



WESTHEIMER PARKWAY RETAIL CENTER | FOR LEASE



# Westheimer Parkway Retail Center

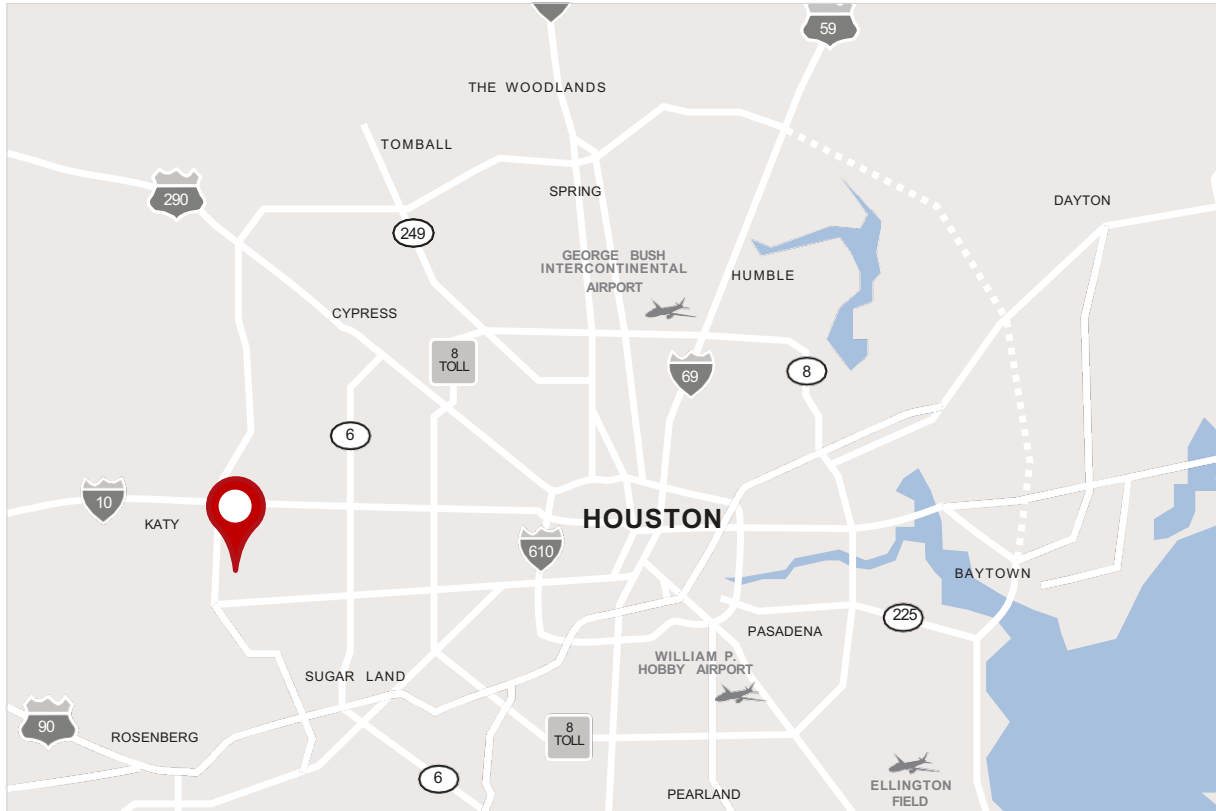
23128 Westheimer Parkway, Katy, TX 77494

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## WESTHEIMER PARKWAY RETAIL CENTER | PROPERTY INFORMATION



### 2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	10,868	126,151	293,310
ANNUAL GROWTH 2024-2029	3.80%	2.80%	2.90%
AVG HH INCOME	\$170,561	\$135,663	\$131,371

### AREA RETAILERS

HEB, Target, Office Max, Whataburger, Torchy's Taco, Starbucks, Chili's Grill and Bar, Trader Joe's, Crumbl Cookie, Chick-Fil-a, Kolache Factory, Grand Westheimer Animal Hospital, Local Table, Lifetime Fitness, Panda Express

### LOCATION

23128 Westheimer Parkway, Katy, TX 77494



### AVAILABLE

±1,593 SF in Total Available.



