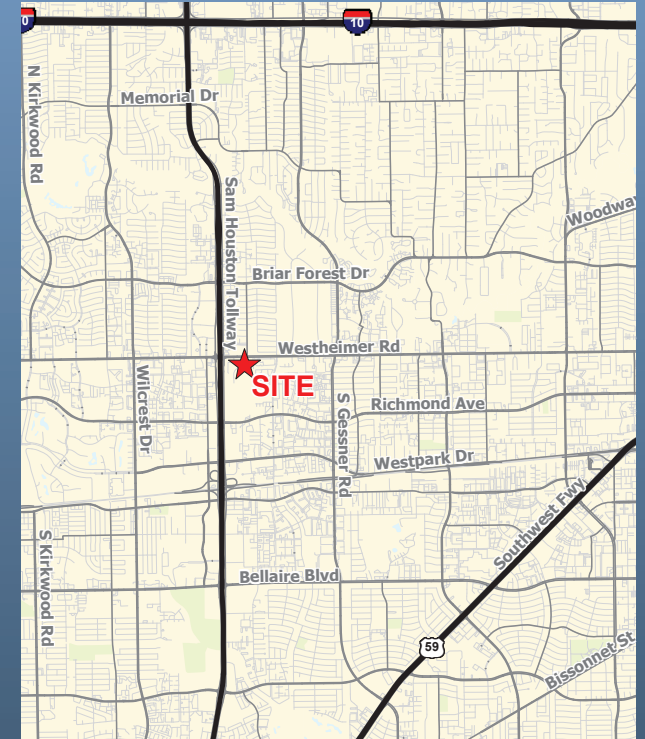


BUILDING AND LAND FOR LEASE

10101 Westheimer Rd, Houston, TX 77042



PROPERTY DATA

- Available for lease by 5/31/2025
- 4,421 SF freestanding bank building with four drive-thru lanes on 24,687 SF of land
- Located at Westheimer and Seagler Rd, one block east of Beltway 8, in the Energy Corridor / Westchase trade area
- At signalized intersection with dedicated left hand turn lane
- <https://www.westchasedistrict.com>

2024 DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2024 Population	23,061	197,379	579,279
Avg HH Income	\$74,129	\$107,729	\$105,863
Daytime Population	72,966	212,738	537,738
Traffic Counts			
Westheimer Rd	57,140 cars per day		
Seagler Dr	3,766 cars per day		

CONTACT

Katherine Wildman

kwildman@wulfe.com
direct: (713) 621-1220
mobile: (713) 569-8990

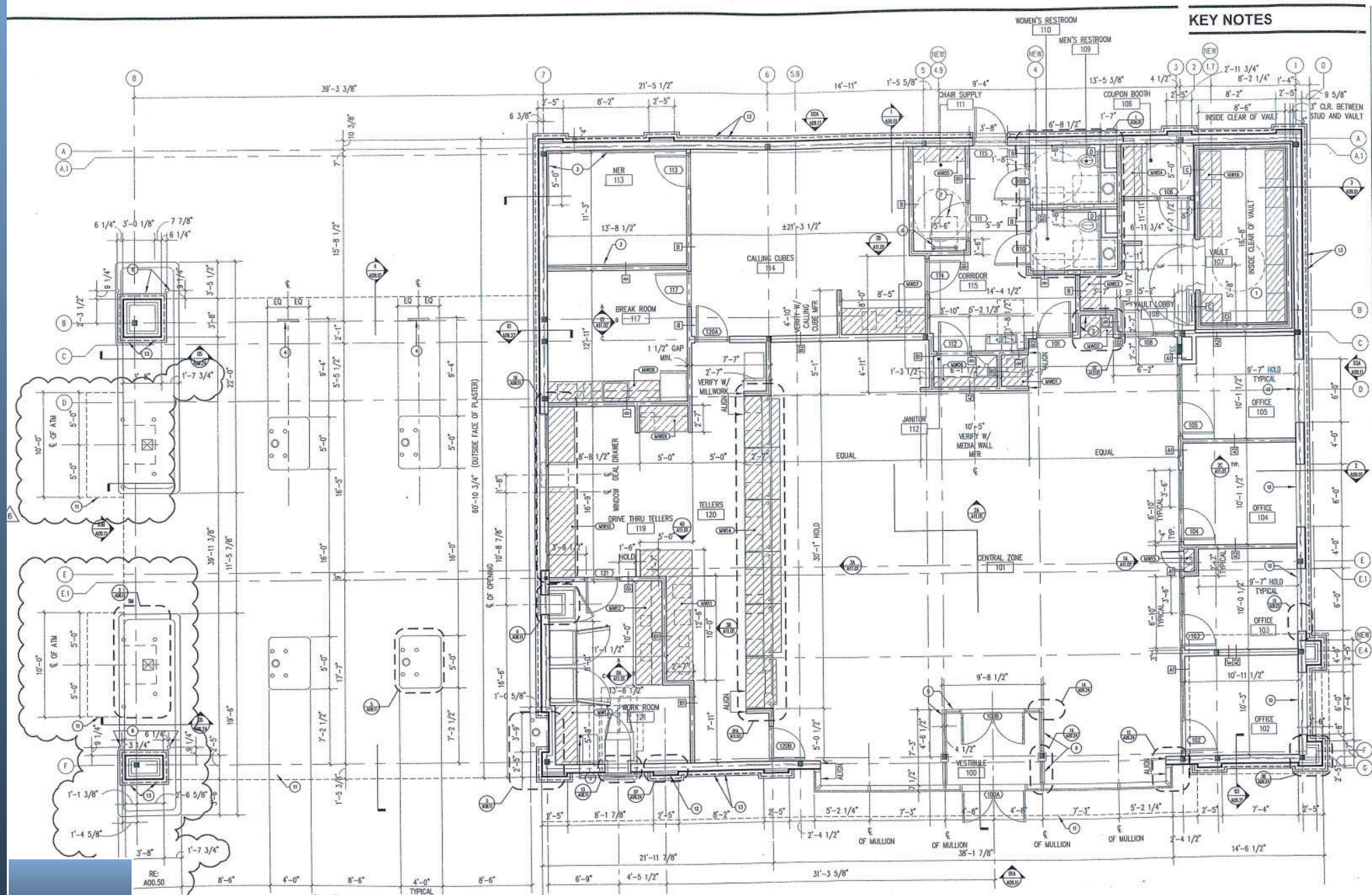
Wulfe & Co.

