

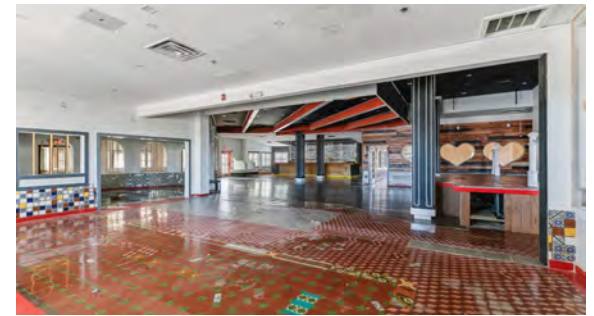
AVAILABLE | 2 Acres For Ground Lease/Build To Suit



9350 Westheimer Rd.

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AVAILABLE



PROPERTY FACTS

Address	9350 Westheimer Rd
Property Type	2nd Generation Restaurant
Year Built	1990
Building Size	10,998 SF
Land Size	2.08 AC
GL Rate	\$150,000/acre/year
Lease Rate	\$30.00 PSF
NNN Charges	±\$10.00/PSF (2026 est.)
Traffic Count (VPD)	±40,000 VPD along Westheimer Rd near Gessner/Beltway 8
Parking	11.18/1,000 SF (123 surface spaces)

