

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

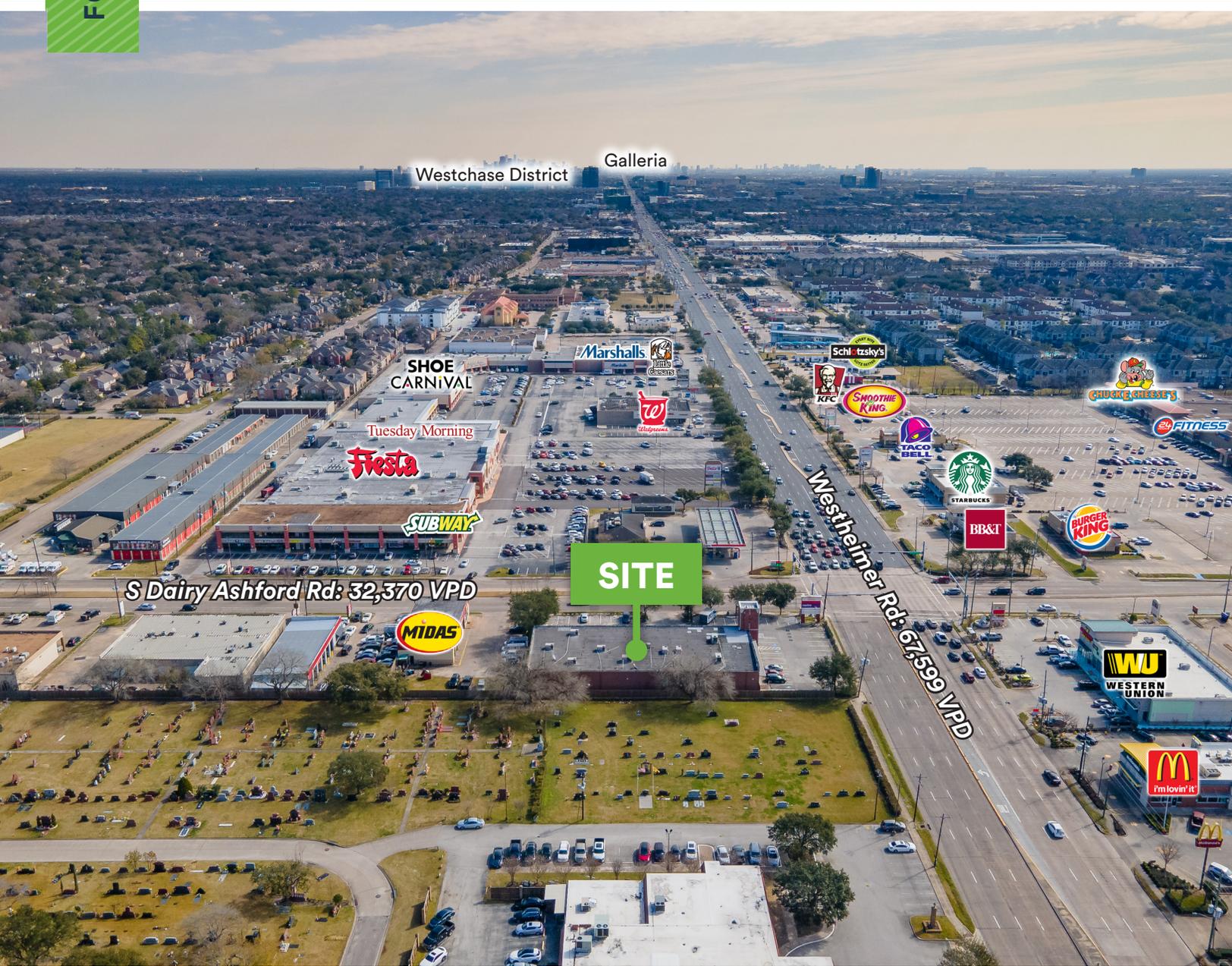
- 2,000 - 4,730 SF of contiguous space available including prime end-cap availability
- 2,000 SF prime end-cap facing Westheimer Rd
- Center boasts high daily traffic counts of approximately 67,599 VPD along Westheimer Rd and 32,370 VPD along Dairy Ashford (Source: TxDot)
- Close proximity to multiple 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



