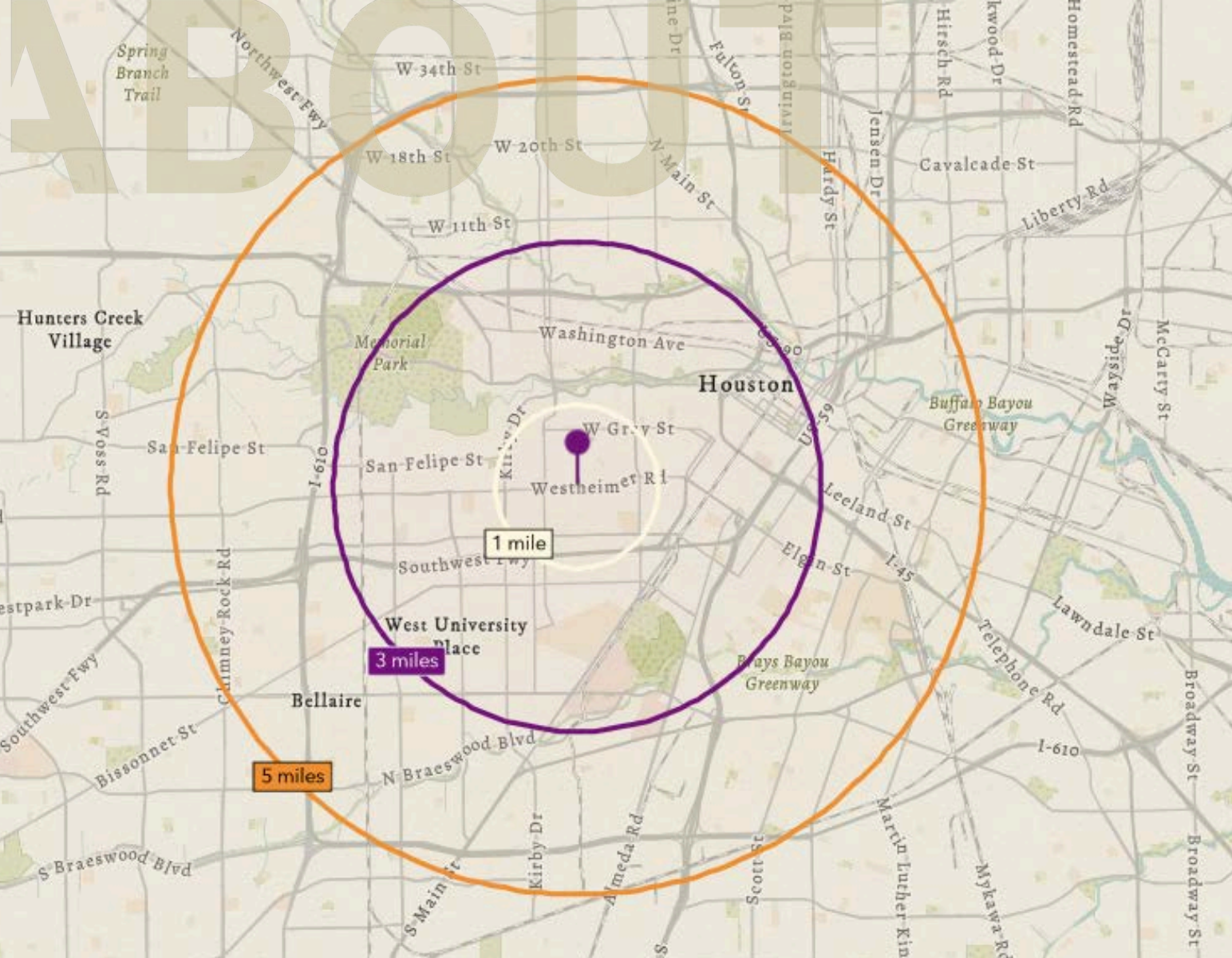




1740 Westheimer Rd.



PROJECT INFORMATION

- Located along Houston’s iconic Westheimer Road, 1740 Westheimer sits at the heart of Montrose – one of the city’s most vibrant and eclectic neighborhoods. Positioned on a key commercial artery, the property benefits from strong visibility and steady consumer flow throughout the day and evening.
- The surrounding area is densely populated and dynamic, with more than 213,000 residents within a three-mile radius, reflecting Montrose’s blend of established professionals, creatives, and urban dwellers. This energy-rich corridor offers an ideal environment for a variety of concepts including showrooms, photography studios, and medspas - businesses that thrive on both visibility and connection to Houston’s design-forward, style-conscious community.

