

# GREENBERG & COMPANY

COMMERCIAL REAL ESTATE BROKERAGE FIRM



13939 WESTHEIMER RD | HOUSTON TX 77077

5959 RICHMOND AVE., SUITE 440 HOUSTON, TX 77057 | [WWW.GREENBERGCOMPANY.COM](http://WWW.GREENBERGCOMPANY.COM) | 713.778.0900



# PROPERTY DETAILS

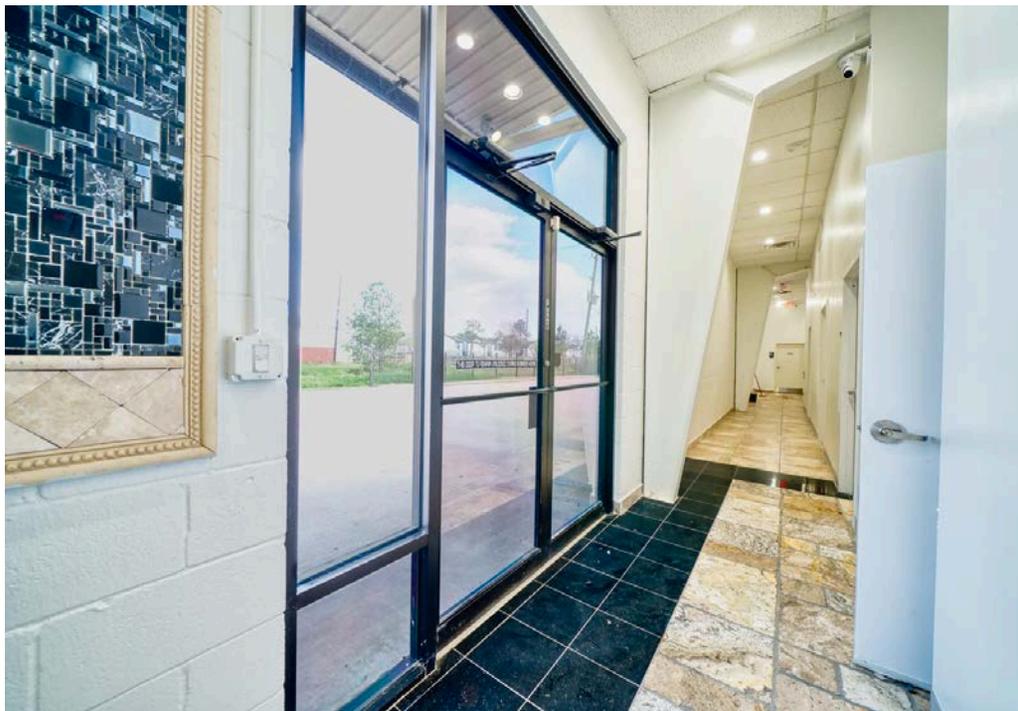
Address: 13939 Westheimer Rd, Houston, TX 77077  
Total building size: 9,750 SF  
Year built: 2003  
Renovated: 2019

Lot size: 0.62 acres  
Parking: 24 surface parking spaces  
Parking Ratio: 2.651/1,000 SF  
Air conditioning, fenced lot, security system, pylon signage available

# LOCATION DETAILS

High visibility frontage on Westheimer Road  
Situated between Highway 6 & Eldridge Pkwy — strong access and connectivity  
Daily traffic counts ~34,900 vehicles per day (VPD)  
Within a major retail corridor near the Village at West Oaks and national retailers like Target, Walmart, H-E-B, Trader Joe's, The Home Depot, Best Buy, Ross, and Academy