FOR LEASE

PRIME HARD CORNER RETAIL CENTER

12602 WESTHEIMER ROAD
HOUSTON, TEXAS 77077



Westchase District Galleria

SHOE CARNIVAL

Tuesday Morning

Fiesta

SUBWAY

S Dairy Ashford Rd: 32,370 VPD

MIDAS

SITE

Westheimer Rd: 67,599 VPD

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

FOR LEASE

PRIME HARD CORNER RETAIL CENTER

12602 WESTHEIMER ROAD
HOUSTON, TEXAS 77077



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

8
Sam Houston

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

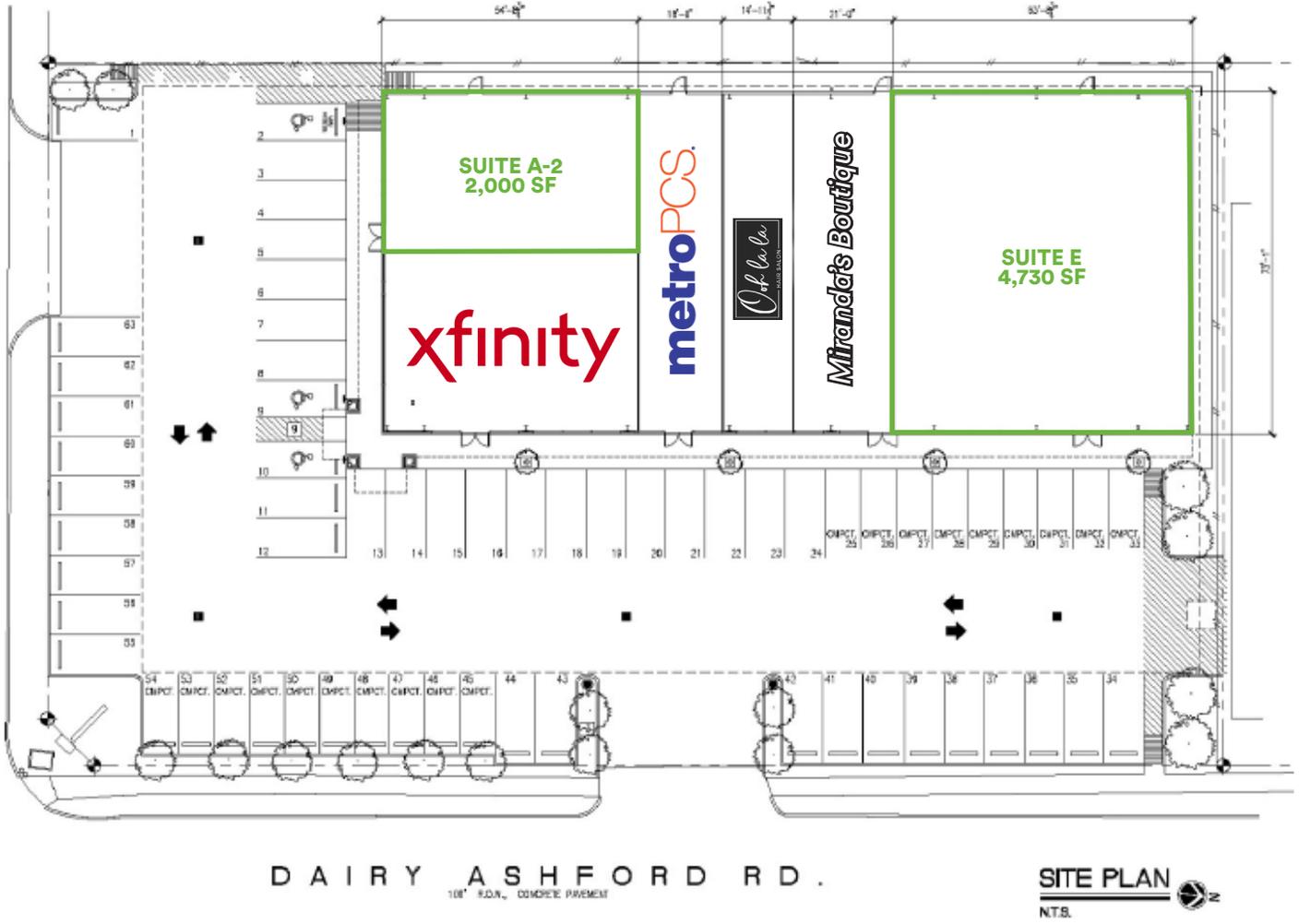
SHOE CARNIVAL	BURGER KING
McDonald's	Festa
Wendy's	Wendy's
Starbucks	Marshall's
Wendy's	Wendy's