LEASING TEAM

Chase Cooper

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John Ytterberg

Associate

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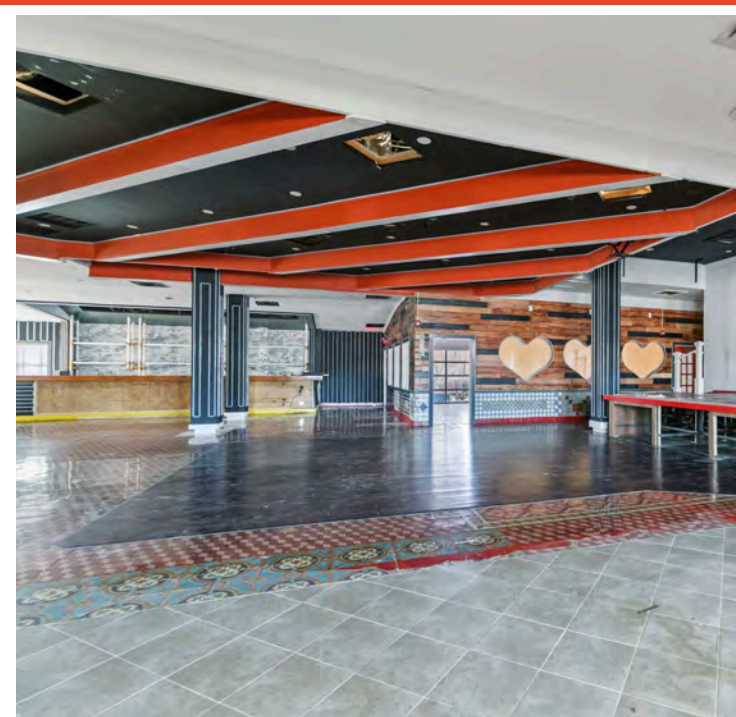
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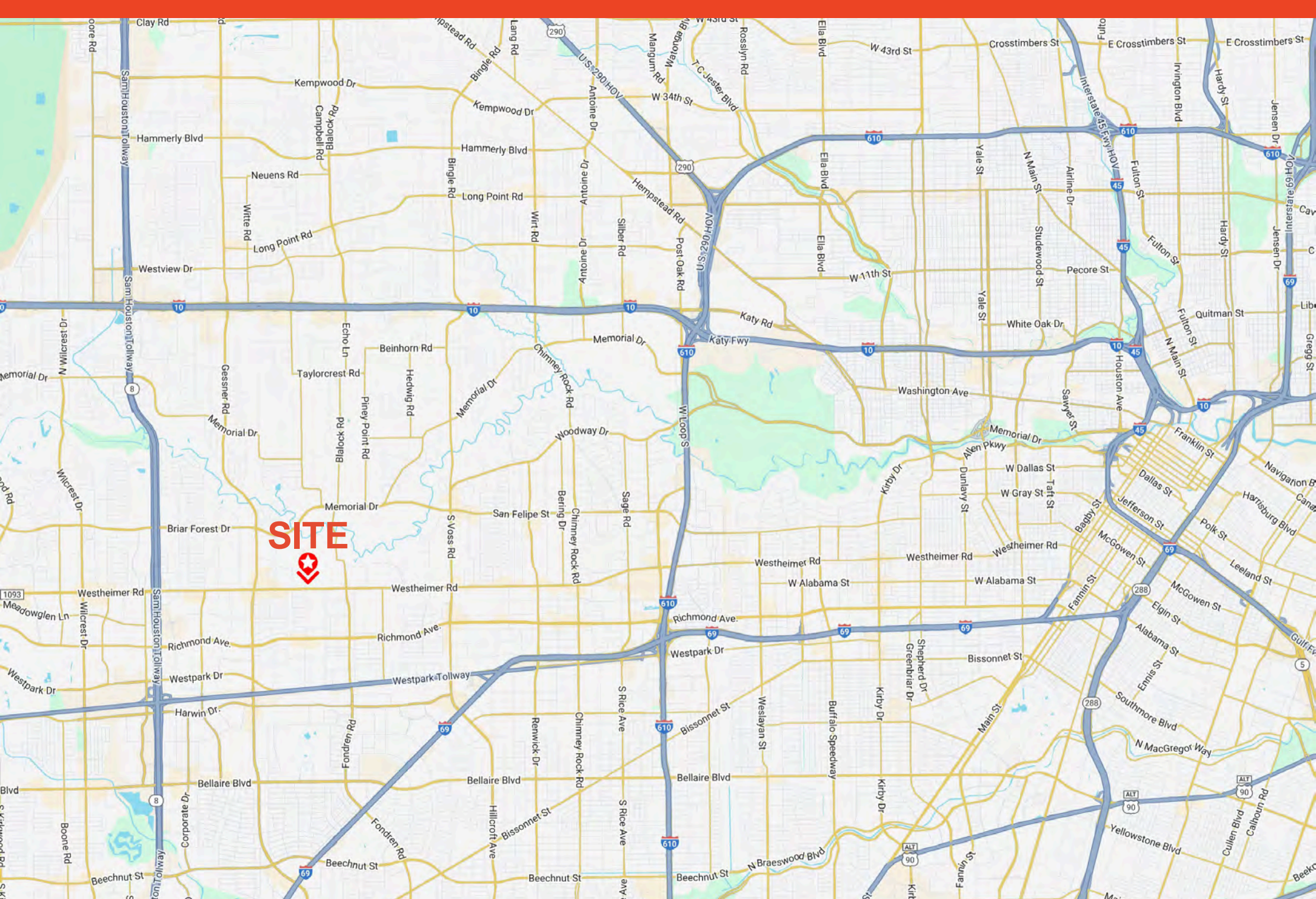
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Demographics

POPULATION

	1 Mile	3 Miles	5 Miles
2020 Population	25,082	210,547	536,319
2025 Population	27,697	223,837	561,930
2030 Population Projection	26,058	212,883	534,118
Annual Growth (2025-2030)	-1,639	-10,954	-25,611

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2020 Households	13,390	92,273	223,553
2025 Households	13,451	95,624	231,148
2030 Household Projection	13,073	93,349	226,436
Annual Growth 2010-2025	1,243	10,538	27,992
Annual Growth 2025-2030	-378	-2,275	-4,712

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
Average Household Income	\$90,180	\$108,533	\$121,957
Median Household Income	\$61,006	\$75,343	\$82,791

DAYTIME EMPLOYMENT

	1 Mile	3 Miles	5 Miles
Total Businesses	1,842	21,901	55,620
Total Employees	9,731	199,843	489,828



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Information About Brokerage Services



2-10-2025

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. **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:
 - 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.

PCR Brokerage Houston, LLC dba Partners Real Estate		9003949	licensing@partnersrealestate.com	
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Buyer/Tenant/Seller/Landlord Initials		Date		

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>