### RATE

Please call for pricing



### TRAFFIC COUNTS (TXDOT)

85,705 CPD

Grand Parkway 99

26,034 CPD

Westheimer Parkway



### PROPERTY INFORMATION

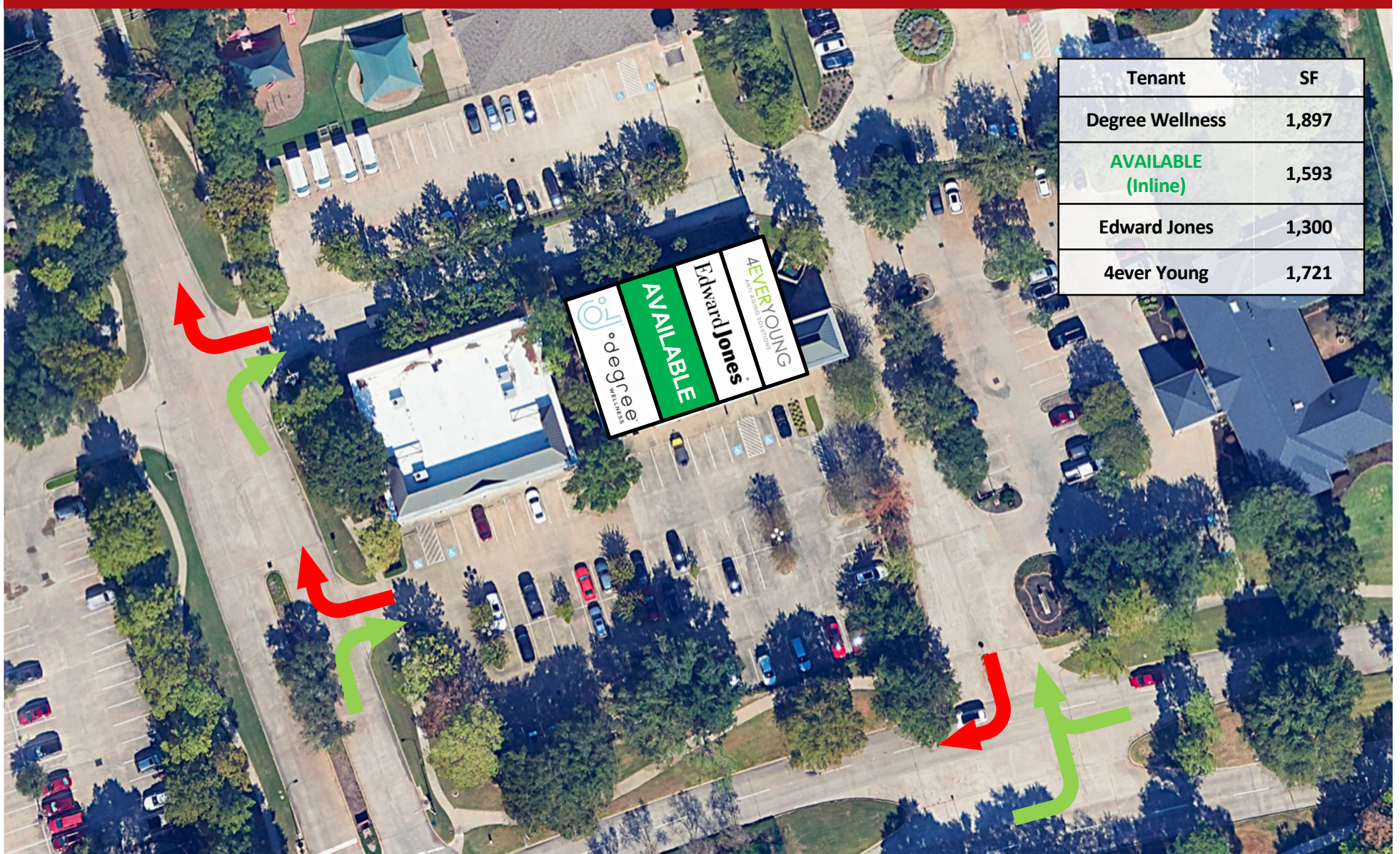
- ±6,510 SF Building at the High Traffic Corner of Westheimer Parkway & 99 Grand Parkway.
- Proximity to Cinco Ranch at Market Center with 2,546,739 Annual Visits and and LaCenterra, both a long-standing Developments
- Multiple access points near signalized intersection of Westheimer Parkway & Torchlight Terrace.
- Established trade area with over 280,000 Total Population within a 5 Mile Radius Cinco Ranch, Seven Meadows, and Grand Lakes, all prominent community in Katy, TX,
- 2,300 New Apartment Units Recently Built

