

# FOR LEASE

Carillon Shopping Center - 10001 Westheimer Rd, Houston, TX 77042



## PROPERTY DATA

- Spaces available from 1,159 to 8,161 sf
- Prime Westheimer location in very desirable Westchase market, in close proximity to Houston's Energy Corridor
- Over 9 branded hotels in close proximity, including two within a short walk
- Strong daytime and residential population
- <http://www.westchase.dst.tx.us>

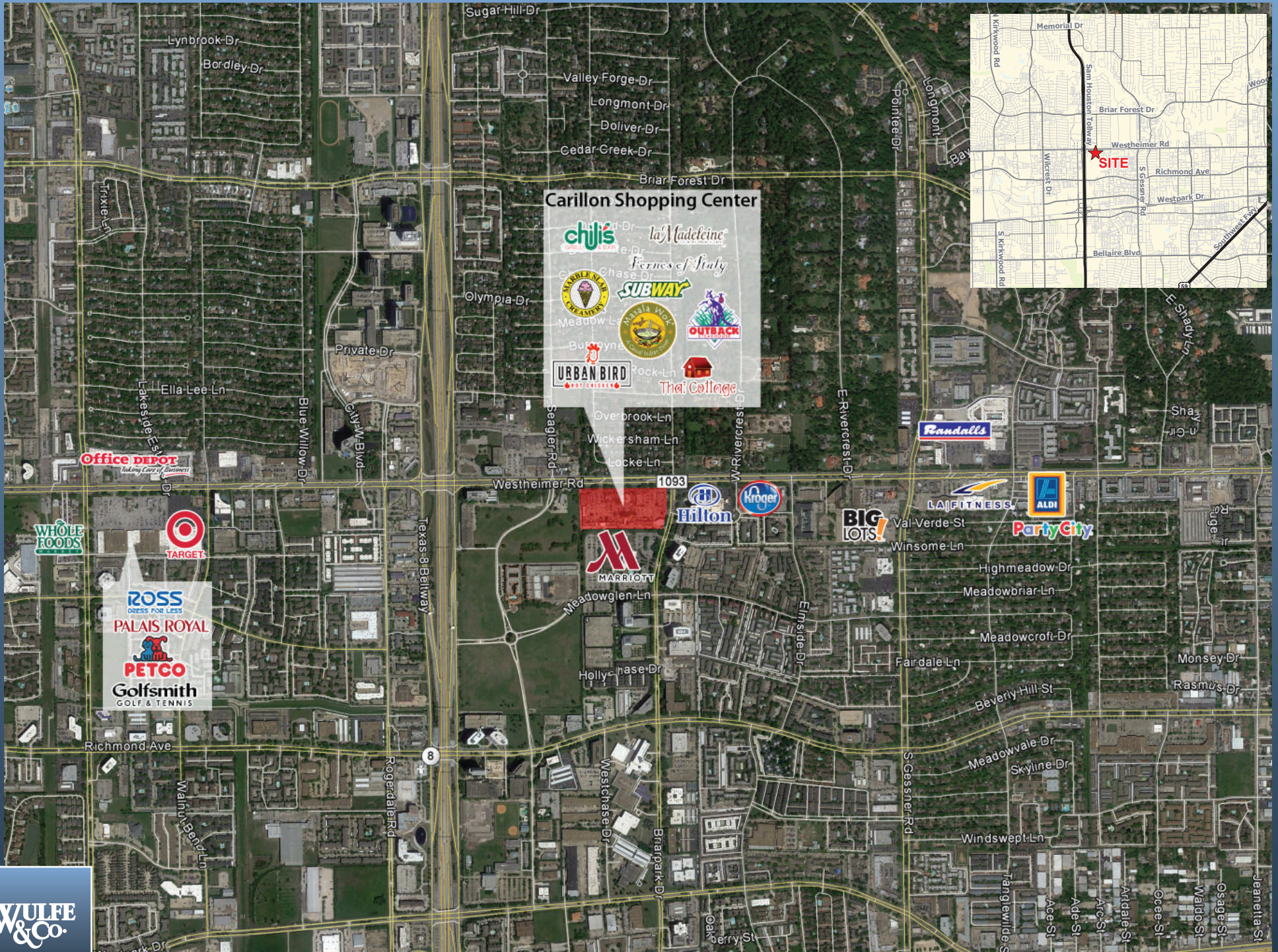
## 2024 DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>2024 Population</b>	22,190	196,772	579,533
<b>Avg HH Income</b>	\$84,158	\$109,803	\$105,987
<b>Daytime Population</b>	63,145	217,691	539,698
<b>Traffic Counts</b>			
Westheimer	63,746 cars per day		
Briarpark	13,064 cars per day		

