### The Shops On Woodway

Osaka JAPANESE RESTAURANT

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5709 Woodway Drive Houston, Texas 77<u>057</u>

island



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 Tanalewood. 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 facade 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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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.



#### **PROPERTY HIGHLIGHTS**

- Tanglewood Location
- Retail Strip Center

- Upscale Neighborhood
- High Traffic Area off Woodway and Chimney Rock



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

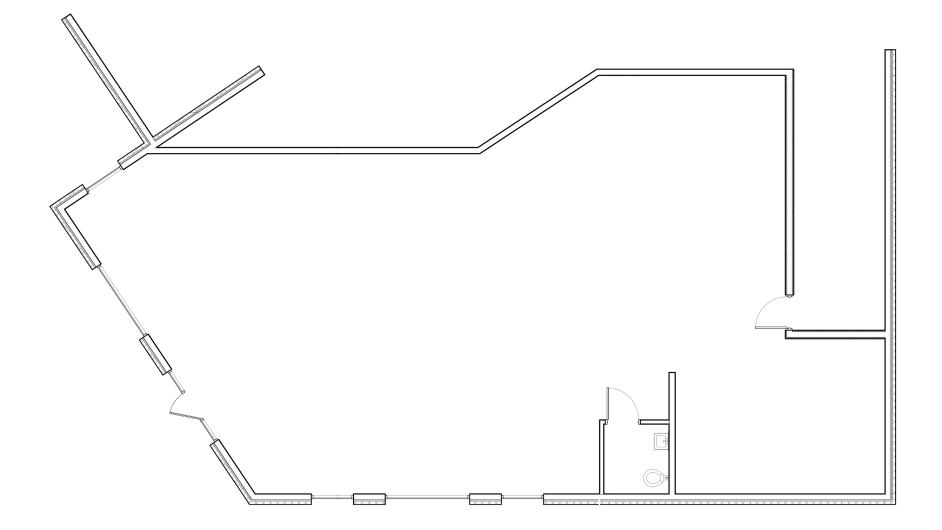


Availability
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POPULATION			
	2miles	5miles	10miles
2010	56,147	445,343	1,510,949
2023	63,030	510,502	1,655,586
2028 Population Projection	63,378	514,888	1,658,974
Annual Growth 2010-2023	0.9%	1.1%	0.7%
INCOME			
	2miles	5miles	10miles
Avg Household Income	\$137,431	\$115,547	\$93,596
Median Household Income	\$ <b>99,4</b> 51	\$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										





