

RARE HOUSTON GALLERIA REDEVELOPMENT OPPORTUNITY

5116

Westheimer Rd

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HOUSTON, TX

CBRE

# Excellent Galleria/ Uptown Redevelopment Opportunity

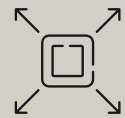


Sale - \$8M

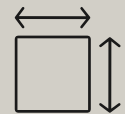
Lease/Ground Lease - \$425k Base Rent



Rare Opportunity to enter the limited Galleria/  
Uptown Submarket



0.46 Acres Land



± 14,000 SF Existing Building  
(7,781 ground floor w/±7,500 SF mezzanine)



Flexible Uses- great for condo, hospitality, financial,  
restaurant, or flagship retail location



Prime "Main & Main" location on Westheimer Rd  
across from the Galleria, Texas' largest and most  
luxurious retail destination



Adjacent to the highly desirable River Oaks, Highland  
Village, Uptown and Post Oak districts



# Houston Galleria & Uptown District

OFFICE SPACE  
28M SF



## WORLD CLASS DINING



## LUXURY RETAIL



## HOTELS



# Aerial



Over 71,390 vehicles travel past the site daily



Over 92,917 daytime population within one mile



Excellent access to 610 Loop, US Hwy 59 and Westpark Tollway



5116  
Westheimer Rd

THE GALLERIA

71,390 CPD

610 Loop

92,917 CPD

PARK PLACE (COMING SOON)

SAKS FIFTH AVENUE

GALLERIA NEW WING

macy's

AR TASTING ROOM

UPTOWN PARK

McCOMBS SCHICKS

drybar

WINE

Total Wine

WHOLE FOODS

NORTH TEXAS

FIVE GUYS

BERRYHILL POST OAK PLAZA

MORAFF'S

Bonnie's

MAGGIANO'S

lastcall.com

KENNY DUGGY'S

GF

DSW

Whole Earth Provision Co.  
The Container Store

OLD NAVY

Marshalls  
HomeGoods

NORDSTROM rack

GRAND LUX CAFE

MOLTON'S

BEER YA UATCHA

THE MEDSTER

Siobahn Factory

DJ Frisco's

KONA GRILL

HOUSTON GALLERIA

Dillard's

Neiman Marcus

TARGET

hopdoddy

iPic

MONCLER

TOM FORD

HERMES

LIVER OAKS DISTRICT

Dior

JULLIYAN'S

TSUNAMI

CVS

Opotto

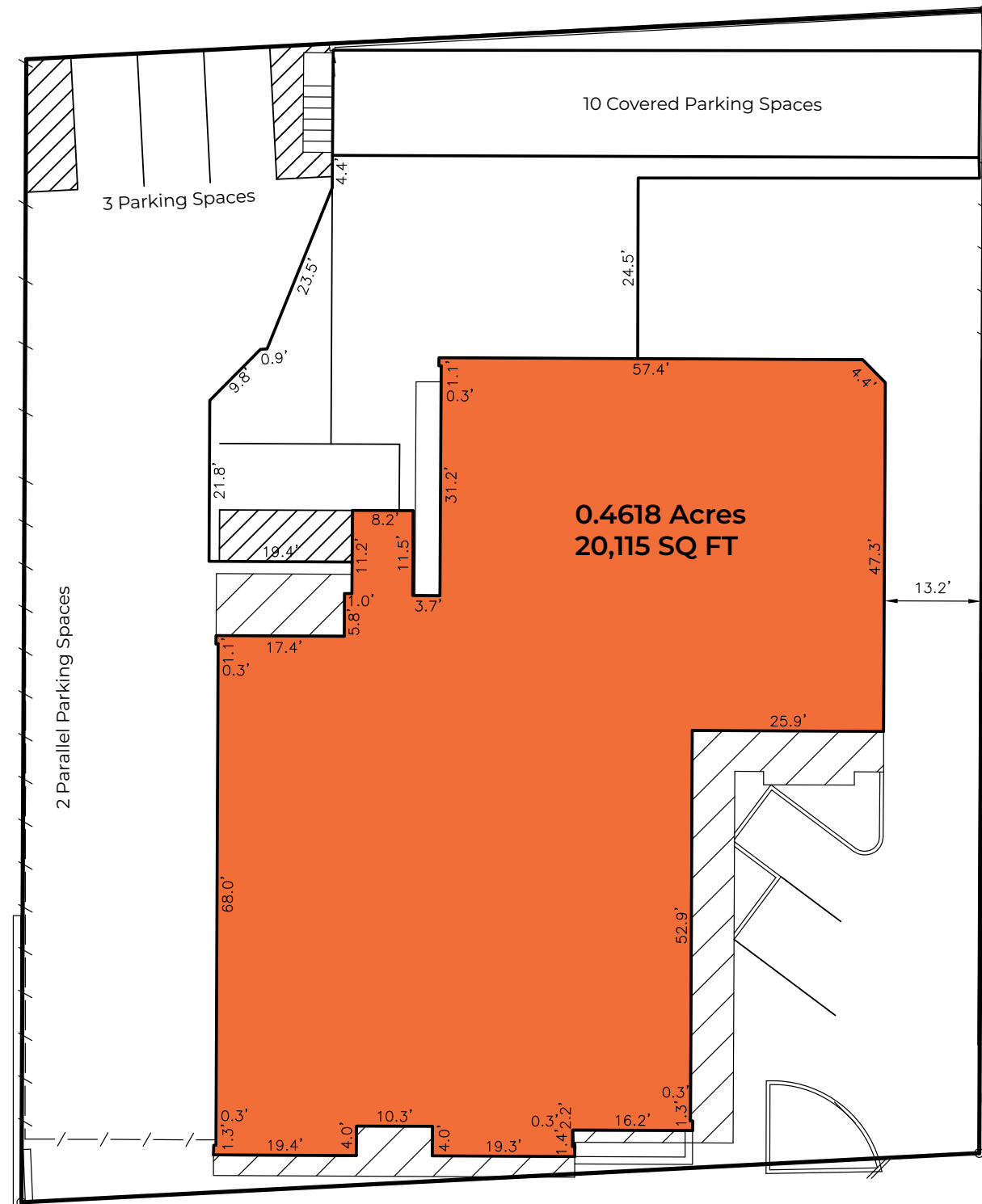
WESTHEIMER RD

W ALABAMA ST

# Site Plan



# Survey



WESTHEIMER ROAD

# 5116

## Westheimer Rd

HOUSTON, TX

## Contacts

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# 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.

11-2-2015



## 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date