DETAILS

- **4,467 SF** Second Generation Showroom Space - will demise
- Private Gated Parking

\$131,000+ Average Disposable Income

DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS
Est. Population	32,834	213,357
Average Household Income	\$114,102	\$114,842
Total Households	18,976	115,316
Daytime Population	38,151	569,419
Median Home Value	\$677,504	\$611,530

SURROUNDING NEIGHBORS

COMMON BOND

COFFEE & BAKERY

MONTROSE

CHEESE & WINE

Paulie’s

Rosie

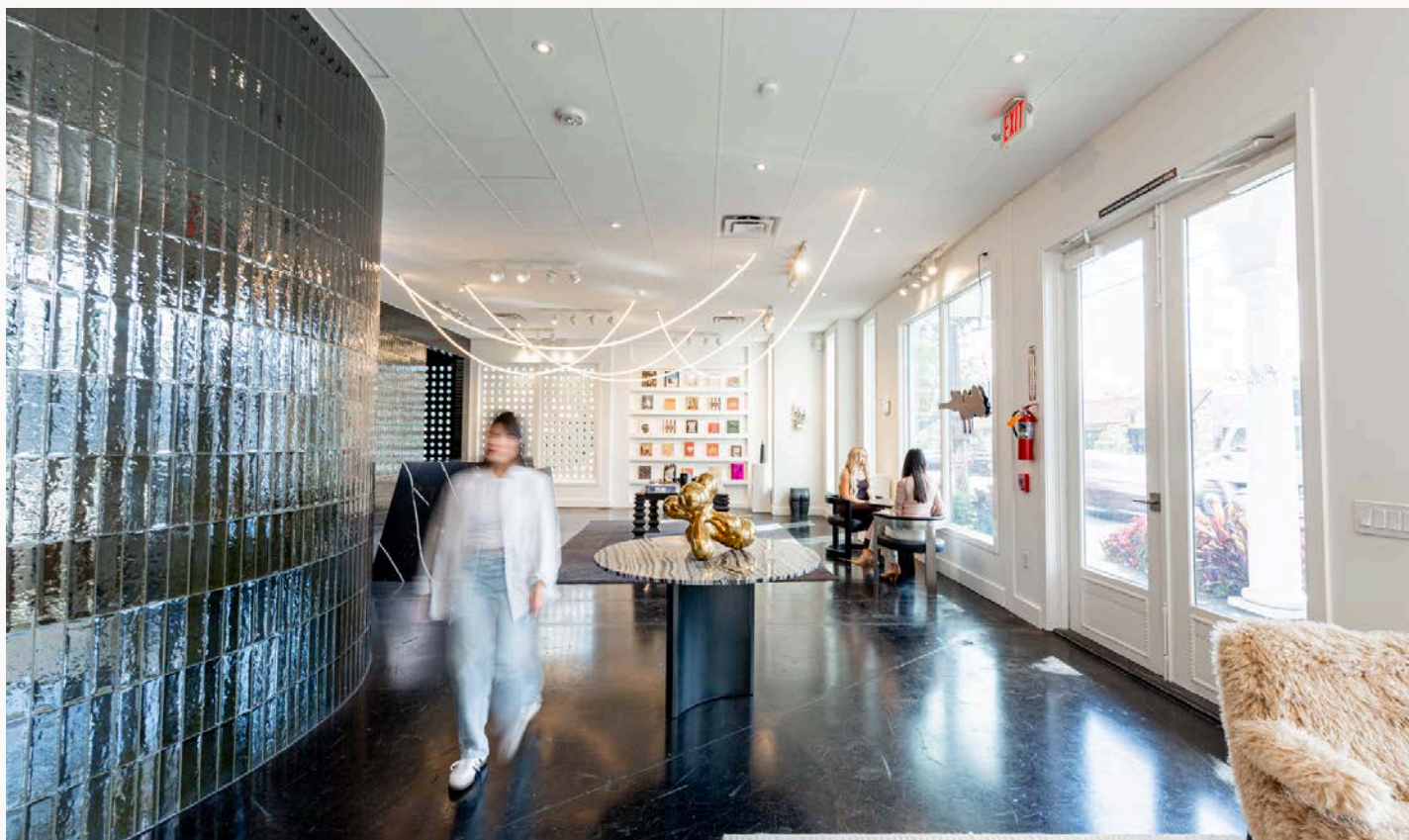
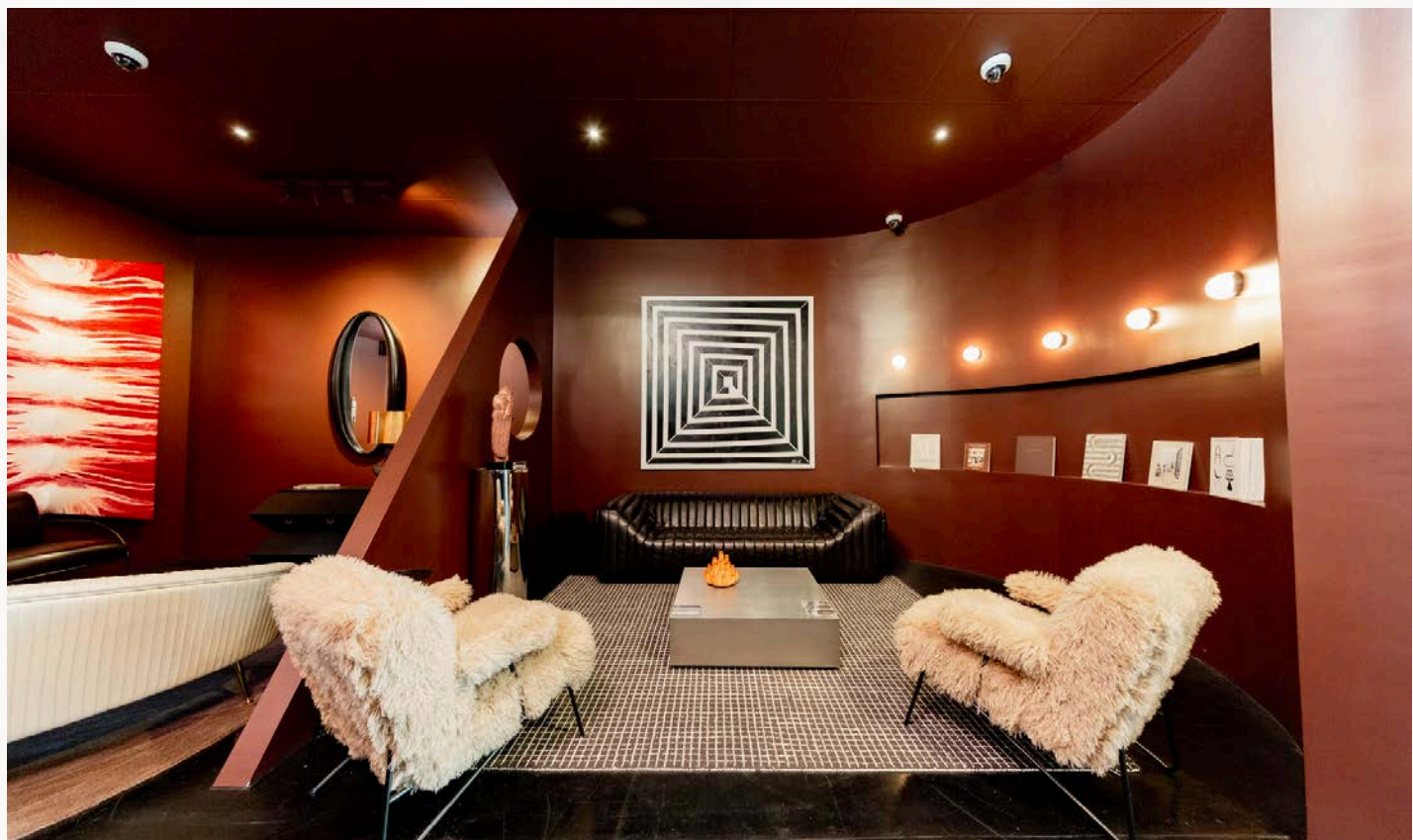
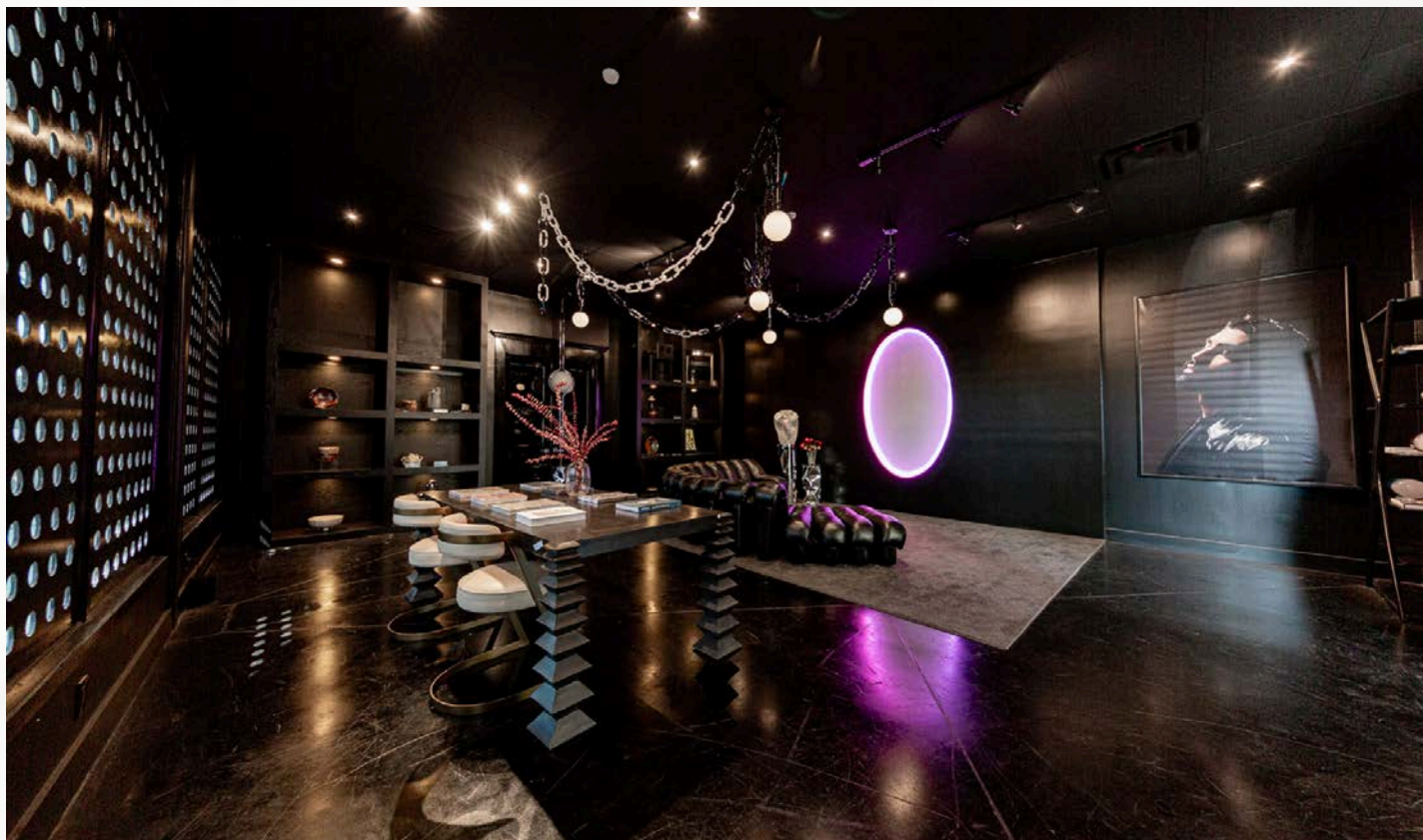
Hugo’s