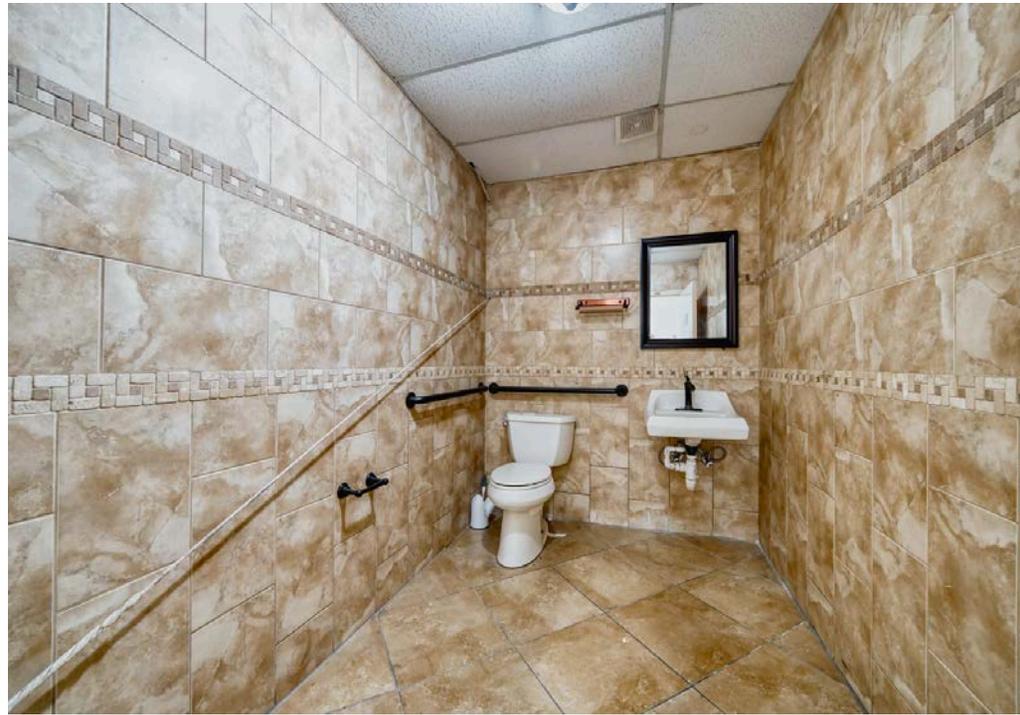
**SALE PRICE: \$1,250,000.00**



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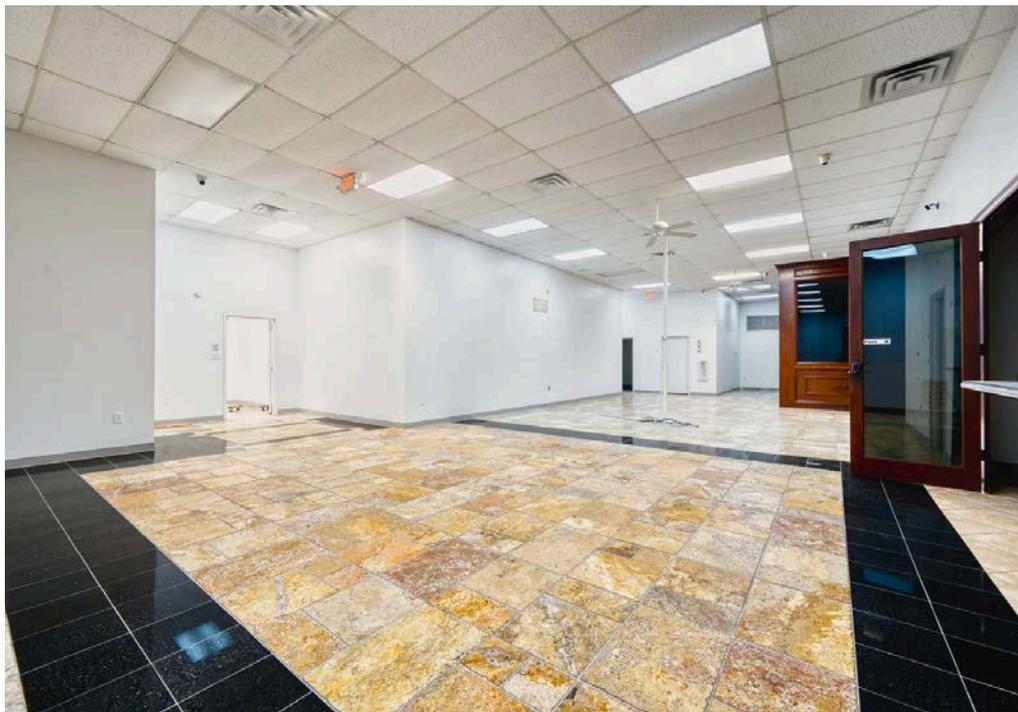