FOR LEASE

PRIME HARD CORNER RETAIL CENTER

12602 WESTHEIMER ROAD
HOUSTON, TEXAS 77077



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



FOR LEASE

PRIME HARD CORNER RETAIL CENTER

12602 WESTHEIMER ROAD
HOUSTON, TEXAS 77077



FOR LEASE

PRIME HARD CORNER RETAIL CENTER

12602 WESTHEIMER ROAD
HOUSTON, TEXAS 77077

TEXAS OVERVIEW



**NO STATE
INCOME TAX**

2ND

FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1

STATE IN AMERICA
TO START A BUSINESS



POPULATION
28,995,881

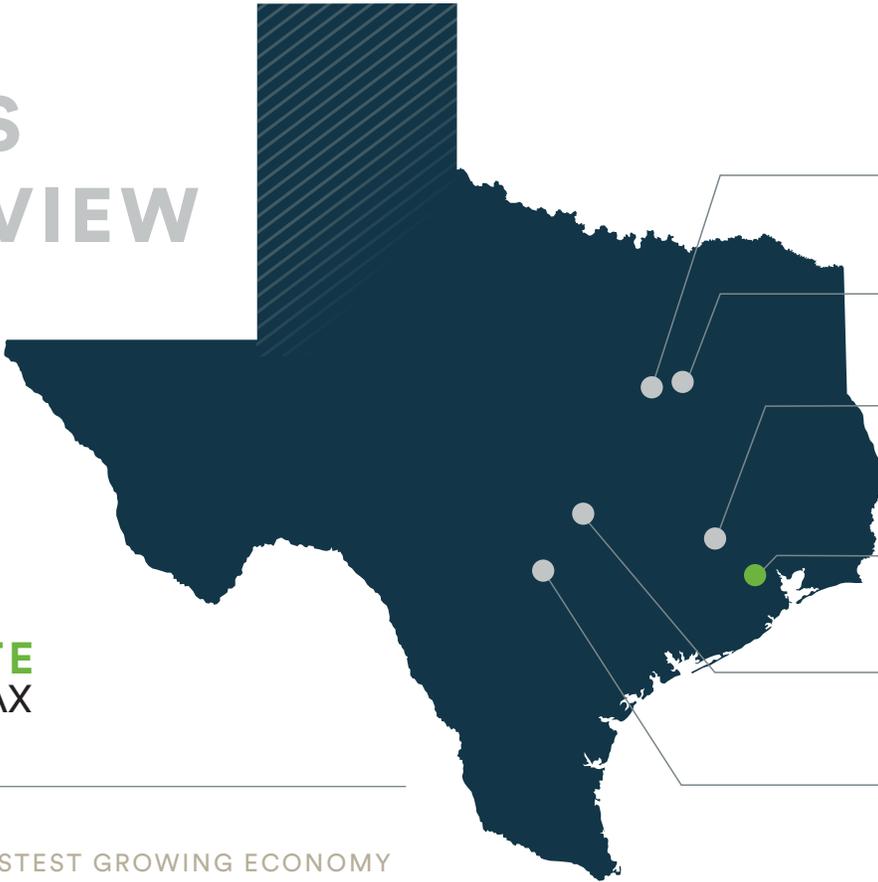
2ND

LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57

FORTUNE 500 COMPANIES
CALL TEXAS HOME

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



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**

FOR LEASE

PRIME HARD CORNER RETAIL CENTER

12602 WESTHEIMER ROAD
HOUSTON, TEXAS 77077

HOUSTON, TEXAS



POPULATION
7,000,000