1800 Post Oak Blvd., Suite 400
Houston, Texas 77056
(713) 621-1700









Summary Profile

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



Lat/Lon: 29.7363/-95.5528

10101 Westheimer Rd Houston, TX 77042	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	23,061	197,379	579,279
2029 Projected Population	23,763	202,519	592,490
2020 Census Population	21,523	187,270	557,834
2010 Census Population	19,643	179,247	526,161
Projected Annual Growth 2024 to 2029	0.6%	0.5%	0.5%
Historical Annual Growth 2010 to 2024	1.2%	0.7%	0.7%
2024 Median Age	33.7	35.4	34.6
Households			
2024 Estimated Households	11,347	83,662	233,396
2029 Projected Households	11,711	85,925	239,165
2020 Census Households	11,154	81,635	225,583
2010 Census Households	9,874	76,050	205,602
Projected Annual Growth 2024 to 2029	0.6%	0.5%	0.5%
Historical Annual Growth 2010 to 2024	1.1%	0.7%	1.0%
Race and Ethnicity			
2024 Estimated White	31.5%	34.1%	32.5%
2024 Estimated Black or African American	32.2%	21.6%	20.0%
2024 Estimated Asian or Pacific Islander	7.7%	13.2%	11.9%
2024 Estimated American Indian or Native Alaskan	0.8%	1.0%	1.2%
2024 Estimated Other Races	27.9%	30.0%	34.3%
2024 Estimated Hispanic	34.2%	37.5%	42.8%
Income			
2024 Estimated Average Household Income	\$74,129	\$107,729	\$105,863
2024 Estimated Median Household Income	\$51,640	\$68,963	\$67,961
2024 Estimated Per Capita Income	\$36,475	\$45,710	\$42,696
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	6.2%	12.5%	16.1%
2024 Estimated Some High School (Grade Level 9 to 11)	4.4%	4.8%	6.0%
2024 Estimated High School Graduate	21.1%	18.9%	19.9%
2024 Estimated Some College	23.7%	17.1%	15.5%
2024 Estimated Associates Degree Only	5.7%	6.5%	6.2%
2024 Estimated Bachelors Degree Only	25.6%	24.9%	22.5%
2024 Estimated Graduate Degree	13.3%	15.4%	13.7%
Business			
2024 Estimated Total Businesses	3,297	15,920	45,461
2024 Estimated Total Employees	67,053	165,053	397,832
2024 Estimated Employee Population per Business	20.3	10.4	8.8
2024 Estimated Residential Population per Business	7.0	12.4	12.7



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.

2-10-2025



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.

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Designated Broker of Firm	License No.	Email	Phone
<u>Katherine Wildman</u>	<u>326662</u>	<u>kwildman@wulfe.com</u>	<u>713-621-1700</u>
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