

# HARD CORNER VACANT RETAIL

9292 Westheimer | Houston, Texas 77063



**FOR SALE**  
14,600 SF BUILDING ON 1.70 ACRES

OLDHAMGOODWIN.COM | 281.256.2300

**OG**  
INVESTMENT SALES

## 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

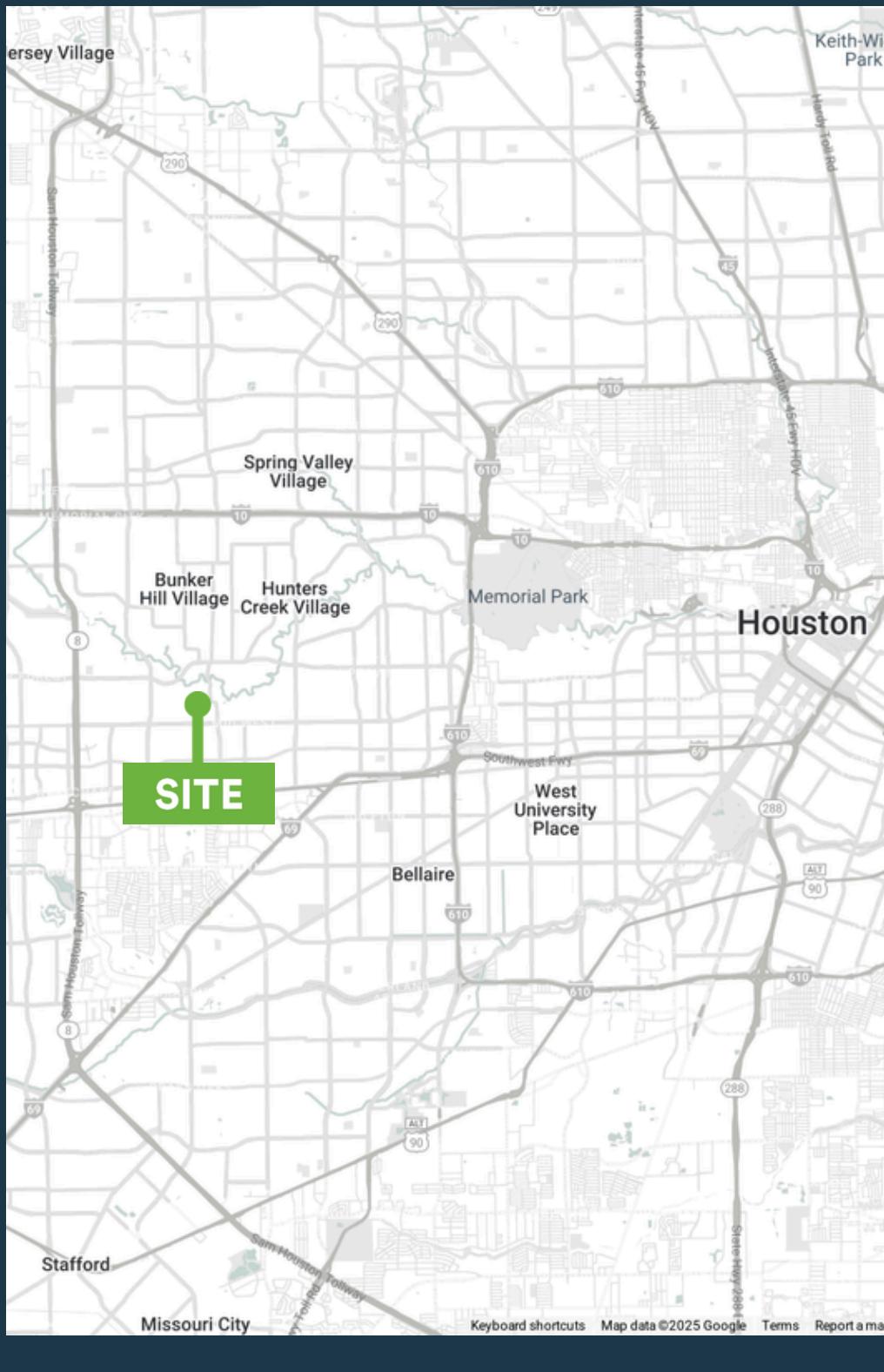
- Dense Population of 220,000 within 3 miles and 539,000 within 5 miles
- Surrounded by affluent neighborhoods: Piney Point Village - \$510,000 AHI; Bunker Hill Village - \$474,000 AHI; Hunters Creek Village - \$549,000 AHI
- Strong daytime employment of 127,000 within 3 miles and 338,000 within 5 miles