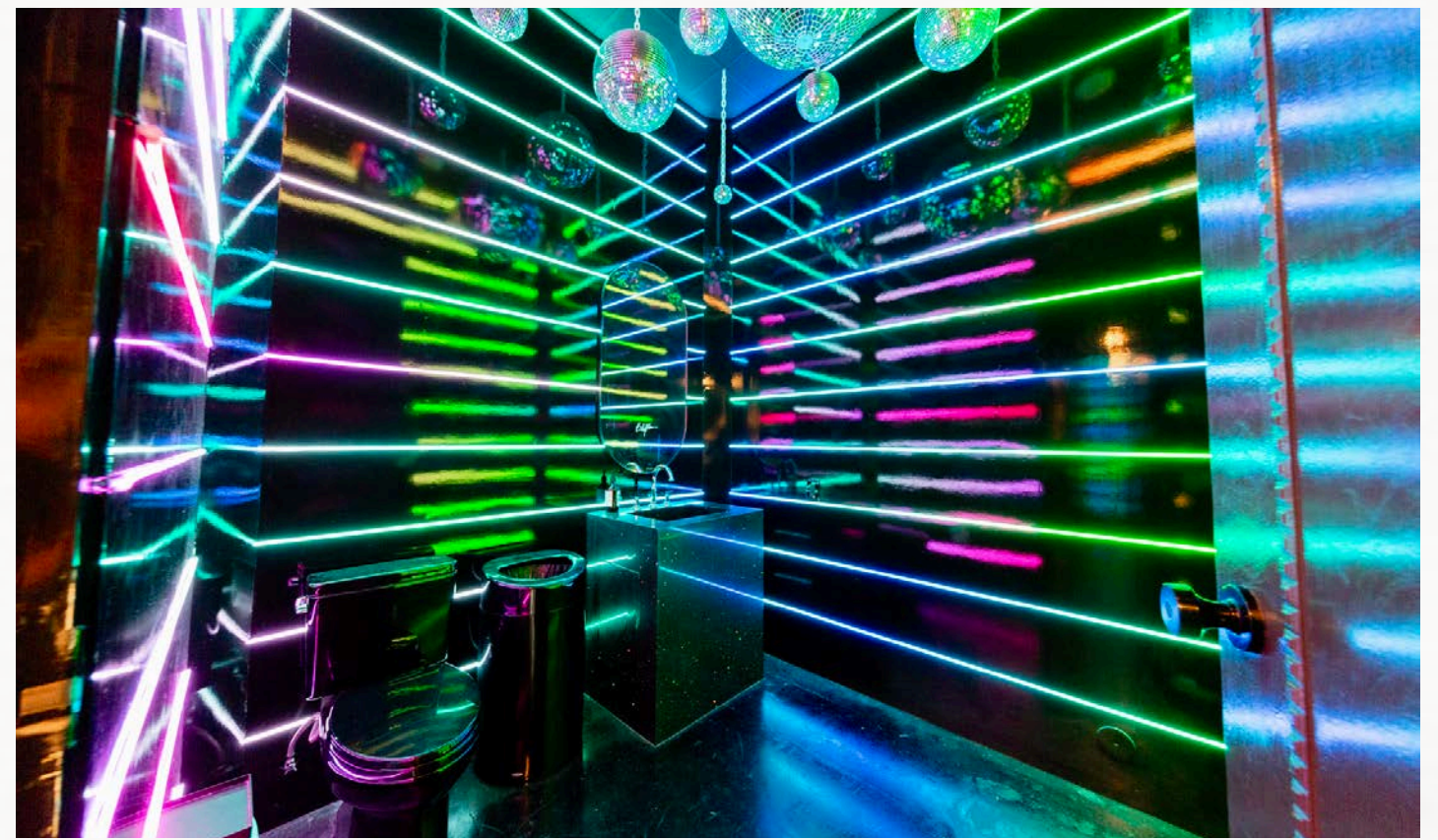
