

HARD CORNER VACANT RETAIL

9292 Westheimer | Houston, Texas 77063

FOR SALE
14,600 SF BUILDING ON 1.70 ACRES

OLDHAMGOODWIN.COM | 281.256.2300



INVESTMENT OVERVIEW

OLDHAM GOODWIN is pleased to present for sale a 14,600 SF building on 1.7 acres. The location at the confluence of Uptown Houston & Piney Point Village/Hunters Creek Village/Bunker Hill Village gives the occupant access to a dense and affluent customer base. Westheimer Road is one of the primary east-west thoroughfares in Houston with more than 66,000 vehicles per day near this location. 9292 Westheimer represents a rare and prime opportunity for an owner/user, repositioning, or redevelopment.

SALES PRICE



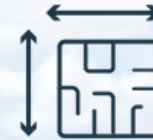
Subject to Offer

BUILDING SIZE



14,616 SF

LAND SIZE



1.70 Acres





EXCELLENT VISIBILITY & ACCESS

- More than 66,000 VPD
- Hard corner location with access from eastbound or westbound Westheimer Road
- Surrounded by Class A multifamily: adjacent to Piney Point Place Townhomes (192 units) & Oasis at Piney Point Apartments (318 units) and across the street from Marquis on Westheimer (288 units)
- Frontage along the major east–west thoroughfare Westheimer Road, which is one of Houston’s key retail/office corridors.

ATTRACTIVE DEMOGRAPHICS

- Dense Population of 220,000 within 3 miles and 539,000 within 5 miles
- Surrounded by affluent neighborhoods: Piney Point Village - \$510,000 AHI; Bunker Hill Village - \$474,000 AHI; Hunters Creek Village - \$549,000 AHI
- Strong daytime employment of 127,000 within 3 miles and 338,000 within 5 miles

VERSATILE & ACCOMMODATING TO MANY USES

- 14,600 SF building can be used as a single occupant building, repositioned to a multitenant building, or the site can be redeveloped for a gas station or other use.
- Signalized corner location which enhances visibility and access, good for restaurant or retail users