Space A 2,500 SF











### Photos



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THE SHOPS ON WOODWAY 5709 WOODWAY DRINE HOUSTON, 15X 77057

WOODWAY DEIVE

BERING DRIVE

Aerial

Buyer/ Regulated by the Texas Real Estate	Sales Agent/Associate's	William Paul Parisi	Ryan Bur	Licensed Supervisor of Sales Agent/ Associate	William Harold McGrath	Designated Broker of Firm	Primary Assumed Business Name	LandPark Commercial	LICENSE HOLDER CON you to use the broker	<ul> <li>To AVOID DISPUTES,</li> <li>The broker's dut</li> <li>Who will pay the</li> </ul>	AS SUBAGENT: A lice buyer. A subagent can	<ul> <li>May, with the p buyer) to comm</li> <li>Must not, unless o that the ow o that the buy o any confide disclose, unity</li> </ul>	AS AGENT FOR BOTH agreement of <i>each</i> pounderlined print, set f • Must treat all pa	AS AGENT FOR BUYE written representation material information a seller's agent.	AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the powner, usually in a written listing to sell or property management agreemenduties above and must inform the owner of any material information about information disclosed to the agent or subagent by the buyer or buyer's agent.	A LICENSE HOLDER C/	<ul> <li>A BROKER'S MINIMUM D</li> <li>Put the interests of t</li> <li>Inform the client of a</li> <li>Answer the client's c</li> <li>Treat all parties to a</li> </ul>	<ul> <li>TYPES OF REAL ESTATE LICENSE HOLDERS:</li> <li>A BROKER is responsible for all broke</li> <li>A SALES AGENT must be sponsored be a sponsored be spo</li></ul>	TRACE STATE COMMISSION
Buyer/Tena kas Real Estate Com	's Name	ul Parisi	Burnaman	f Sales Agent/	ld McGrath	Firm	ness Name		Services. Please ackr	ALL AGREEMENTS BE ties and responsibilitie broker for services p	nse holder acts as a s assist the buyer but c	May, with the parties' written consent, appoint a different license holder associated with buyer) to communicate with, provide opinions and advice to, and carry out the instructions o 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; any confidential information or any other information that a party specifically instrudisclose, unless required to do so by law.	AGENT FOR BOTH - INTERMEDIARY: To act as an intermed eement of <i>each party</i> to the transaction. The written agreeme lerlined print, set forth the broker's obligations as an intermedia Must treat all parties to the transaction impartially and fairly.	<b>R/TENANT:</b> The broken a agreement. A buyer about the property or	AS AGENT FOR OWNER (SELLER/LANDLORD): owner, usually in a written listing to sell or proj duties above and must inform the owner of any information disclosed to the agent or subagent t	A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:	<b>DKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is</b> Put the interests of the client above all others, including t Inform the client of any material information about the p Answer the client's questions and present any offer to or Treat all parties to a real estate transaction honestly and	S OF REAL ESTATE LICENSE HOLDERS: A BROKER is responsible for all brokerage activities, including acts perf A SALES AGENT must be sponsored by a broker and works with clients	<b>Info</b> Texas law requires brokerage
Buyer/Tenant/Seller/Landlord Initials	License No.	682354	718215	License No.	298360	License No.		9007266	: This notice is being   nowledge receipt of th	<b>TWEEN YOU AND A B</b> s to you, and your ob rovided to you, when	ubagent when aiding loes not represent the	nt, appoint a differen opinions and advice to d in writing to do so b less than the written rice greater than the p any other informatio by law.	To act as an intermon. The written agreer gations as an intermec on impartially and fair	er becomes the buye s agent must perform transaction known by	<b>RD):</b> The broker be property manageme f any material inform ent by the buyer or bu	TY IN A REAL ESTATE	UTIES REQUIRED BY LAW (A client is the p the client above all others, including the br any material information about the proper questions and present any offer to or coun- real estate transaction honestly and fairly.	rage activities, includi / a broker and works	<b>Information Abc</b> quires all real estate licens erage services to prospect
Initials	Email	wparisi@landparkco.com	rburnaman@landparkco.com	Email	bmcgrath@landparkco.com	Email		rholland@landparkco.com	provided for informa nis notice below and r	ROKER SHOULD BE IN ligations under the re payment will be mad	g a buyer in a transac e buyer and must plac	it license holder asso o, and carry out the ir yy the party, disclose: asking price; price submitted in a v price submitted in a v	ediary between the ment must state who liary. A broker who av ly;	r/tenant's agent by a n the broker's minimu / the agent, including	The broker becomes the property owner's erty management agreement. An owner's age material information about the property or tr / the buyer or buyer's agent.	TRANSACTION:	(A client is the person or party that the brok including the broker's own interests; about the property or transaction received b offer to or counter-offer from the client; and nestly and fairly.	ing acts performed by sales with clients on behalf of th	About Brokerage license holders to give the for propertive buyers, tenants, sel
Date Information availabl	aii	lparkco.com	ndparkco.com	ail	ndparkco.com	ail		dparkco.com	LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not cre you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.	<ul> <li>TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:</li> <li>The broker's duties and responsibilities to you, and your obligations under the representation agreement.</li> <li>Who will pay the broker for services provided to you, when payment will be made and how the payment will be calcul</li> </ul>	<b>AS SUBAGENT:</b> A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to re buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.	May, with the parties' written consent, appoint a different license holder associated with the broker ' buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party 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 bro disclose, unless required to do so by law.	<ul> <li>AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker mus agreement of <i>each party</i> to the transaction. The written agreement must state who will pay the broker an underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:</li> <li>Must treat all parties to the transaction impartially and fairly;</li> </ul>	<b>AS AGENT FOR BUYER/TENANT:</b> The broker becomes the buyer/tenant's agent by agreeing to represent the written representation agreement. A buyer's agent must perform the broker's minimum duties above and must material information about the property or transaction known by the agent, including information disclosed to seller's agent.	owner's agent through /ner's agent must perfor erty or transaction know		<ul> <li>A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents</li> <li>Put the interests of the client above all others, including the broker's own interests;</li> <li>Inform the client of any material information about the property or transaction received by the broker;</li> <li>Answer the client's questions and present any offer to or counter-offer from the client; and</li> <li>Treat all parties to a real estate transaction honestly and fairly.</li> </ul>	/ sales agents sponsore f of the broker.	Information About Brokerage Services Texas law requires all real estate license holders to give the following informatio brokerage services to prospective buyers, tenants, sellers and landlords.
ble at www.trec.texas.gov IABS 1-0	Phone	(281) 221-4970	(713) 292-3485	Phone	(281) 598-9860	(032) / 33-2020 Phone		(713) 789-2200	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.	LY ESTABLISH: nt. it will be calculated.	<b>AS SUBAGENT:</b> 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.	r to each party (owner and y to the transaction. oker in writing not to		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.	<b>AS AGENT FOR OWNER (SELLER/LANDLORD):</b> 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.		:s):	agents sponsored by the broker. e broker.	on about