## CONTACT

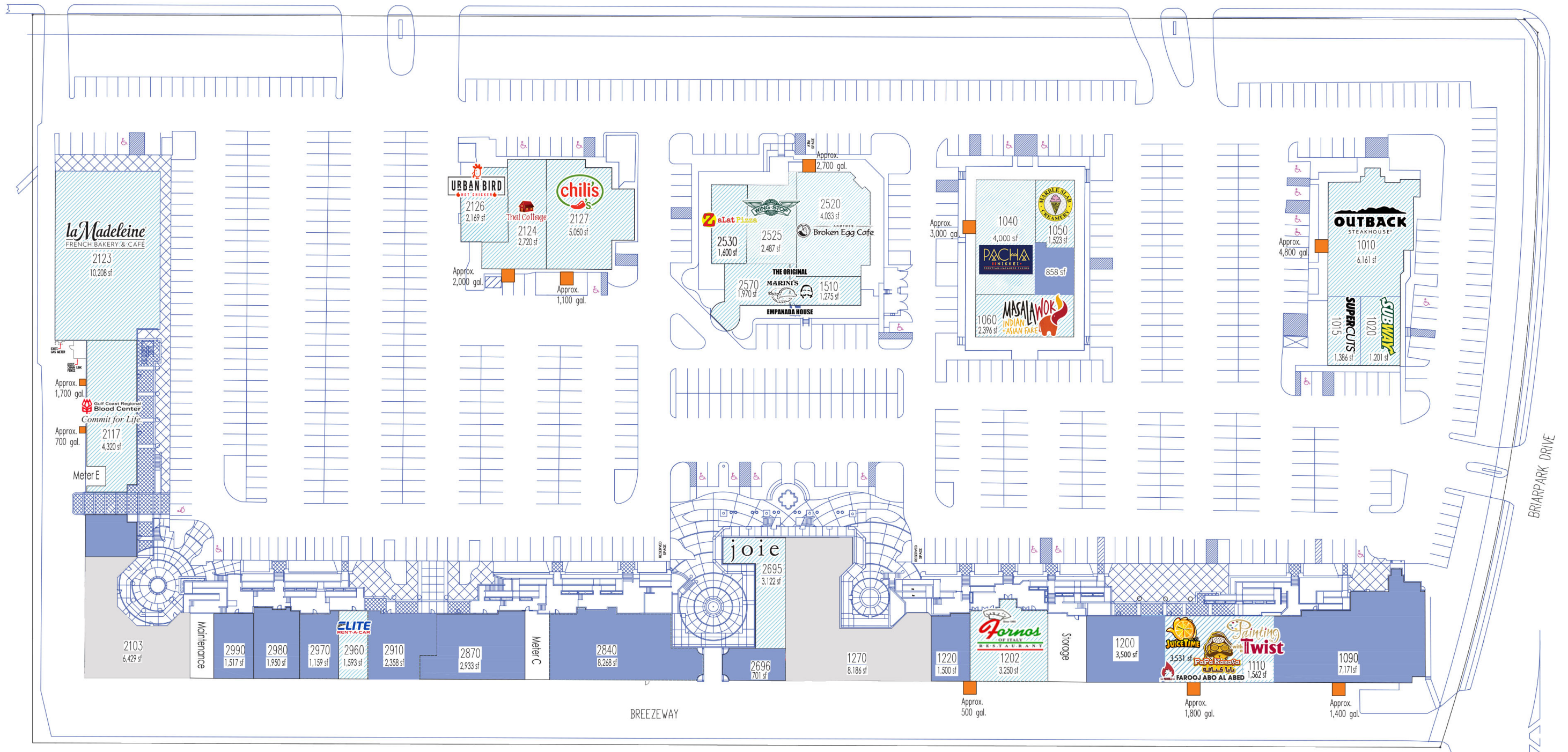
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# CARILLON