Kinkaid School

The Buckingham

Mark White Elementary

SITE

Piney Point Place
Townhomes

Oasis at Piney Point
Apartments

Preserve
Piney Point

Village at
Piney Point

88twenty



Westheimer Road: 66,780 VPD



Marquis on
Westheimer



Jeanetta Street

Fondren Road

Piney Point Place
Townhomes

SITE

Oasis at Piney Point
Apartments



Westheimer Road: 66,780 VPD

Diamond Hill
Apartments

Lofts at City
West Apartments

Public
Storage

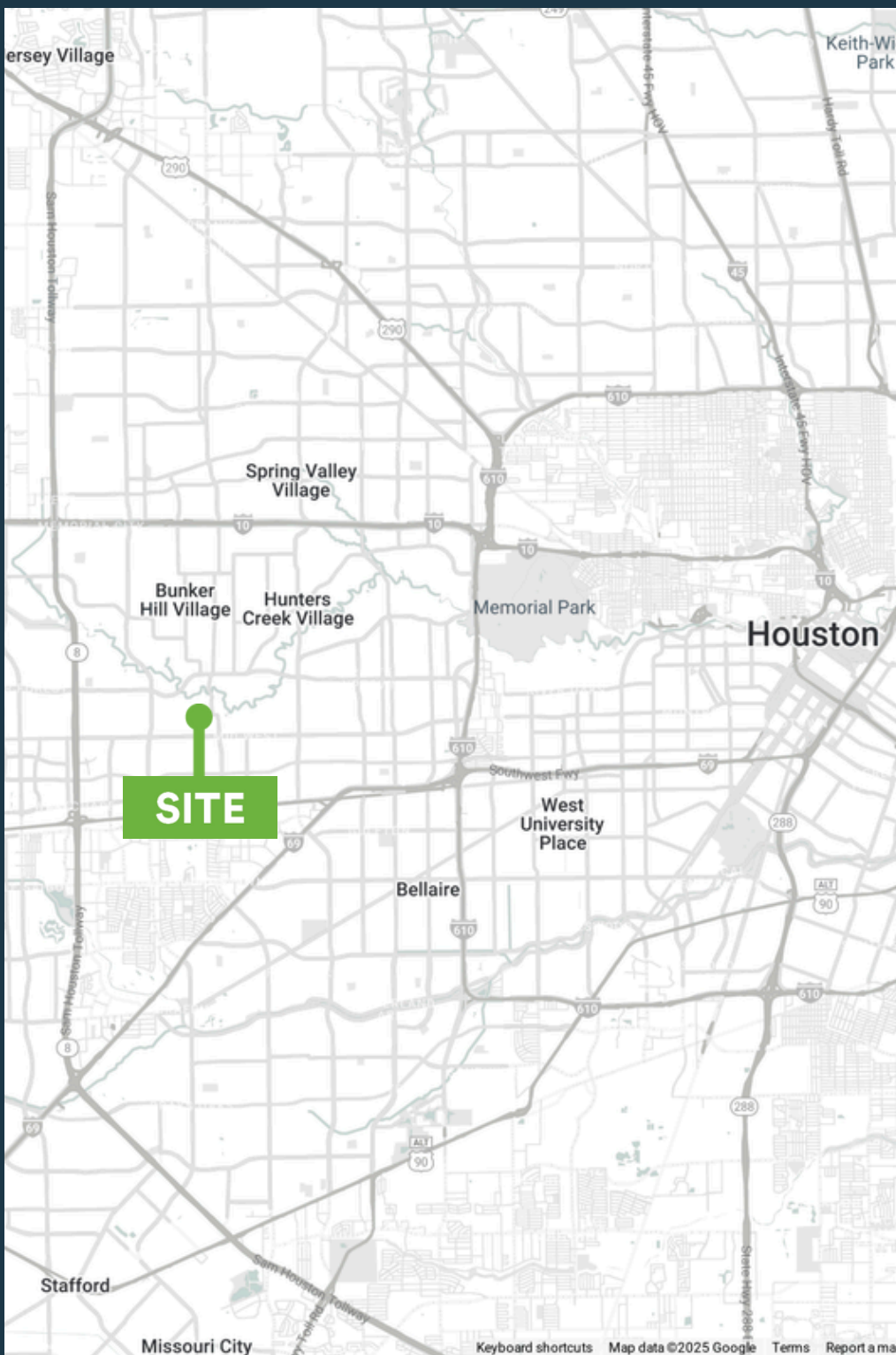
U-HAUL

Marquis on
Westheimer

Jeanetta Street



AT&T



BUILDING SPECIFICATIONS

Building Area:	14,616 SF
Year Built:	2002
Foundation:	Concrete slab
Exterior Walls:	Brick, masonry
Structure:	Steel