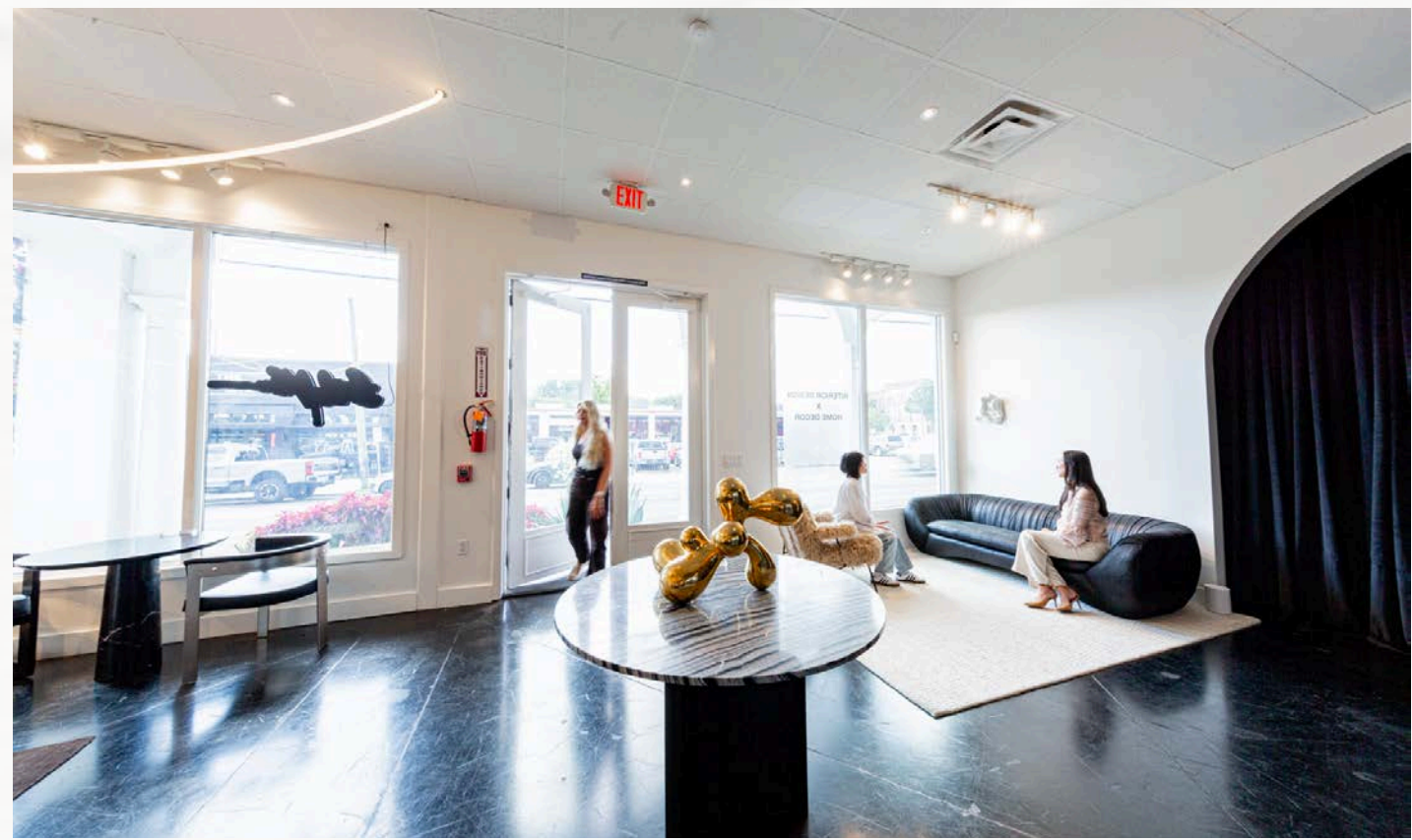
jenie’s

