

# FOR LEASE WEST HOUSTON OFFICE & WAREHOUSE



Westcenter Dr

**SITE**

**BURTON**  
CONSTRUCTION



3737 WESTCENTER DRIVE,  
HOUSTON, TEXAS 77042

Bruce W. Frankel  
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Office - 713.661.0440

**frankel**  
DEVELOPMENT GROUP



# PROPERTY HIGHLIGHTS

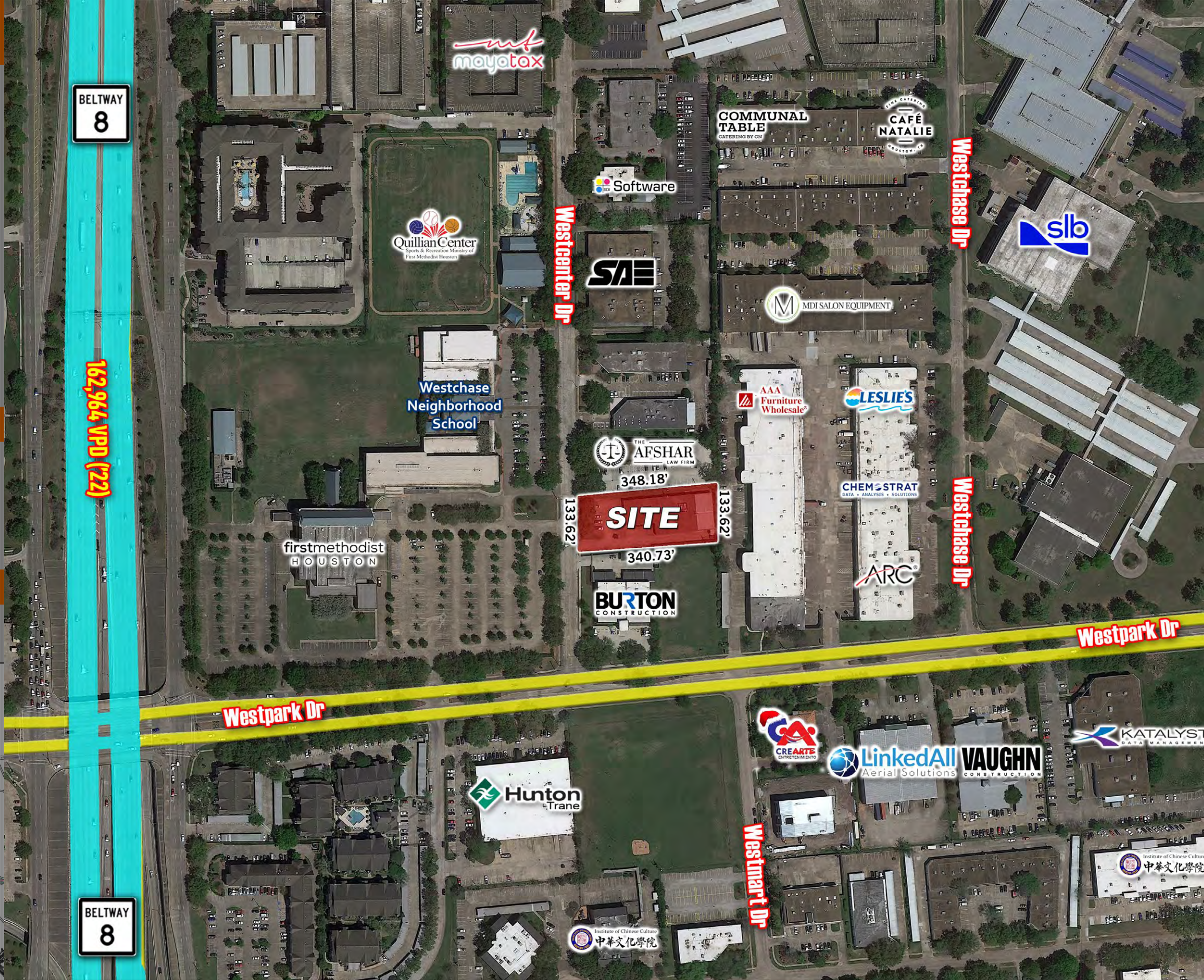
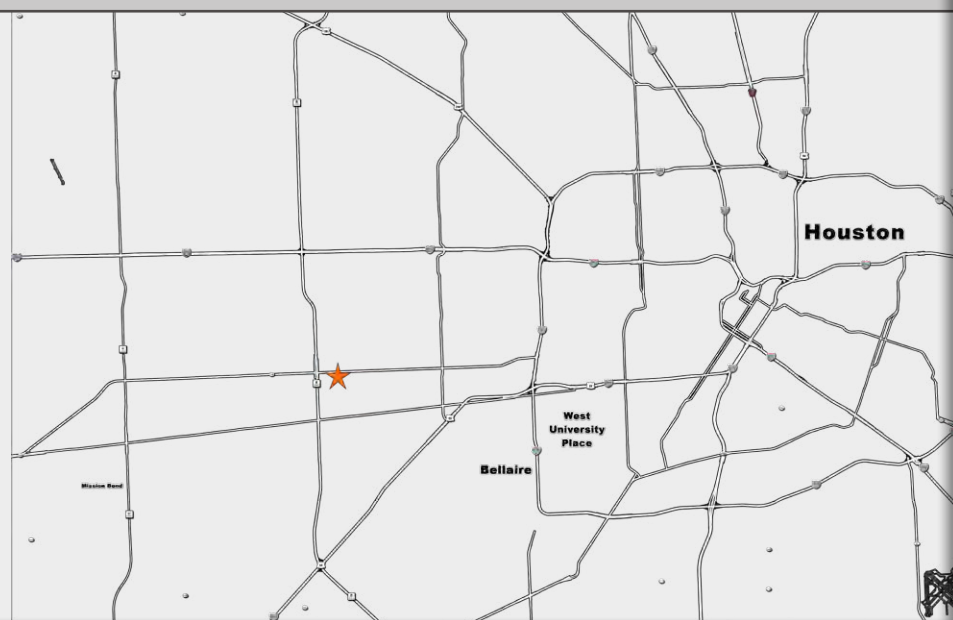
- 12,551 - 16,203 SF Building & Warehouse on 1.03 /acres.
- Direct access to Westpark Drive to the south, and Richmond Avenue to the north from Westcenter Drive.
- Easy Access to Both Beltway-8 (Sam Houston Tollway) and Westpark Toll Road from Westpark Drive.
- Downtown Houston – 12 Miles east of site.
- Located in Westchase Business District
- Across the street from the Westchase Neighborhood school and the First Methodist Church of Houston.
- Conditioned Throughout the Building
- Loading Dock