21 FORTUNE 500
COMPANIES BASED
IN HOUSTON

3RD 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

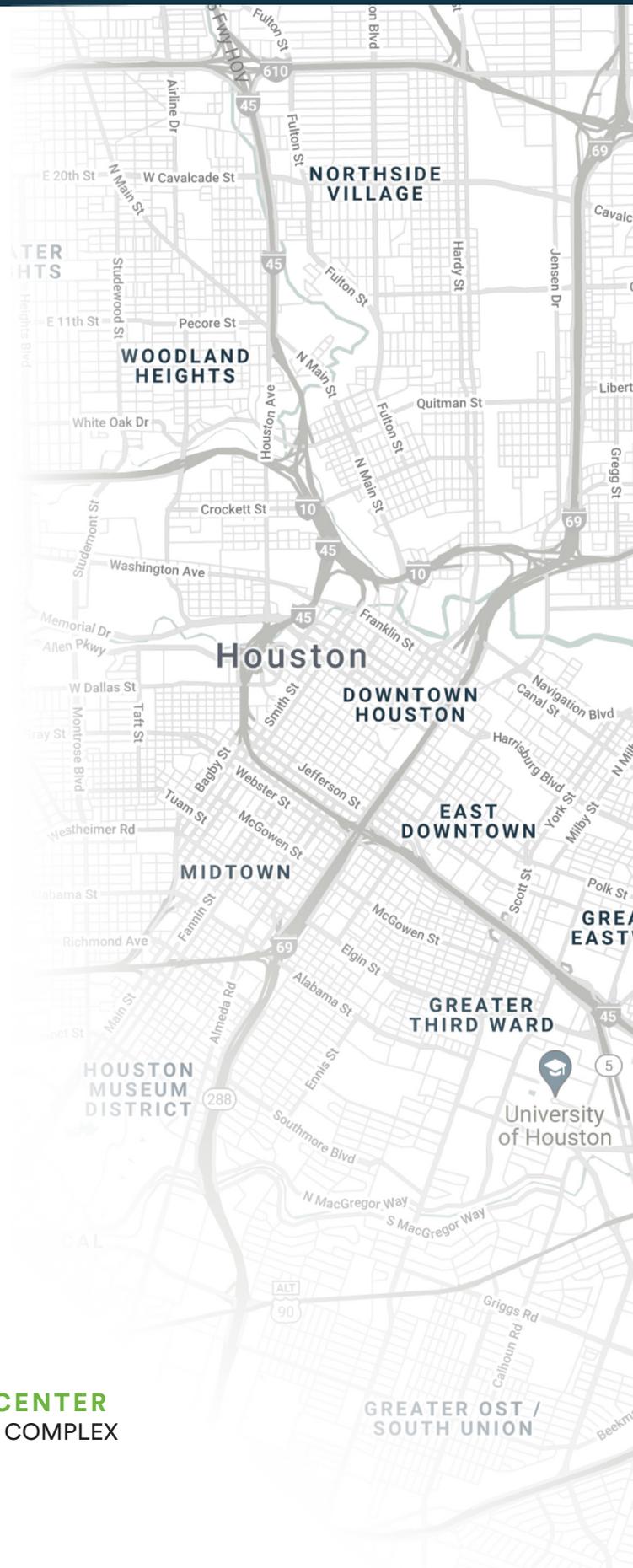


PORT OF HOUSTON
LARGEST PORT ON THE GULF &
2ND LARGEST IN THE US
GENERATES \$5.6 BILLION IN STATE & LOCAL REVENUE

4TH LARGEST CITY
IN THE UNITED STATES



TEXAS MEDICAL CENTER
LARGEST MEDICAL COMPLEX
IN THE WORLD



FOR LEASE

PRIME HARD CORNER RETAIL CENTER

12602 WESTHEIMER ROAD
HOUSTON, TEXAS 77077

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.

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

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

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

D: 346.226.3510 C: 713.598.6332

Tyler.Reiley@OldhamGoodwin.com

Houston

14811 St. Mary's Lane, Suite 130 | Houston, Texas 77079

HOUSTON | SAN ANTONIO | WACO/TEMPLE | FORT WORTH



OLDHAMGOODWIN.COM