Visitor data from Costar



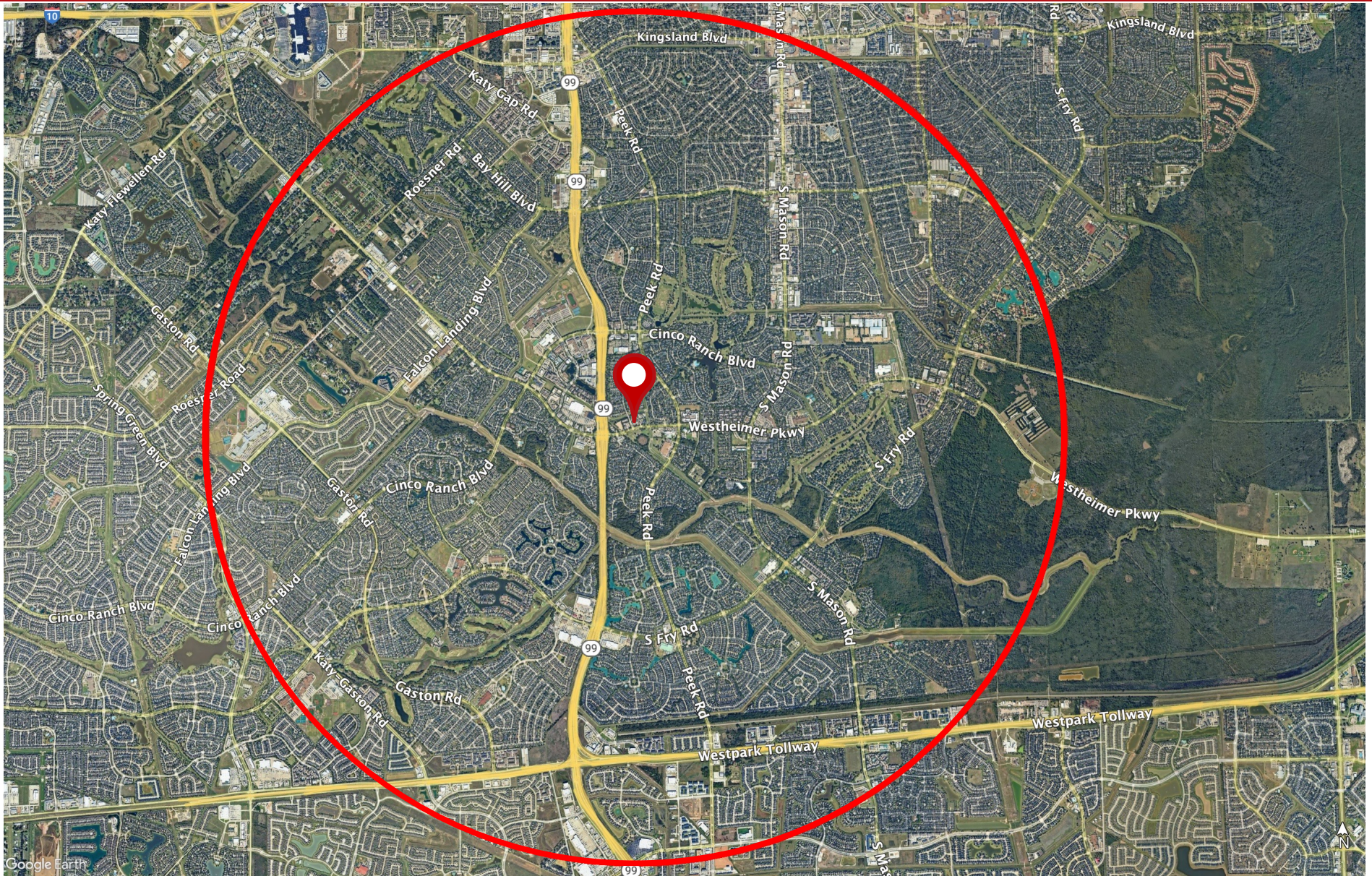




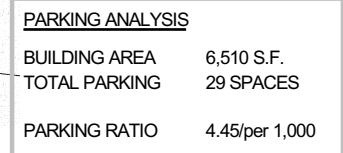


Tenant	SF
Degree Wellness	1,897
AVAILABLE (Inline)	1,593
Edward Jones	1,300
4ever Young	1,721













## WESTHEIMER PARKWAY RETAIL CENTER | 2024 DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>Population</b>			
2024 Population	9,171	99,285	275,915
2029 Population Projection	9,818	109,015	307,037
Annual Growth 2024-2029	1.40%	2.00%	2.30%
<b>Households</b>			
2024 Households	3,570	33,719	89,072
2029 Household Projection	3,811	36,899	98,893
Annual Growth 2024-2029	1.40%	1.90%	2.20%
Avg Household Size	2.5	2.9	3.1
Avg Household Vehicles	2	2	2
<b>Housing</b>			
Median Home Value	265,446	279,894	319,455
Median Year Built	2,010	2,006	2,007
<b>Household Income</b>			
Avg Household Income	95,198	119,776	128,582
Median Household Income	76,214	98,192	107,308
<b>Population Summary</b>			
Median Age	35.3	36.6	36.4
Avg Age	36.3	36.6	35.8
<b>Employment</b>			
Civilian Employed	4,790	51,357	137,339
<b>Marital Status</b>			
Married	1,614	19,840	57,168
Married No Children	852	9,607	24,739
Married with Children	762	10,233	32,429



## Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### INFORMATION ABOUT BROKERAGE SERVICES

#### 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.

**Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.**

KM Realty Management LLC	530124	<a href="mailto:randy@kmrealty.net">randy@kmrealty.net</a>	713.690.1093
<b>BROKER FIRM NAME</b>	<b>LICENSE NO.</b>	<b>EMAIL</b>	<b>PHONE</b>
Steven T. Stone	618279	<a href="mailto:steven@kmrealty.net">steven@kmrealty.net</a>	713.275.2601
<b>DESIGNATED BROKER</b>	<b>LICENSE NO.</b>	<b>EMAIL</b>	<b>PHONE</b>
Ronald Patrice	780842	<a href="mailto:ronald@kmrealty.net">ronald@kmrealty.net</a>	713.275.2616
<b>SALES AGENT/ASSOCIATE'S NAME</b>	<b>LICENSE NO.</b>	<b>EMAIL</b>	<b>PHONE</b>
<b>BUYER/TENANT/SELLER/LANDLORD INITIALS</b>			<b>DATE</b>