

# For Lease



## Hunington

**Hunington Properties, Inc.**  
3773 Richmond Ave., Suite 800  
Houston, Texas 77046  
**713-623-6944**  
[hproperties.com](http://hproperties.com)

## Woodlake Shopping Center

2660 S Gessner Rd  
Houston, TX 77063



# For Lease



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## WOODLAKE SHOPPING CENTER

2660 S Gessner Rd, Houston, TX 77063

### Property Information

|                 |                                                       |
|-----------------|-------------------------------------------------------|
| Space For Lease | 1,125 SF (2nd Gen Nail Salon)<br>1,240 SF (White Box) |
| Rental Rate     | \$27.50 PSF                                           |
| NNN             | \$13.00 PSF                                           |
| Building Size   | 10,814 SF                                             |

### Property Highlights

- Located at the intersection of Westheimer Rd and Gessner Rd in Houston, TX. It's in the heart of the Westchase District.
- Conveniently located near major roadways, including Beltway 8 and Interstate 10, providing easy access to various parts of Houston.
- Variety of restaurants and eateries serving cuisines from around the world in the surrounding area

### Demographics

|                          |                                                            |
|--------------------------|------------------------------------------------------------|
| Population (2024)        | 1 mi. - 27,367<br>3 mi. - 205,201<br>5 mi. - 574,861       |
| Average Household Income | 1 mi. - \$84,970<br>3 mi. - \$109,869<br>5 mi. - \$112,876 |

### Traffic Count

S Gessner Rd. - 18,012 vpd  
Westheimer Rd. - 30,269 vpd

### For More Information

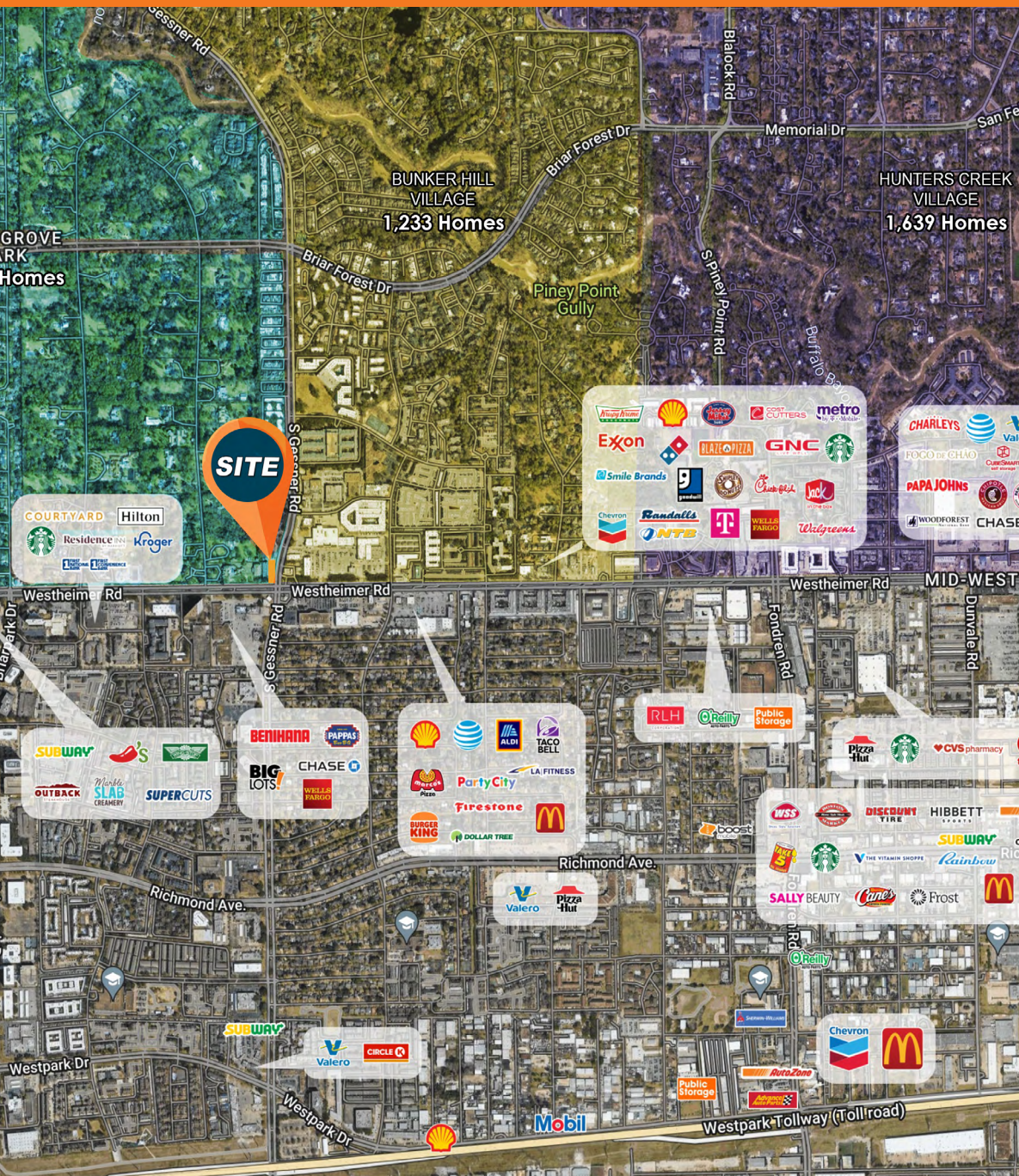
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**1,125 SF  
AVAILABLE**  
(White Box)