## 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







## BUILDING SPECIFICATIONS

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

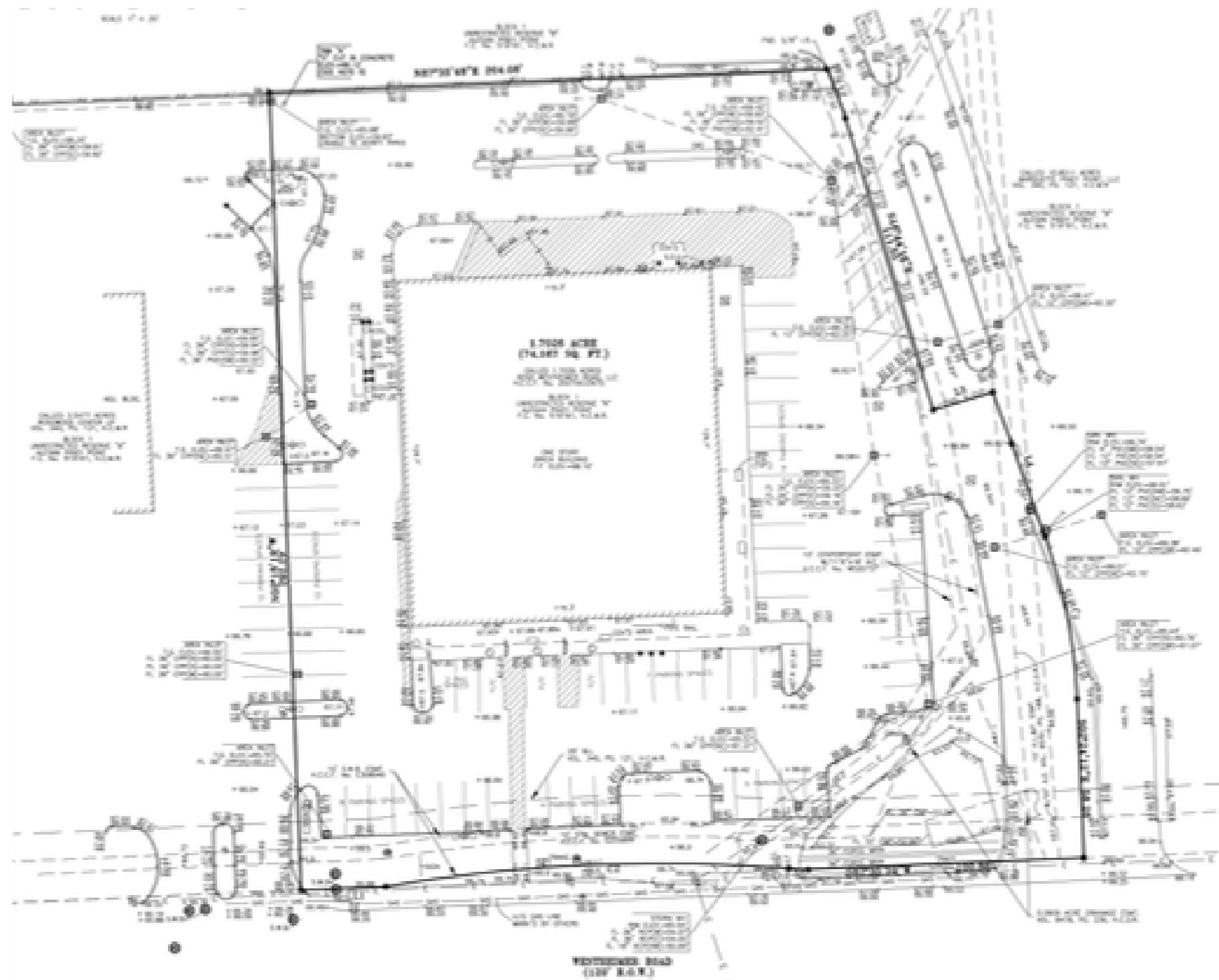
## SITE SPECIFICATIONS

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	HOUSEHOLD INCOME	CONSUMER SPENDING
30K	\$66K	\$322K