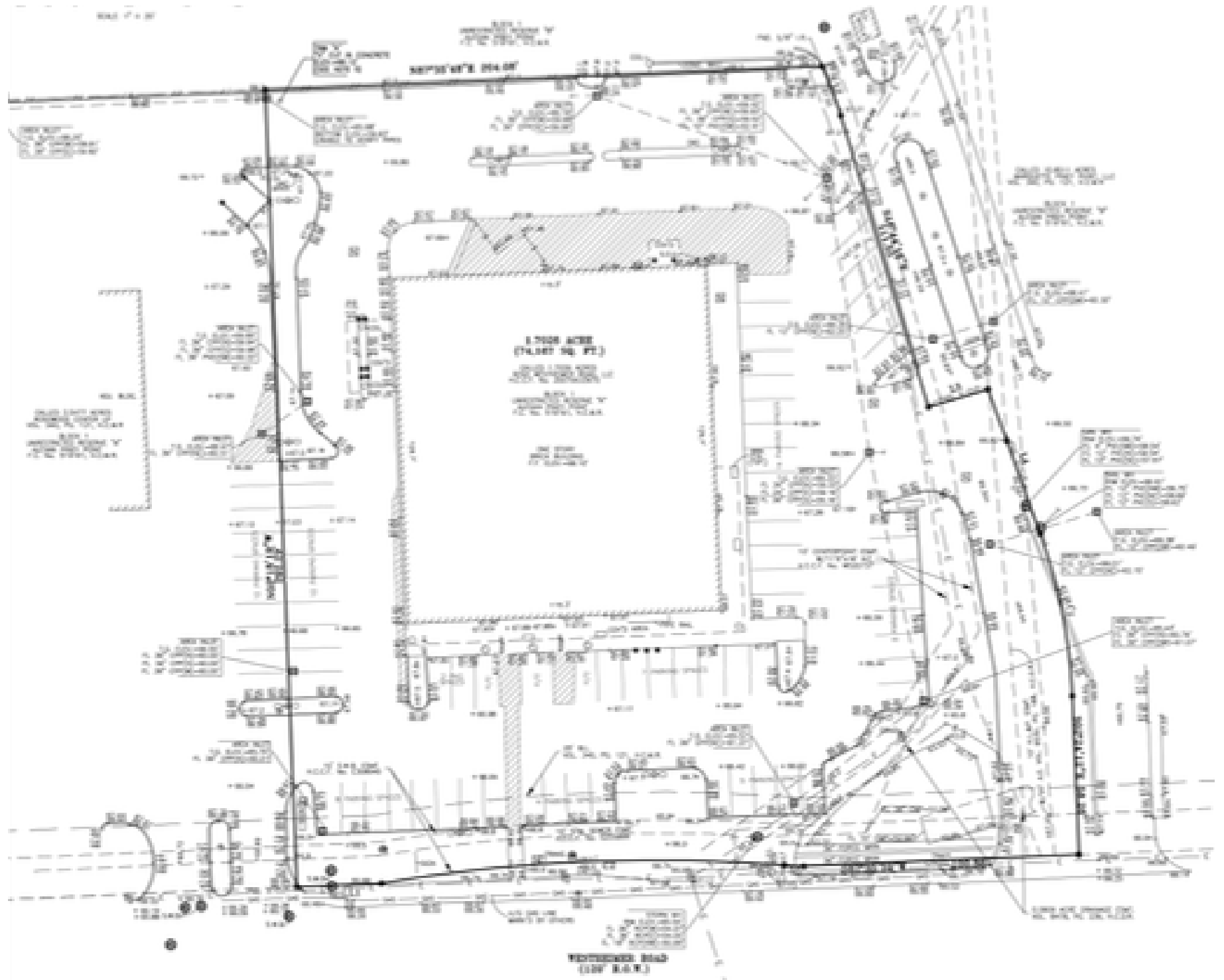
SITE SPECIFICATIONS

Size:	74,165 SF
Legal Description:	RES A1 BLK 1 ALEXAN PINEY POINT As per HCAD
Access:	Multiple points of shared access to Westheimer Road
Zoning:	None
Frontage:	250' on Westheimer Road





