

FOR LEASE



The Shops On Woodway

5709 Woodway Drive
Houston, Texas 77057

LANDPARK

2550 Gray Falls Drive, Suite 400
Houston, Texas 77077

713.789.2200

www.LandParkCo.com



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PROPERTY DESCRIPTION

This impressive retail space is situated at 5709 Woodway Drive, Texas, in the heart of Tanglewood. The property, covering an extensive 21,900 square feet, offers endless potential for a wide range of retail businesses looking to establish or expand their presence in this thriving area.

The building itself is stylish and modern, with a sleek façade that is sure to catch the eye of potential customers passing by. Its large windows and prominent signage make it a standout location in one of Houston's premier neighborhoods. The property boasts ample parking for customers and employees alike, ensuring easy access to the retail space.

The interior of this retail property is both spacious and inviting, with an open floor plan that can be customized to fit the specific needs of your business. The high ceilings and well-lit space provide a bright and welcoming atmosphere, while the expansive layout allows for a range of displays and merchandising options.

Located in a highly desirable area, this retail property offers the perfect opportunity to tap into Houston's thriving retail sector. Surrounding businesses include a range of retail, restaurants, office spaces, and medical offices, making it an ideal location for a wide range of retail businesses.

Overall, this retail property is a standout choice for businesses looking to establish or expand their presence in Houston. With a prime location, ample parking, and a customizable floor plan, it is a rare find that is sure to impress any prospective tenant.

For More Information

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LandPark Commercial

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PROPERTY HIGHLIGHTS

- Tanglewood Location
- Retail Strip Center
- Upscale Neighborhood
- High Traffic Area off Woodway and Chimney Rock

The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

SPACE AVAILABILITY

UNIT	SF	RATE (sf/mo)
Suite A	2,500 SF	\$26.50 (sf/mo + NNN)



POPULATION

	2miles	5miles	10miles
2010	56,147	445,343	1,510,949
2023	63,030	510,502	1,655,586
2028 Population Projection	63,378	514,888	1,658,974
Annual Growth 2010-2023	0.9%	1.1%	0.7%

INCOME

	2miles	5miles	10miles
Avg Household Income	\$137,431	\$115,547	\$93,596
Median Household Income	\$99,451	\$73,354	\$58,886

