

NEWMARK



FOR LEASE

5850

W. Sam Houston Parkway
Houston, Texas 77072

PROPERTY DETAILS

Property Type
Multi-tenant Retail

Lease Rate
Negotiable

Building Size
Up to 15,000 SF

**DIRECTLY IN FRONT OF TOWNSEN MEMORIAL HOSPITAL.
PERFECT FOR ANCILLARY MEDICAL USERS**

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5850

W. Sam Houston Parkway
Houston, Texas 77072

Property Type

Multi-tenant Retail

Space Available

Up to 15,000 SF

Location Description

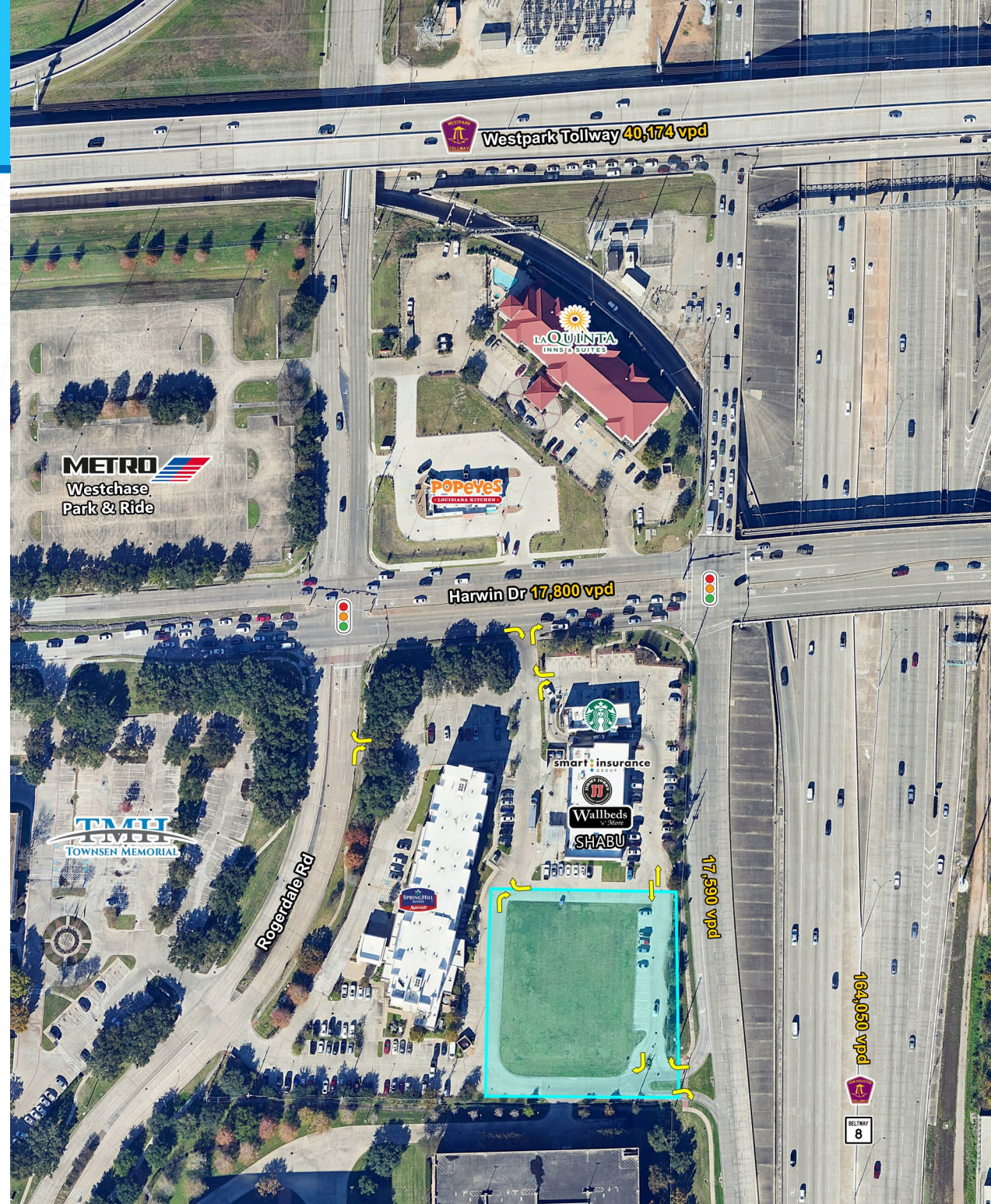
- Located at the SWC of W Sam Houston Pkwy (Beltway 8) and Harwin Dr in Houston, Texas.
- Excellent visibility and access along Sam Houston Parkway with strong traffic counts and proximity to major corporate campuses, retail, and hospitality.