SURVEY



DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

30K

HOUSEHOLD
INCOME

\$66K

CONSUMER
SPENDING

\$322K

3 MILE

ESTIMATED
POPULATION

229K

HOUSEHOLD
INCOME

\$77K

CONSUMER
SPENDING

\$2.4M

5 MILE

ESTIMATED
POPULATION

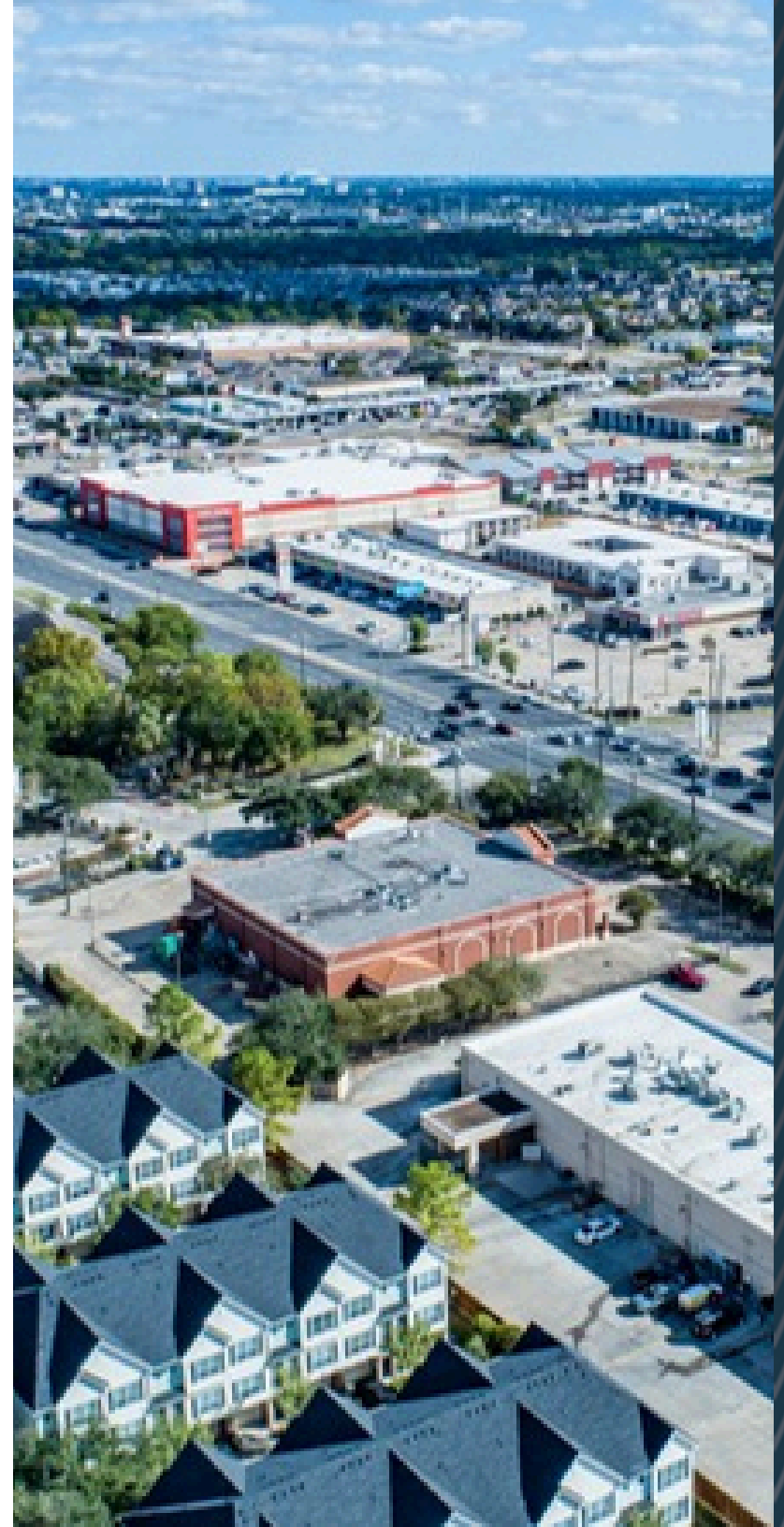
558K

HOUSEHOLD
INCOME

\$229K

CONSUMER
SPENDING

\$6.3M



TEXAS OVERVIEW

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



POPULATION
28,995,881

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

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME



BEST STATE
FOR BUSINESS



TOP STATE
FOR JOB GROWTH



NO STATE
INCOME TAX

HOUSTON, TEXAS



POPULATION
7,510,253

22

FORTUNE 500
COMPANIES BASED
IN HOUSTON

3RD

IN THE WORLD
FOR CITIES OF THE
FUTURE



ENERGY CAPITAL OF THE WORLD

HOME TO 4,600 ENERGY-RELATED FIRMS

INCLUDING MAJOR PLAYERS LIKE EXXONMOBIL,
CHEVRON, AND SHELL



63 MILLION AIRLINE PASSENGERS

GEORGE BUSH INTERCONTINENTAL AIRPORT:

OVER 185 DESTINATIONS W/ NONSTOP FLIGHTS

HOBBY AIRPORT: 112 DOMESTIC DESTINATIONS



PORT OF HOUSTON

LARGEST PORT IN THE U.S.

GENERATES \$10.6 BILLION IN STATE & LOCAL REVENUE
AND \$906 BILLION NATIONWIDE

4TH

LARGEST CITY
IN THE UNITED STATES



TEXAS MEDICAL CENTER

LARGEST MEDICAL COMPLEX
IN THE WORLD



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:



Aaron Morris

Vice President | Investment Sales

D: 346.226.3515 C: 713.585.5715

Aaron.Morris@OldhamGoodwin.com



Karishma Dawood

Associate | Brokerage Services

D: 346.226.3512 C: 832.755.7551

Karishma.Dawood@OldhamGoodwin.com

Houston

14811 St. Mary's Lane, Suite 130 | Houston, Texas 77079 | O: 281.256.2300



OLDHAMGOODWIN.COM

This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker). Neither the Broker nor the owner of the property (Owner) makes any representations or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum. The Offering Memorandum is solely a solicitation of interest - not an offer to sell the Property. The Owner and Broker expressly reserve the right to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity that is reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such an offer for the Property is approved by the Owner and the signature of the Owner is affixed to a Real Estate Purchase Agreement prepared by the Owner.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties. You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.