HOUSING

	2miles	5miles	10miles
Avg Household Income	\$691,496	\$492,664	\$287,823

CONSUMER SPENDING

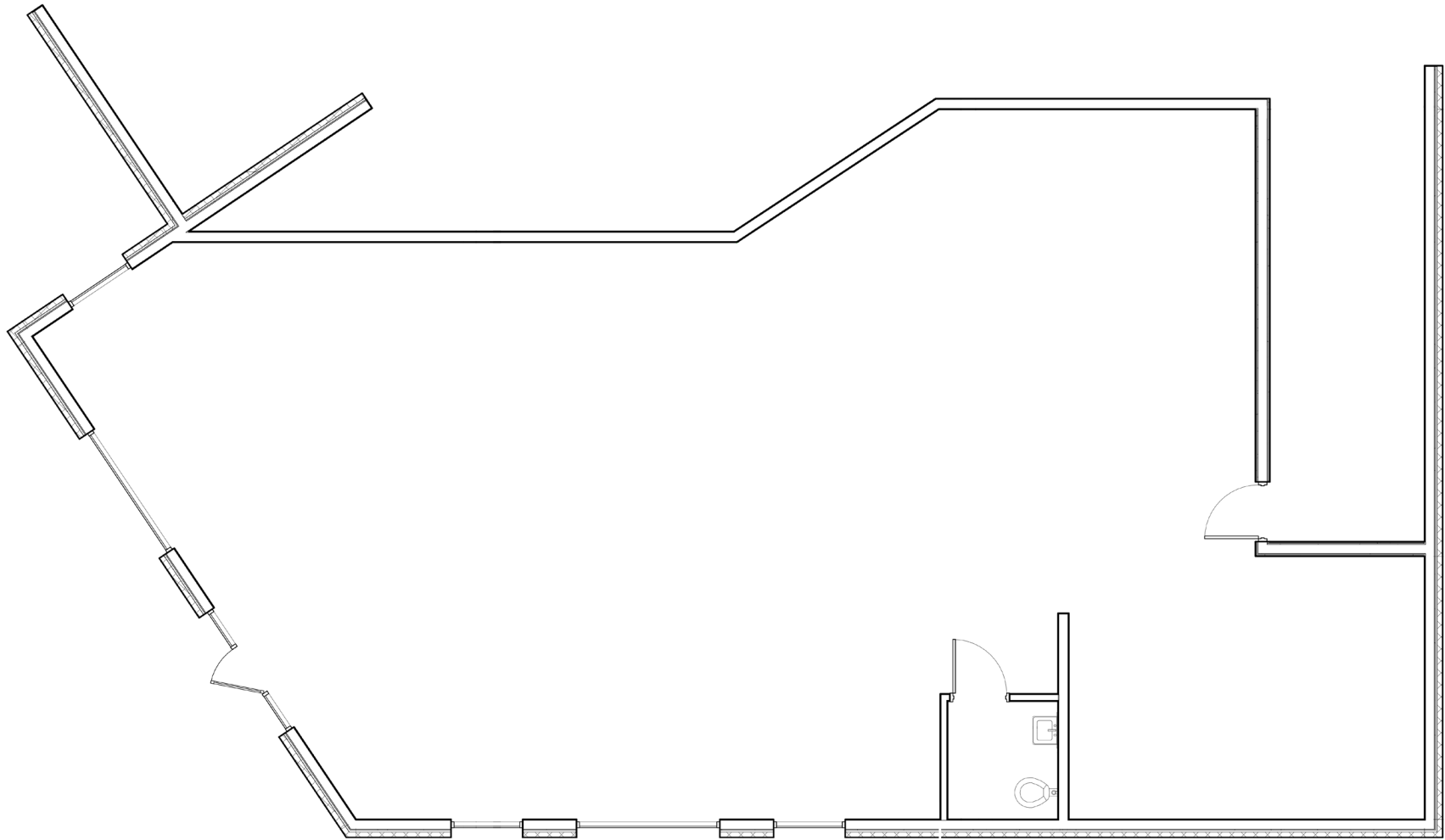
	2miles
Education & Daycare	\$101,249,230
Health Car	\$54,876,482
Transportation & Maintenance	\$275,613,926
Household	\$214,884,805
Food & Alcohol	\$308,163,565
Entertainment, Hobbies & Pets	\$174,449,108
Apparel	\$55,818,545

TRAFFIC

	Traffic Volume	Distance from Property
Woodway Dr / Bering Sr SW	31,962	0.04 mi
Woodway Dr / Chimney Rock Rd W	26,900	0.15 mi

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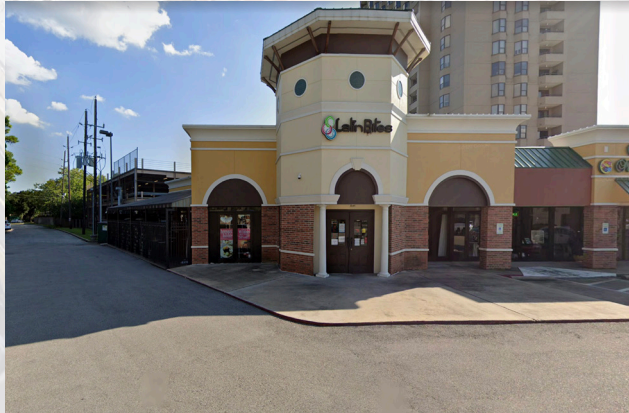
FOR LEASE



Space A
2,500 SF

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Photos

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WOODWAY DRIVE

CHINNEY ROCK RD

BERING DRIVE

THE SHOPS ON WOODWAY
5709 WOODWAY DRIVE
HOUSTON, TX 77057

Aerial



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____