

# FOR LEASE



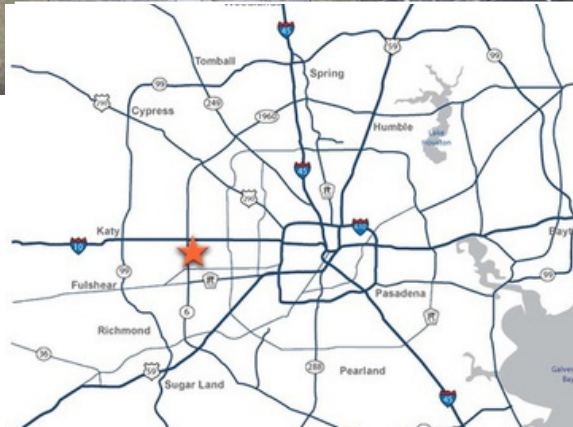
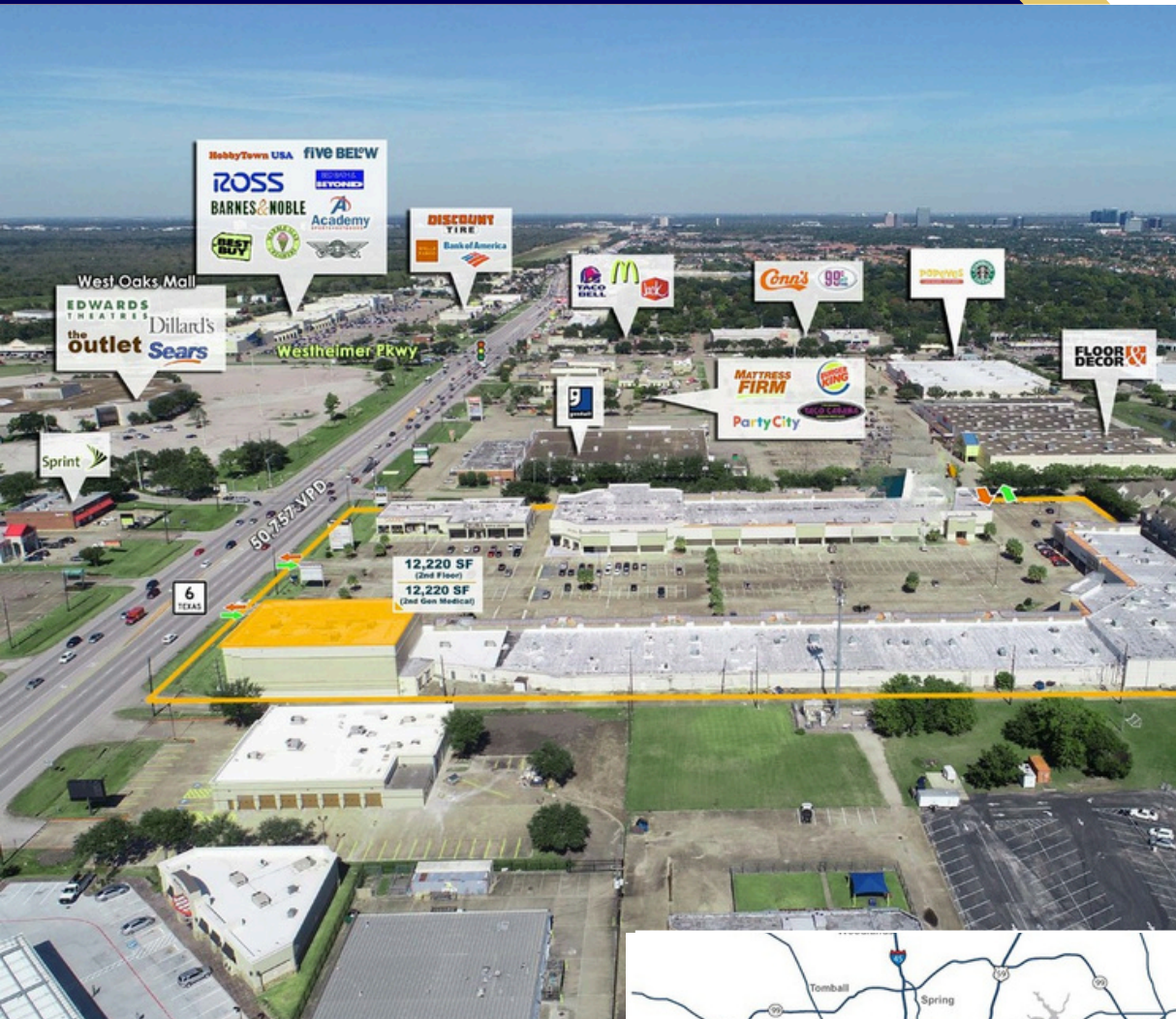
## West Oaks Plaza

2703 South Highway 6 Houston, Texas 77082





# FOR LEASE



## WEST OAKS PLAZA

2703 South Highway 6, Houston, Texas 77082

### Property Information

Space For Lease	2,394 SF - 12,200 SF
Rental Rate	\$15.00-\$18.00 PSF
NNN	\$2.75 PSF

### Property Highlights

- Newly Renovated
- Locate Directly across West Oaks
- Mall Frontage on SH-6
- High Traffic Counts
- Free Rent Available
- Ample Parking
- Low NNN
- Ready for move in

### Area Retailers



### Demographics

Population (2023)	2 mi. - 59,668
	3 mi. - 134,756
	5 mi. - 348,819
Average Household Income	2 mi. - \$95,870
	3 mi. - \$99,647
	5 mi. - \$107,280