## DEMOGRAPHIC SNAPSHOT

POPULATION	AVG HH INCOME
1-mi: 31,995	1-mi: \$53,269
3-mi: 214,343	3-mi: \$76,913
5-mi: 598,256	5-mi: \$88,200

## TRAFFIC COUNTS

Beltway 8 (Sam Houston Tollway): 162,964 VPD (TXDOT 2022)  
 Westpark Dr: 19,199 VPD (TXDOT 2022)

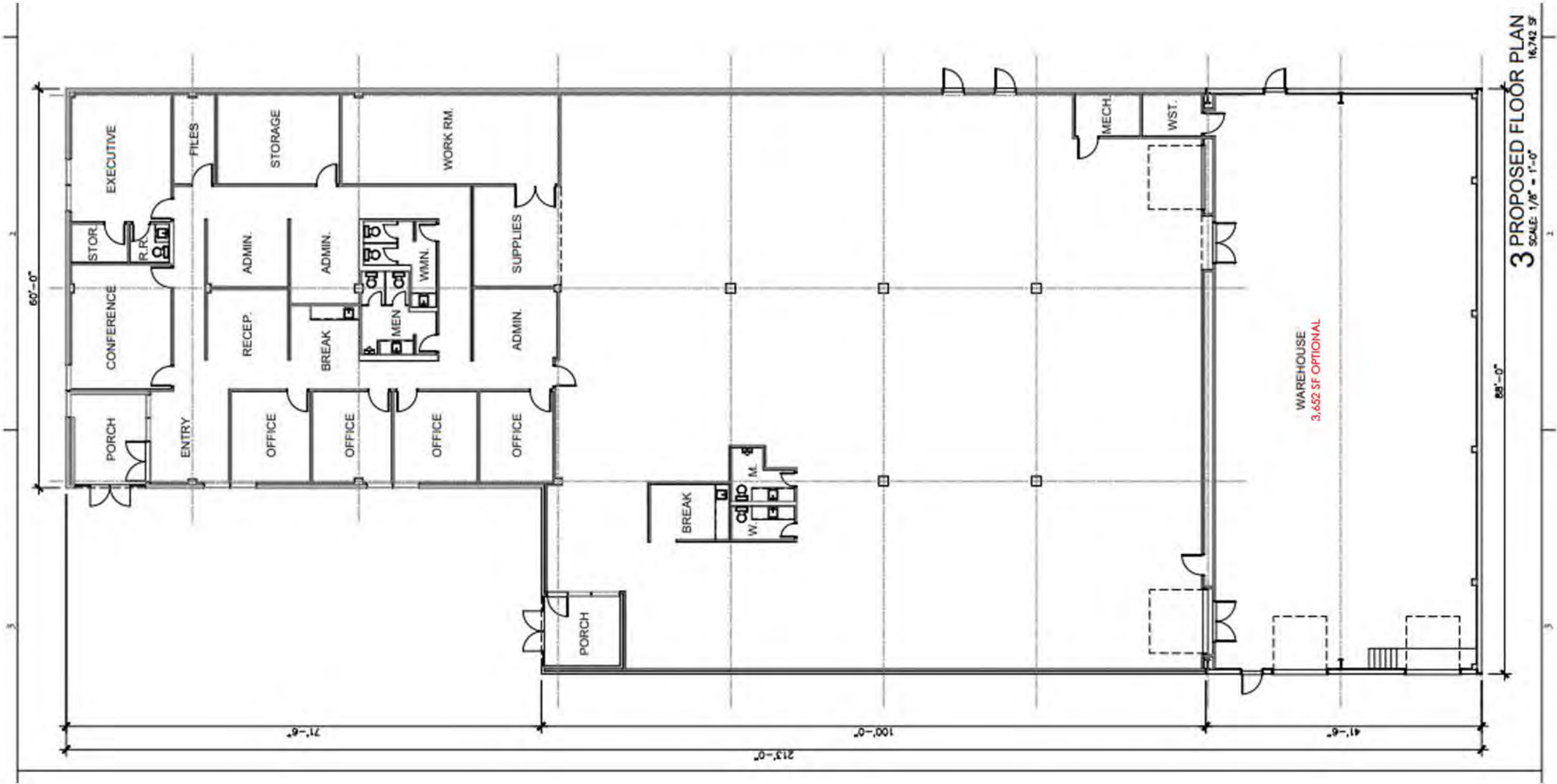


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FRONT



REAR

3 PROPOSED FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
16,742 SF

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## VIEW OF PROPERTY LOOKING NORTH

## VIEW OF PROPERTY LOOKING SOUTH



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## VIEW OF PROPERTY LOOKING SOUTHWEST

## VIEW OF PROPERTY LOOKING NORTHWEST



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	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2023 Total Population	31,995	214,343	593,355
2023 Group Quarters	154	1,490	2,937
2028 Total Population	32,174	215,362	598,256
2023-2028 Annual Rate	0.11%	0.09%	0.16%
2023 Total Daytime Population	50,287	251,628	669,826
Workers	35,063	145,658	373,291
Residents	15,224	105,970	296,535
<b>Household Summary</b>			
2023 Households	14,524	88,088	235,499
2023 Average Household Size	2.19	2.42	2.51
2028 Households	14,732	89,307	239,797
2028 Average Household Size	2.17	2.39	2.48
2023-2028 Annual Rate	0.28%	0.28%	0.36%
2010 Families	6,269	47,070	128,525
2010 Average Family Size	3.13	3.22	3.30
2023 Families	6,792	48,267	136,101
2023 Average Family Size	3.16	3.27	3.32
<b>Housing Unit Summary</b>			
2023 Housing Units	16,047	98,233	262,187
Owner Occupied Housing Units	10.1%	25.7%	29.3%
Renter Occupied Housing Units	80.4%	64.0%	60.5%