WESTHEIMER ROAD

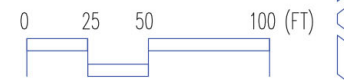


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## FIRST FLOOR LEASE SPACES

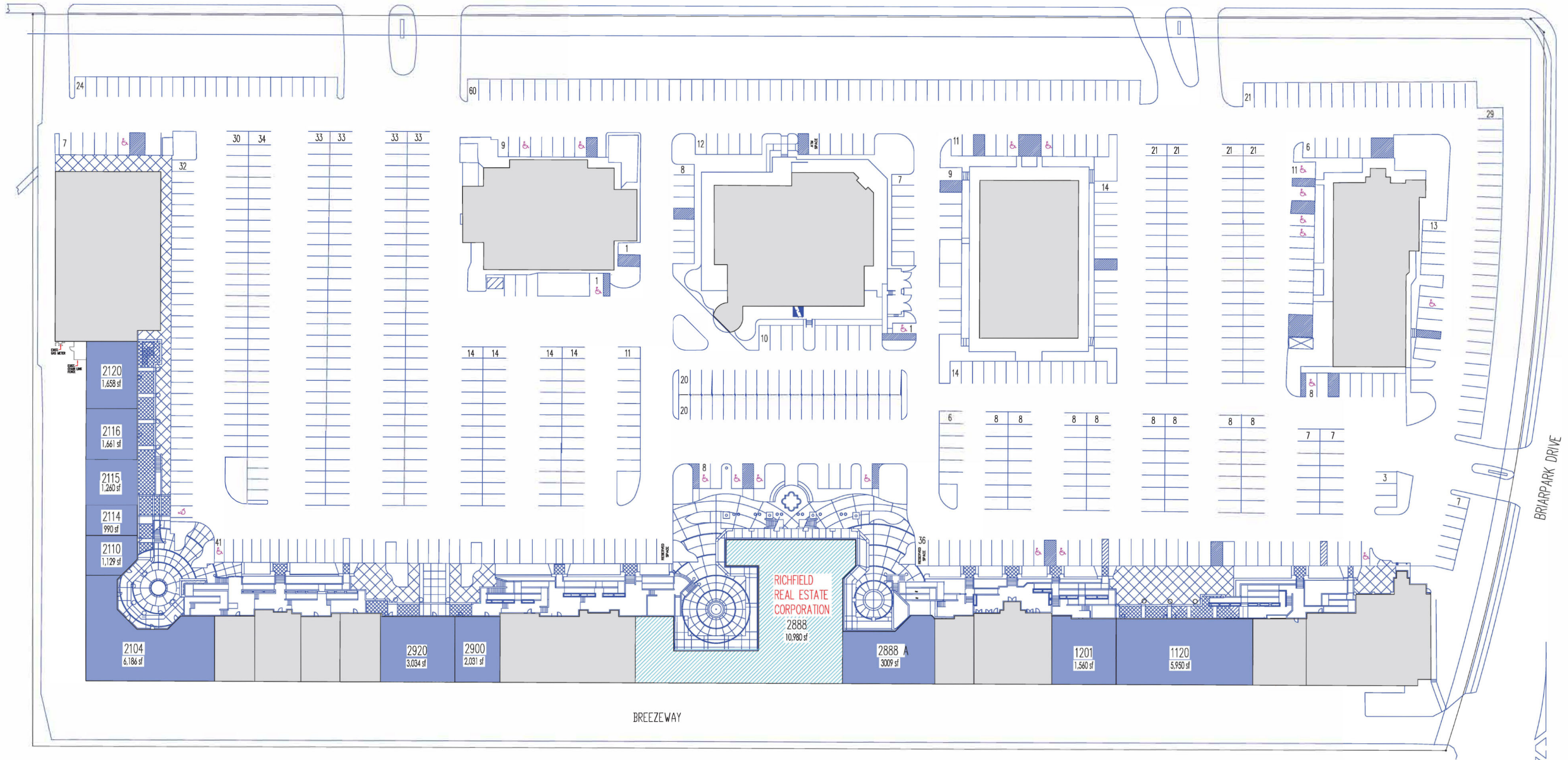
- Occupied
- For Lease
- Leases Negotiating
- Grease Trap Location and Size

