FOR LEASE

SHOPS AT WEST ROAD

6324 WEST ROAD HOUSTON, TEXAS 77086

R·O·M
COMMERCIAL PROPERTIES

FOR LEASE

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PROPERTY IMAGE

SHOPS AT WEST ROAD

PROPERTY HIGHLIGHTS

-Brand newretail development idealforawidevariety of lifestyle services, soft goods, and restaurant users

- Property is situated at the lighted hard corner of Highway 249 and West Road on an interconnected property containing national tenants Jiffy Lube, Waffle House, Chase Bank and Sonic

- The property benefits from high visibility and direct frontage on West Road with an average daily traffic count of over 44,000 VPD on Highway 249

- Highway 249 is a main artery connecting downtown Houston to the growing Northwest Houston and Tomball suburbs

AVAILABILITY
2,200 SF

PARKING
31 SPACES

RENTAL RATE
$26.00 PSF

NNN
$8.00 PSF

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SITE PLAN

FAR AERIAL

Fallbrook Drive
249
vie DrieAnton
Northwest Park Place
SITE
West Road
Walmart
Save money. Live better.
Chick-fil-A
AutoZone
POPEYES
EXXON
CVS pharmacy
O'Reilly AUTO PARTS
Kroger
WING STOP
PNC BANK
WHATABURGER
Jersey Mike's SUBS
jamba
RAKKAN RAMEN
STARBUCKS
SMOOTHIE KING
AspenDental

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Demographics

2023 Total Population	**1 mi. - 11,416** **3 mi. - 121,144** **5 mi. - 121,144**
2023 Households	**1 mi. - $3,230** **3 mi. - $34,758** **5 mi. - $99,505**
2028 Total Population	**1 mi. - 11,545** **3 mi. - 121,179** **5 mi. - 311,746**
2028 Households	**1 mi. - $3,278** **3 mi. - $34,835** **5 mi. - $99,617**

4,382 Employees

44,997 VPD Highway 249

POPULATION 28,995,881 (Texas)

Contact

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EQUAL HOUSING OPPORTUNITY

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 our counter-offer from the client;
- 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 awritten 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 teh buyer and must place the intrests 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. Please acknowledge receipt of this notice below and retain a copy for your records

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	Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
ROM, LLC	9001771	info@romcp.com	713.237.0000				
Designated Broker of Firm	License No.	Email	Phone	Sales Agent/Associate's Name	License No.	Email	Phone
Rafael Melara	496309	rafael@romcp.com	713.237.0000				

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commision

Information available at www.trec.texas.gov
IABS 1-0