SPLENDID ICE CREAMS

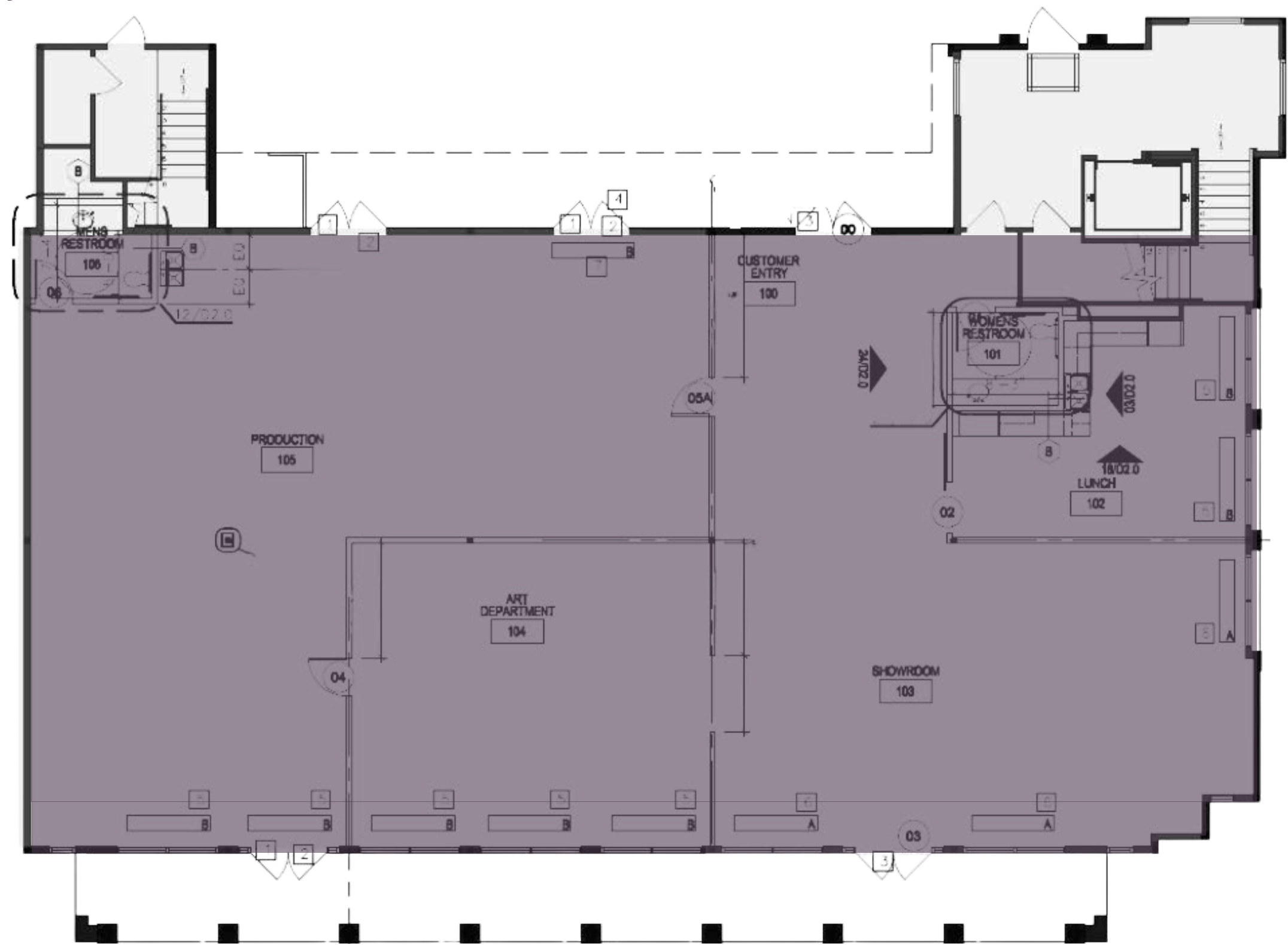
barcelona







Site Plan



4,467 SF



TORCHYS

roost.
food & drink amongst friends

empire cafe

MONTROSE
CHEESE & WINE
Goodnight
CHARLIE'S

Rosie
Biscuit

DaMARCO

JuiceLand

anvil
bar & refuge

RAMEN
TATSU-YA

Hugo's

MELROSE

COMMON BOND

AGORA

Paulie's

milk
+ sugar

Crave's
CHICKEN FINGERS

Westheimer Rd

Lanier
Middle School

THE UPPER HAND
YOUR BEAUTY. OUR MISSION.
THE PHOENIX
ON WESTHEIMER

TARGET

SWITCHYARDS

Little's
OYSTER BAR

West Alabama
Ice House

jen's
SPLENDID ICE CREAMS

barcelona

Aēsop®
LE LABO®
GRASSE - NEW YORK
Lovely
HOUSTON

PAVEMENT
Modern & Recycled Fashion

BOONDOCKS

sweetgreen

BRASIL
est. 1992
Gardín

H-E-B

St. Anne
Catholic School

DUO
Coffee & Pastries

SHUN
JAPANESE KITCHEN

TRADER
JOE'S®
Whole Earth
Provision Co.

Shepherd Dr



Ready to *break*
boundaries?



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opportunities:

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713.487.9542



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

<u>Lacee Jacobs</u>	<u>644063</u>	<u>laceej@rebelretailadvisors.com</u>	<u>254.368.2871</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>

Buyer/Tenant/Seller/Landlord Initials

Date