Highlights

- **New Construction.** Estimated delivery August 2026.
- Prominent signage opportunities facing Sam Houston Parkway.
- Immediate proximity to Park Eight Place, a 70-acre mixed-use urban village development.
- Directly in front of Townsen Memorial Hospital. Perfect for ancillary medical users.
- One of the few available large retail spaces in this premier corridor.
- Convenient ingress and egress to the adjacent center anchored by Starbucks.

Demographics

	1 Mile	3 Mile	5 Mile
2025 Total Population	23,993	226,110	580,275
2025 Workers	30,888	159,537	344,411
2025 Total Households	10,015	92,657	232,193
HH Growth 2025-2030	0.83%	0.30%	0.40%
Average Household Income	\$77,176	\$84,891	\$102,913
Avg Household Size	2.38	2.42	2.49
Median Home Value	\$179,825	\$285,639	\$318,157



Aerial



Westchase Shopping Center

Waffle House, Starbucks, Whole Foods, Petco, Ross, Target, Five Below, Rack

PLAZA AT WESTCHASE
296 Units

HEB

KOHL'S

WESTCHASE CREEK
456 Units

WESTCHASE
400 Units

ROYAL OAKS
510 Units

WARWICK
643 Units

THE ADALENE
462 Units

CVS pharmacy

Fronch's

BLACK ROCK

Walgreens

WOODCHASE
270 Units

HAVEN
384 Units

McDonald's

TACO BELL

Lector

Spirit

ALDI

DOLLAR TREE

ROYAL OAKS COUNTRY CLUB
868 HOMES

SUNBELT
RENTALS

DRILLING TOOLS
INTERNATIONAL

ARUP

NOV

sib

ASHFORD SANTA ANA
248 Units

ASHFORD WESTCHASE
240 Units

SUBWAY

CIRCLE K

Cheddar's
SCRATCH KITCHEN

5850 W. Sam Houston Parkway

BRAYS VILLAGE EAST
1,003 HOMES

BERGAILA

SGS

worley

SEG SOCIETY OF EXPLORATION GEO-ENGINEERS

EMERSON

VIRIDIEN

Lion Square Shopping Mall

KOJ

CROWN SEAFOOD RESTAURANT

PHO

COMING SOON!

70 Acre of Wakable

Mixed-use

4 Internal Parks

park eight

AVIVA
WHOLESALE

Diho Square Shopping Mall

PARIS BAGUETTE

Hokkaido

KYURAMEN

SHARPSTOWN ESTATES
165 HOMES

Pizza Hut

Bellaire Blvd

Chick-fil&

THE HONEY BUNNY

SHARPSTOWN CC TERRACE
2,977 HOMES



DEVELOPMENT OVERVIEW

70 ACRES
WAKABLE
MIXED-USE
DISTRICT

2.1 MILES
OF URBAN PATHWAYS
CONNECTING THE
4 INTERNAL PARKS

200 ACRES
ARTHUR
STOREY
PARK



Renderings are conceptual in nature and subject to change in response to market conditions.

- Residential Communities
- Class A Office Space
- Retail, Dining & Entertainment
- Hotel & Hospitality
- Healthcare & Wellness





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.

2-10-2025



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eva Horton	714610	ehorton@ngkf.com	678.447.4041
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date