.99%	34.89%	35.33%
Other Races	21.14%	25.88%	30.46%	Renter-Occupied Housing Units	74.01%	65.11%	64.67%
Hispanic	26.12%	31.87%	37.76%				

2020 Census, 2024 Estimates with Delivery Statistics as of 10/24

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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Rebecca Le	519614	rle@newquest.com	281.477.4327
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.

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