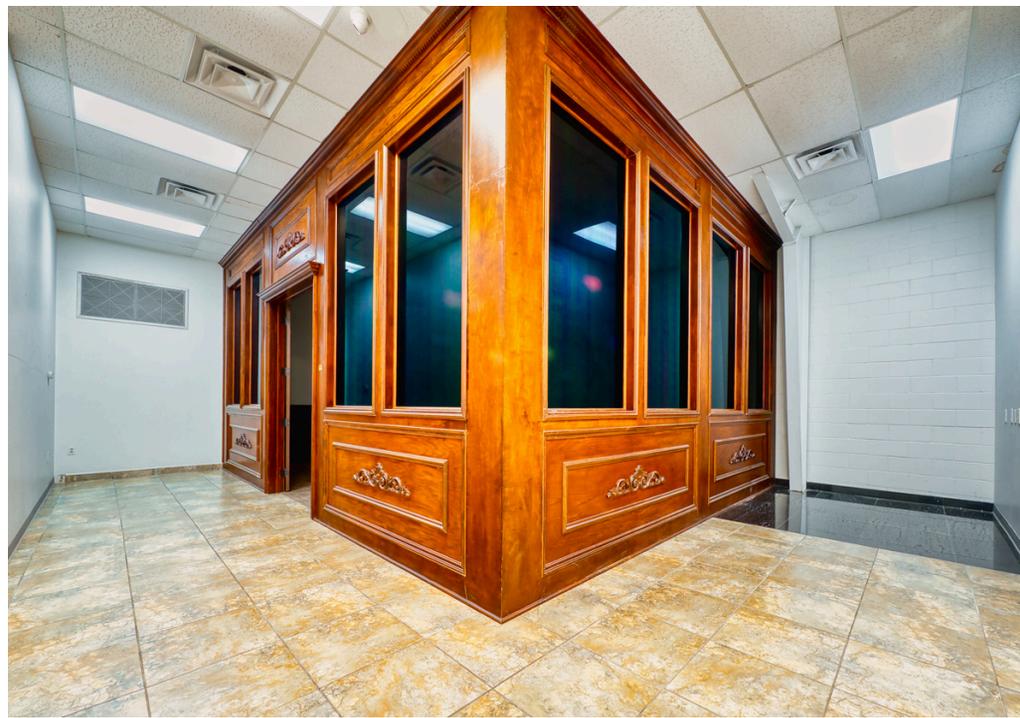
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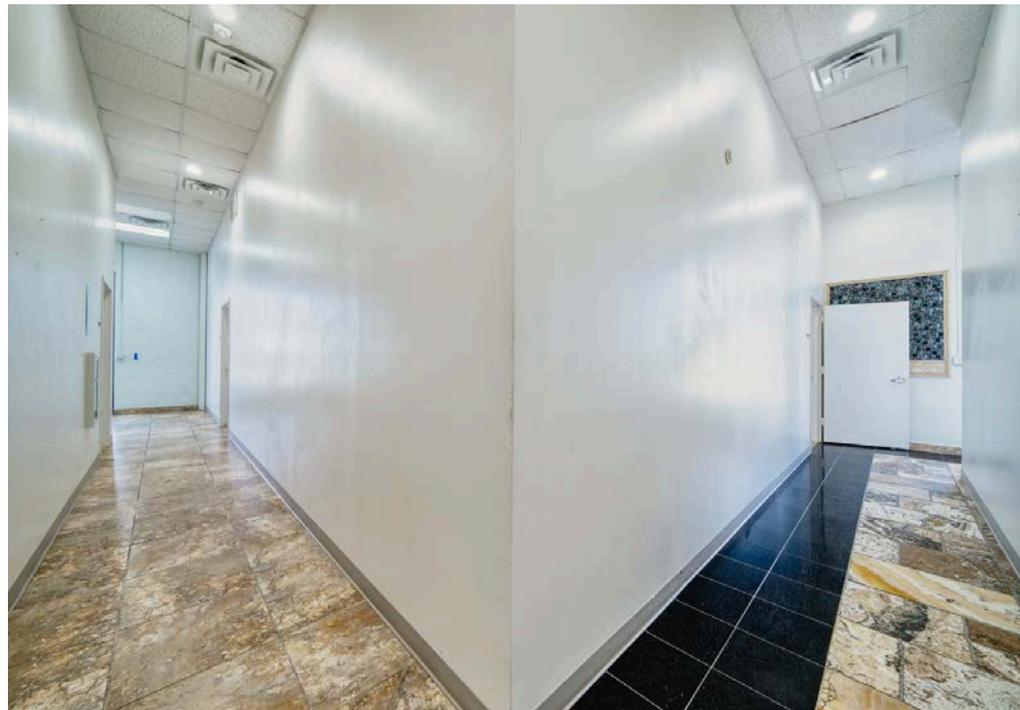
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# SITE PLAN