### Traffic Count

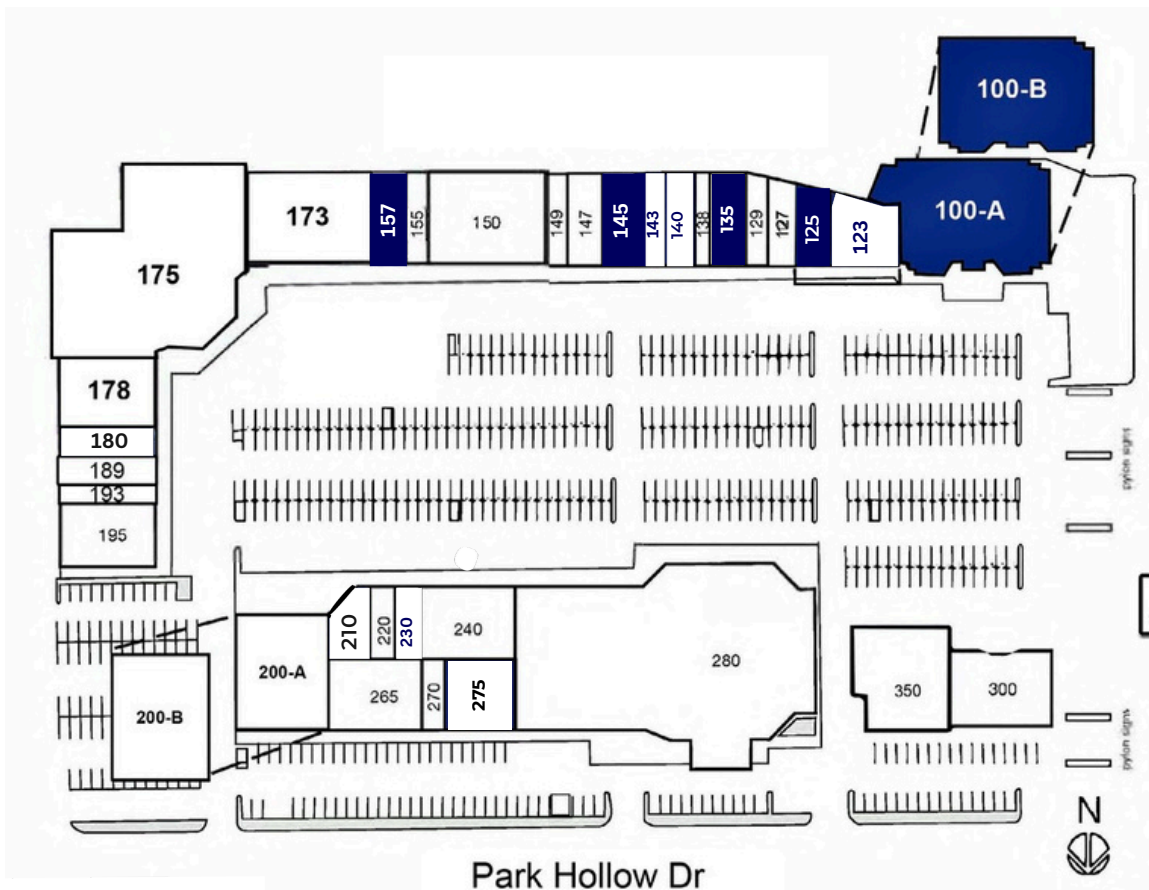
S Texas 6: 50,757 VPD  
Westheimer Rd: 27,537 VPD

### For More Information

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# SITE PLAN



## AVAILABLE

<b>100-A</b>	<b>12,200 SF</b>
<b>100-B</b>	<b>12,200 SF (2nd Floor)</b>
<b>157</b>	<b>2,394 SF</b>
<b>145</b>	<b>2,812 SF</b>
<b>135</b>	<b>2,400 SF</b>
<b>125</b>	<b>2,519 SF</b>

## CURRENT TENANTS

127	Viona Grill	1,570 SF	157	Church	2,394 SF	200B	Church	5,657 SF
129	Nikki's Beauty Salon	1,412 SF	173	Streams of Joy Church	8,103 SF	220	RaviSkin Care	1,279 SF
138	Optum Lab Test, LLC	954 SF	175	Church	24,816 SF	230	Church	1,082 SF
145	Bam Bam Banquet Hall	2,812 SF	178	Beauty Supply	4,841 SF	240	Metarock Laboratory	4,797 SF
147	West Oaks Dental	2,400 SF	180	Church	2,400 SF	265	Sherwin Williams	4,650 SF
149	Elegant Nails	1,450 SF	189	Cloud 9 Cuties	1,600 SF	270	H-C-C Construction	1,169 SF
150	Bam Bam Banquet Hall	7,835 SF	193	Blading & Micro	1,320 SF	280	Metarock	47,715 SF
155	Tender Care Ministry	1,440 SF	195	Church	4,340 SF	300	A-1 Southern Floors	5,500 SF
143	Fashion store	1,187 SF	200A	Church	7,467 SF	350	Sky Hookah Lounge	6,922 SF
125	Beauty Salon	2,519 SF	123	Church	2,400 SF	210	Queen Hall	2,000 SF
140	Church	2,280 SF						



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# SITE IMAGES





# CLOSE AERIAL





# FAR AERIAL







# 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 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. 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.

<b>ROM, LLC</b>	<b>9001771</b>	<b>info@romcp.com</b>	<b>713.237.0000</b>				
<small>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>	<small>Licensed Supervisor of Sales Agent/Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<b>Rafael Melara</b>	<b>496309</b>	<b>rafael@romcp.com</b>	<b>713.237.0000</b>				
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>	<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
				<small>Buyer/Tenant/Seller/Landlord Initials</small>	<small>Date</small>		

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0



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