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# CARILLON

WESTHEIMER ROAD



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## SECOND FLOOR LEASE SPACES

 Occupied       For Lease

Total Parking Spaces : 877 (22 Accessible Spaces)

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0 25 50 100 (FT)

BRIARPARK DRIVE

# Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7362/-95.5504

<b>10001 Westheimer Rd Houston, TX 77042</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
2024 Estimated Population	22,190	196,772	579,533
2029 Projected Population	22,930	201,868	592,806
2020 Census Population	20,772	186,430	557,877
2010 Census Population	18,907	178,625	525,294
Projected Annual Growth 2024 to 2029	0.7%	0.5%	0.5%
Historical Annual Growth 2010 to 2024	1.2%	0.7%	0.7%
2024 Median Age	31.6	33.7	33.5
<b>Households</b>			
2024 Estimated Households	11,013	83,494	234,502
2029 Projected Households	11,383	85,731	240,310
2020 Census Households	10,781	81,342	226,733
2010 Census Households	9,486	75,987	206,084
Projected Annual Growth 2024 to 2029	0.7%	0.5%	0.5%
Historical Annual Growth 2010 to 2024	1.2%	0.7%	1.0%
<b>Race and Ethnicity</b>			
2024 Estimated White	33.6%	34.4%	33.7%
2024 Estimated Black or African American	25.5%	23.2%	22.3%
2024 Estimated Asian or Pacific Islander	4.2%	5.5%	5.8%
2024 Estimated American Indian or Native Alaskan	1.0%	1.2%	1.2%
2024 Estimated Other Races	35.7%	35.7%	37.0%
2024 Estimated Hispanic	46.3%	47.6%	48.5%
<b>Income</b>			
2024 Estimated Average Household Income	\$84,158	\$109,803	\$105,987
2024 Estimated Median Household Income	\$50,111	\$68,403	\$67,971
2024 Estimated Per Capita Income	\$41,771	\$46,643	\$42,930
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	5.8%	12.8%	16.5%
2024 Estimated Some High School (Grade Level 9 to 11)	4.1%	4.7%	6.0%
2024 Estimated High School Graduate	20.6%	18.5%	19.7%
2024 Estimated Some College	24.6%	16.7%	15.2%
2024 Estimated Associates Degree Only	6.2%	6.4%	6.1%
2024 Estimated Bachelors Degree Only	25.6%	25.2%	22.6%
2024 Estimated Graduate Degree	13.1%	15.7%	14.0%
<b>Business</b>			
2024 Estimated Total Businesses	2,970	17,049	45,884
2024 Estimated Total Employees	57,962	172,068	402,144
2024 Estimated Employee Population per Business	19.5	10.1	8.8
2024 Estimated Residential Population per Business	7.5	11.5	12.6

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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.

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Designated Broker of Firm	License No.		
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Katherine Wildman	326662	kwildman@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date