**1,240 SF  
AVAILABLE**  
(White Box)

**Pho Zen**  
VIETNAMESE NOODLE HOUSE

**WESTWOOD  
DENTAL**

**Pho Zen**  
VIETNAMESE NOODLE HOUSE

**WESTWOOD DENTAL**

**cuballama**

**S Gessner Rd - 18,012 vpd**



For Lease



GALLERIA AREA

FLATS  
ON TANGLEWILDE  
256 Apt Units

GNC  
LIVE WELL

Party City  
Firestone  
Chase

LA FITNESS

El Tiempo  
Cantina

Randalls

ExxonMobil

McDonald's  
Jack in the Box  
Taco Bell

TESLA

Chevron

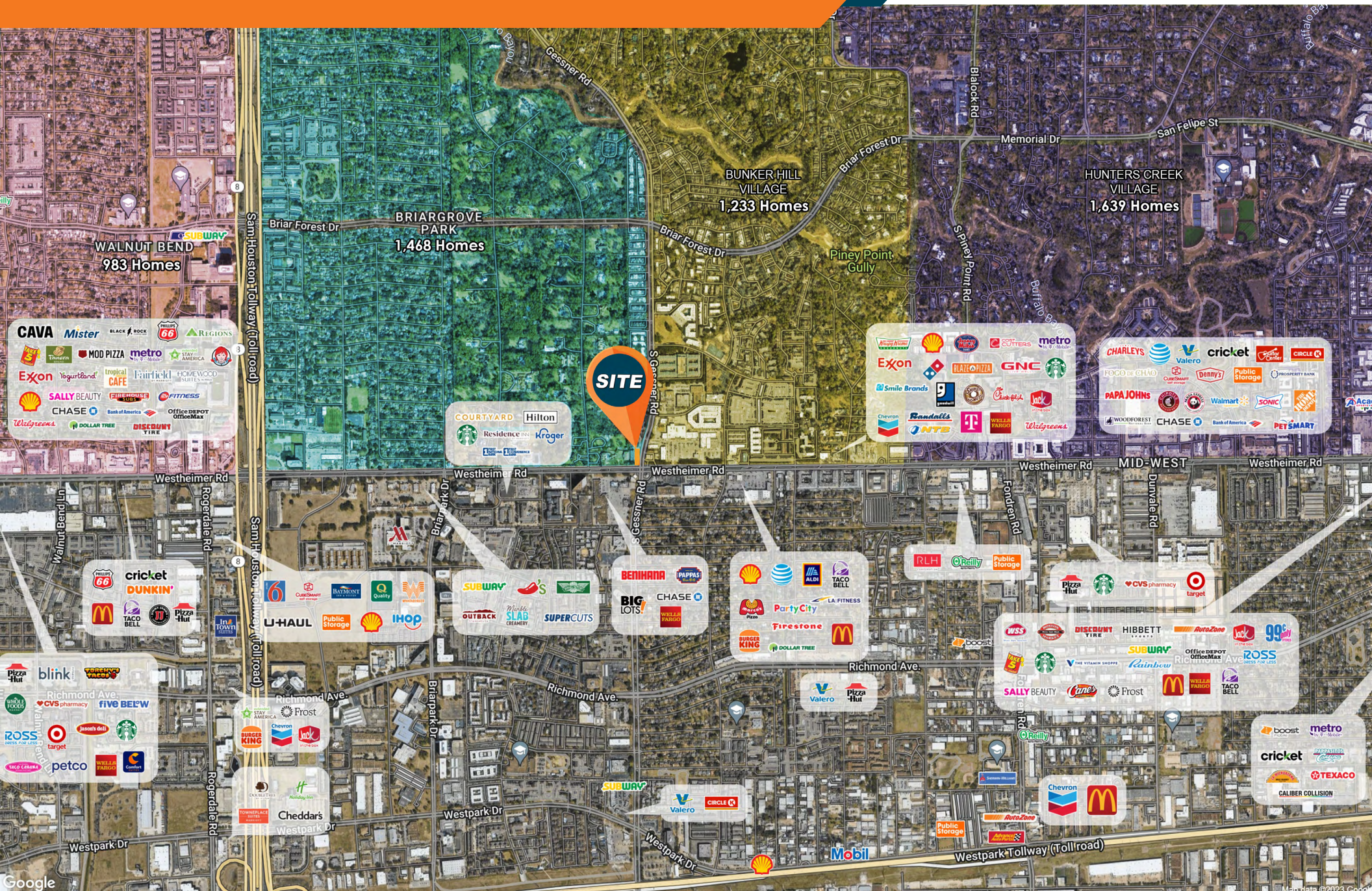
SITE

Westheimer Rd. - 30,269 vpd

S Gessner Rd. - 18,012 vpd



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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.

|                                                                                                            |                              |                                            |                              |
|------------------------------------------------------------------------------------------------------------|------------------------------|--------------------------------------------|------------------------------|
| <b>Hunington Properties, Inc.</b><br>Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | <b>454676</b><br>License No. | <b>sandy@hpiproperties.com</b><br>Email    | <b>713.623.6944</b><br>Phone |
| <b>Sanford Paul Aron</b><br>Designated Broker of Firm                                                      | <b>218898</b><br>License No. | <b>sandy@hpiproperties.com</b><br>Email    | <b>713.623.6944</b><br>Phone |
| <b>Amir Zakhireh</b><br>Sales Agent/Associate's Name                                                       | <b>801207</b><br>License No. | <b>amir@hpiproperties.com</b><br>Email     | <b>713.623.6944</b><br>Phone |
| <b>Jonathan Aron</b><br>Licensed Supervisor of Sales Agent/Associate                                       | <b>644676</b><br>License No. | <b>jonathan@hpiproperties.com</b><br>Email | <b>713.623.6944</b><br>Phone |

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Buyer/Tenant/Seller/Landlord Initials

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Date