3 MILE

ESTIMATED POPULATION	HOUSEHOLD INCOME	CONSUMER SPENDING
229K	\$77K	\$2.4M

5 MILE

ESTIMATED POPULATION	HOUSEHOLD INCOME	CONSUMER SPENDING
558K	\$229K	\$6.3M



2<sup>ND</sup>

FASTEST GROWING ECONOMY  
IN THE UNITED STATES

#1

STATE IN AMERICA  
TO START A BUSINESS



LARGEST  
MEDICAL CENTER



POPULATION  
**28,995,881**

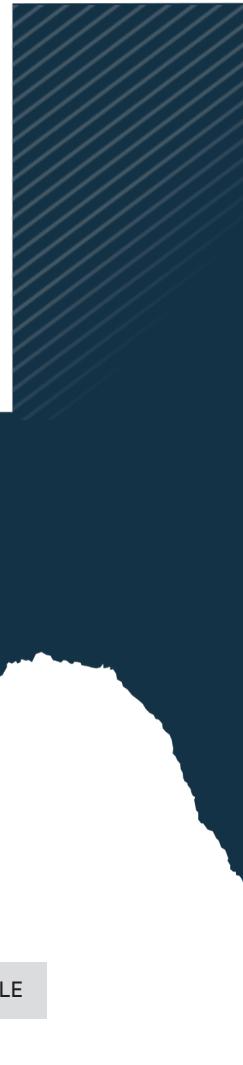
80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2<sup>ND</sup>

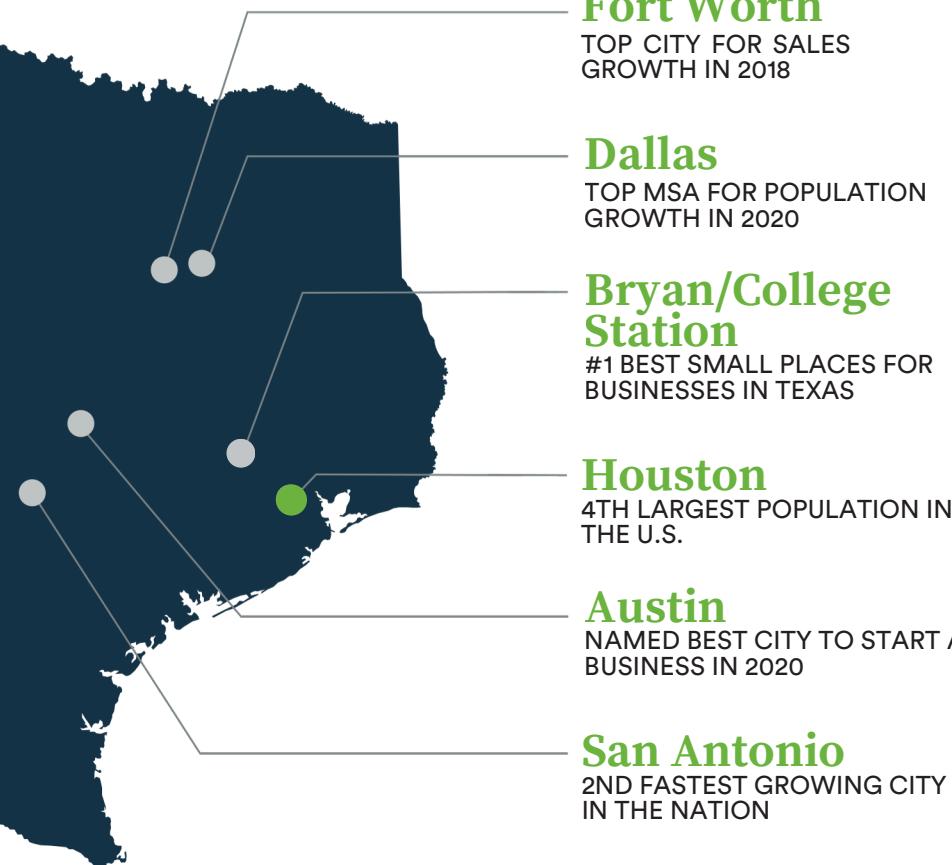
LARGEST LABOR WORKFORCE:  
**14+ MILLION WORKERS**

57

FORTUNE 500 COMPANIES  
CALL TEXAS HOME



# TEXAS OVERVIEW



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

Designated Broker of Firm

Licensed Supervisor of Sales Agent/Associate

Sales Agent/Associate's Name

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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.

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