Vacant Housing Units	9.5%	10.3%	10.2%
2028 Housing Units	16,293	99,782	267,278
Owner Occupied Housing Units	10.5%	26.0%	29.7%
Renter Occupied Housing Units	79.9%	63.5%	60.0%
Vacant Housing Units	9.6%	10.5%	10.3%
<b>Median Household Income</b>			
2023	\$37,929	\$45,865	\$50,278
2028	\$41,344	\$51,496	\$55,552
<b>Median Home Value</b>			
2023	\$124,388	\$272,342	\$285,084
2028	\$170,411	\$323,212	\$335,983
<b>Per Capita Income</b>			
2023	\$24,200	\$31,707	\$35,045
2028	\$27,414	\$35,945	\$39,534
<b>Median Age</b>			
2010	29.7	31.7	31.9
2020	32.6	34.0	34.2
<b>2023 Population 25+ by Education</b>			
Total	20,375	141,101	388,075
Less than 9th Grade	17.4%	13.3%	13.2%
9th - 12th Grade, No Diploma	5.1%	5.9%	6.1%
High School Graduate	21.9%	18.9%	17.6%
GED/Alternative Credential	2.7%	2.0%	2.5%
Some College, No Degree	15.9%	14.6%	14.2%
Associate Degree	5.9%	6.9%	6.8%
Bachelor's Degree	20.8%	25.3%	25.8%
Graduate/Professional Degree	10.2%	13.1%	13.9%

POPULATION  
(3 mi Radius, 2023)

**214,343**

DAYTIME  
POPULATION  
(3 mi Radius, 2022)

**251,628**

HOUSEHOLDS  
(3 mi Radius, 2023)

**88,088**

AVERAGE INCOME  
(3 mi Radius)  
2023 Average:

**\$76,913**

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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.



## 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.

<b>Frankel Development Group</b>	<b>9000477</b>	<b>bfrankel@frankeldev.com</b>	<b>713.661.0440</b>
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

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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